

**UPPER NAZARETH TOWNSHIP
PLANNING COMMISSION
100 NEWPORT AVENUE
NAZARETH, PA 18064**

Minutes of February 10, 2022

The regular meeting of the Upper Nazareth Township Planning Commission was called to order by Chairman Scott Sylvainus at 7:00 p.m. on Thursday, February 10, 2022, in the Township Building.

ROLL CALL

The following members were present: Jay Benfield, Pamela Berlew, Kelly-Jo Smith, Scott Sylvainus, Zoning Officer John Soloe, and Recording Secretary Deanne Werkheiser. Absent were Jim Campana, Township Solicitor Gary Asteak, Township Manager Lisa Klem and Township Engineer Dr. Sean Dooley. Supervisor Kristen Mullen was present.

APPROVAL OF AGENDA

Motion was made by Jay Benfield, seconded by Kelly-Jo Smith to approve the February 10, 2022, meeting agenda. Motion approved unanimously.

APPROVAL OF MINUTES

Motion was made by Pamela Berlew, seconded by Jay Benfield to approve the January 13, 2022, meeting minutes. Motion approved. Kelly-Jo Smith abstained.

NEWBUSINESS

Nothing at this time.

OLD BUSINESS:

John Soloe stated Multi-municipal Comprehensive Plan needs to be discussed. There needs to be a balance and an understanding who the watchdog will be if it is implemented. Is it consistent with the Townships direction? If the Township accepts it, are you changing your Zoning ordinance and SALDO? If you modify or update them, the cost will be \$40,000.00. There are issues with the plan that will have a direct impact. City view would not have been built under this. You cannot obstruct views. Scott stated the plan is a guide. You do not have to follow everything. The Planning Commission is the ultimate watchdog. We would make sure to follow what is necessary per the Zoning Ordinance. John stated there are many things in the Comprehensive Plan that would be an issue for the Township. Scott responded the plan is not as restrictive as it seems. John responded the plan would allow for mobile homes, Granny Flats, tiny houses, etc. Calls for the elimination of setbacks, lot size requirements, and parking restrictions "to ensure future housing needs for future residents." Scott responded that we need to provide for it within the COG. We do not have to have every use if someone else does. John responded it is calling for locating low-income housing in the middle of middle-income areas. He is just trying to make sure what the comprehensive plan is calling for. Everyone needs to read it. We have a quarry property on the west end. It is currently zoned agricultural. The plan calls for quarries being in extraction zones only. Pamela responded we have discussed this before.

John stated the plan calls for warehouses to not be a permitted use. They must go before a special board to get approval. That would kill future growth. Scott responded we could choose to have them and where they would be located. We do not have to allow them. We could choose whether or not to allow them.

A brief discussion ensued of fire protection requirements for larger buildings and projects, developments, and water towers.

John reiterated that the comprehensive plan must be read to understand it and understand what is in it. If it is adopted, you will need to make major changes to your Zoning and SALDO. What you want for the Township needs to be looked at prior to approval.

Pamela asked how the Township can protect itself from issues with fires in homes and people walking away with the insurance money and not fixing the home. John responded the money comes to the Township and is only released once a CO is issued. Standard in most municipalities now. Blighted properties are handled by the solicitor after initial letters are sent by Zoning Officer. It is all through the court system and could take years. Scott asked what needs to be done to make working on blighted properties better. John responded the Engineer must evaluate the site and state the issues that are found per the Property Maintenance Code. Then third party inspections are done to verify the findings. Certified letters are sent with the findings. Removing blighted properties would require a blighted property ordinance. A brief discussion ensued on what would be required to implement, and which properties might fall under it.

John stated the Comprehensive Plan calls for a well inspection and inventory program, septic, and sewer areas. We need to start talking about the Christian Springs area and sewers. We need to talk to the Nazareth Area Sewer Authority and what the future plan is. Need to revisit the 537 plan. Pamela stated the current plan says the entire Township can have sewer. A brief discussion ensued.

A brief discussion ensued regarding impending construction in Palmer Township as well as issues with roadways and repairs, potholes, and utility lines.

A brief discussion ensued regarding quarries in and around the Township regarding reclamation plans and timing of those plans being implemented.

COURTESY OF THE FLOOR

John Soloe stated there is a plan for review for the next meeting.

Scott stated that Geoff Reese from LVPC will be at the March or April meeting to present the Comprehensive Plan. The Supervisors will be invited to attend.

ADJOURNMENT:

Motion was made by Kelly-Jo Smith, seconded by Pamela Berlew to adjourn the meeting at 8:05 p.m. Motion approved unanimously.

Respectfully submitted,

Deanne Werkheiser, Recording Secretary