

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

Minutes of April 14, 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, April 14, 2022, in the Township Building. The meeting was live streamed for anyone wishing to hear.

**ROLL CALL**

The following members were present: Jay Benfield, Pamela Berlew, Jim Campana, Kelly-Jo Smith, Scott Sylvainus, Township Manager Lisa Klem and Recording Secretary Deanne Werkheiser. Also present were Geoffrey Reese and Matt Assad from Lehigh Valley Planning Commission. Absent- Zoning Officer John Soloe, Township Engineer Dr. Sean Dooley, Solicitor Gary Asteak.

**APPROVAL OF AGENDA**

Motion was made by Pamela Berlew, seconded by Jay Benfield to approve the April 14, 2022, meeting agenda. Motion approved unanimously.

**APPROVAL OF MINUTES**

Motion was made by Kelly-Jo Smith, seconded by Jim Campana to approve the March 10, 2022, meeting minutes. Motion approved unanimously.

**LVPC PRESENTATION**

Geoffrey Reese and Matt Assad were present from the LVPC. They will be presenting the Multi-Municipal Comprehensive Plan. Geoffrey gave a brief description of the LVPC presentations to the ten communities involved with the Comprehensive Plan over the last several weeks. The plan will be presented, and comments collected prior to it being open for the public comment period. Geoffrey reviewed the area included in the plan. The steering committees focus was reviewed. Sixteen different issues with a broad range of topics were the focus of discussions. This produced seven core goals and twelve core principles. The seven goals are to reduce development stress on existing utility infrastructure; balance preservation and development; improve air and water quality; increase the attainability of housing; mitigate the impacts of increasing traffic on roads and infrastructure; identify the appropriate site locations for warehouses and industrial development; and direct investments and resources to maximize the Nazareth Area's economic strengths and diversity. The twelve principles are to create higher density in existing developed areas; incorporate mixed land uses in existing and new development areas; enhance walking, rolling, biking, and transit use for daily trips, including commuting to work; preserve natural resources; preserve farmland and cultural, historic, and scenic resources; enhance recreational opportunities for all persons; reduce transportation related emissions and congestion; appropriately locate future land uses; create high-quality jobs and skilled workforce; create diversity in housing choice for all income levels; create and enhance partnerships; and enhance funding opportunities for needed improvements.

The plan addresses each goal in-depth and implementation actions that will be needed once the plan is adopted.

Goal #1 reduce development stress. Match development intensity with sustainability and strengthen infrastructure.

Goal #2 balance preservation and development. Protect resources, preserve farmland, and preserve resources. There are five separate plans within this document. The current plan was adopted in 2006 This document is being updated but only

minor changes have been made to certain plan documents like the Natural Resources. Values are ranked within this plan as high or medium. Farmland Preservation is next. Some areas are already preserved through Northampton County. Map gives priority to most important to preserve based on proximity to other farms and areas already preserved, ranking high, medium, and low. Place Types organizes the development character of the place and infrastructure that connects it. There are eleven different types T1 to T11. Future Land Use Plan included a map that gives the type of area and the type of development that would be appropriate for that area. Areas include natural resources, farmland, areas for preservation, buffers, and development. The Park, Recreation, and Open Space Plan includes Official Map information. Preserves the rights of the municipality for land development and future needs.

Goal #3 improve air and water quality. Plays a critical role in having a clean and vibrant environment.

Goal #4 increase the attainability of housing. Includes diversity in housing. Having housing choices for all income levels is key to the regions ability to retain residents.

Goal #5 mitigation of increased traffic. This is very important. Lists centers and corridors- local, critical, community, commercial, regional, and limited access.

Goal #6 appropriate location for warehouses and industrial development. Have immense impacts on the community, requiring proper location.

Goal #7 investments and resources to maximize economic strengths and diversity. Economic strength and diversity for the area.

The plan implementation starts with each municipality adopting the Comprehensive Plan. This will not happen for a few months. Need to meet legal requirements. The MPC created the Intergovernmental Cooperative Implementation Agreement specifically as a means of implementing Multi-Municipal Comprehensive Plans. This allows communities to benefit by working together to meet all required uses collectively. All ten municipalities are partners. Zoning ordinances will need to be updated.

Geoffrey stated that they are looking to have all comments from Upper Nazareth Township by two weeks from this evening, April 28, 2022, so that they can be consolidated into the draft plan.

Geoffrey asked if anyone had questions or comments. Pamela Berlew stated that there have been a lot of changes since the last comprehensive plan. Her concerns are regarding no sharing of funding. If we have farmland and no industry, we do not receive the funds that other municipalities who have warehouses and industry. We are growing and need the additional income. Geoffrey responded that they have been talking to the communities about these concerns. We can still talk and coordinate with the other municipalities. The future land use maps show more general areas. We can create and update within our own community as we see fit. Gives flexibility.

Brian Sayago asked how much ability does one community have to affect usage. Say a roadway and transportation. A route through the entire area. How can we influence the goals? Where can I speak? Geoffrey responded it starts with Official Maps. Needs to be put on the map. You can speak to the other municipalities to see if they agree. If they all agree it can possibly be added to the LV Transportation Plan. Mechanisms exist that can help if this is what all ten municipalities decides is a good idea. Individual Zoning Ordinances would be coordinated with the other municipalities so that they are your ordinance but work with the others. You will need to decide and have it in an agreement. Certain types of development will affect more than just the community in which it is located. This allows all to work together moving forward. Add what ideas you want to the Comprehensive Plan to help you as you move forward.

George Polak gave Geoffrey Reese a letter similar to what was given to Planning Commission members and the Board of Supervisors.

Scott Sylvainus asked if there are coordinated Official Maps? Geoffrey responded not that he is aware of, but this plan gives you very close to that.

Lisa Klem asked about the Land Use map, how does the plan provide for economic balance? Geoffrey responded this plan is just a guide moving forward. You as a municipality decide what is best for you.

Geoffrey stated they have not received many comments back from municipalities. Only Stockertown so far. The Steering Committee has been working on this for three years. Pamela asked if all municipalities are looking at working together for the long term? Geoffrey responded the communities will need to decide and work together.

The Planning Commission thanked Geoffrey and Matt for the presentation.

## **NEWBUSINESS**

Nothing at this time.

**OLD BUSINESS:**

Nothing at this time.

**COURTESY OF THE FLOOR**

Scott Sylvainus stated that Gary Asteak did respond to George Polak's letters. His time to comment on the Comprehensive Plan will be during the 45-day public comment period. Brian Sayago asked how the public will know when this period is? Matt Assad responded it will be promoted by LVPC, the communities, the COG. Etc. Brian asked what the Planning Commission will be recommending to the Board of Supervisors for advertising of the plan and meeting? Pamela Berlew responded it will be on our website and maybe advertise in the Key. Brian suggested the Planning Commission come up with a plan for the Board of Supervisors on advertising.

**ADJOURNMENT:**

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

Respectfully submitted,

Deanne Werkheiser, Recording Secretary