

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

**Minutes of August 11, 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, August 11, 2022, in the Township Building.

**ROLL CALL**

The following members were present: Jay Benfield, James Campana, Kelly-Jo Smith, Scott Sylvainus, and Recording Secretary Deanne Werkheiser. Also present were Township Manager Lisa Klem. Pamela Berlew was absent.

**APPROVAL OF AGENDA**

Motion was made by Kelly-Jo Smith, seconded by James Campana to approve the August 11, 2022, meeting agenda. Motion approved unanimously.

**APPROVAL OF MINUTES**

Motion was made by James Campana, seconded by Jay Benfield to approve the July 14, 2022, meeting minutes. Motion approved unanimously.

**PRESENTATION**

Scott Sylvainus stated the review of the new Zoning Ordinance will begin. AJ Schwartz from Environmental Planning & Design (EPD) introduced himself and gave background of the company. He will be doing a PowerPoint presentation of what they will be doing and what approach will be taken. The review process will take six to eight months, with several more to go through the approval process. This will be a full update of the Zoning Ordinance. Zoning is the way to shape your community to how you want it to be. The adoption of the Nazareth Comprehensive Plan has started this process. We will go over what we know needs to be changed, what needs updated, etc. Have started working on this with Lisa Klem.

EPD is currently working with Lower Nazareth Township and Chapman Borough. The Comprehensive Plan allows sharing of land use without having to share zoning. This is allowed by the MPC. Regional decisions will need to be made between partners and legal agreement for those involved. Certain items should be taken care of by each municipality, like protected uses such as the Fair Housing Act uses – group homes, halfway houses, etc. Other uses can be shared. Shared definitions are important. That will be worked on together. Lower Nazareth and Upper Nazareth have many similar definitions. Will make suggestions and update accordingly. Municipalities are trying not to lose their identity because of growth in the area.

AJ explained transect, which is used to layout topography so that you can see where everything is and see what the landscape can accommodate. Lower Nazareth is doing zoning transect to update maps to address where they want to be versus what current zoning map allows. This can help address issues that happen because of changing ideas for land use/size over the years, which creates nonconforming uses. This would help in areas like East Lawn Gardens.

AJ showed a map of current nonconforming lots. This helps address specific areas that are all nonconforming. He showed a map of Lower Nazareth and Upper Nazareth together. He stated it would be helpful to blend the two together, makes it easier to share uses in some areas. This would be comprehensive rezoning. Will require public hearings and meetings. AJ stated that we may need to reach out to certain landowners if there are going to be changes.

A discussion ensued regarding land uses, variances, grandfathering, map changes, and text changes for uses. AJ stated he will need a list of variances granted.

AJ explained designated growth areas, areas that development will mostly happen. A brief discussion ensued regarding sewer and water and growth in areas that have sewer and water. AJ requested a copy of the Townships Act 537 Plan. Types of uses were discussed- residential, non-residential, industrial, etc. AJ stated we need to be realistic for the future, need a good balance to be financially viable.

A discussion ensued regarding where the Commission wants to see uses, what changes are needed, and what is needed for specific areas. AJ asked if there were specific process for rezoning. This should be part of the Zoning Ordinance. Government services, land uses, and access management were discussed. This would allow for say high traffic uses versus low traffic uses as an example.

AJ suggested updating the SALDO once the Zoning Ordinance is closer to adoption so that the match. Overlay districts and their uses were discussed. Scott Sylvainus asked what do we need to prepare for, what is the next thing coming? AJ responded it is hard to predict. He explained parachute uses and creative wording for uses.

A brief discussion ensued regarding the need for flexibility in uses, AJ gave the example of conversion of existing commercial to residential if that use collapse.

Open Space was briefly discussed.

AJ stated meeting monthly will be necessary as we move forward. He will coordinate with Lisa. Some meetings will be longer than others. He will send exhibits out ahead of time so they can be reviewed prior to meetings. Starting the meetings earlier was discussed as a possibility when necessary.

AJ stated a website will be set up so that documents and information can be reviewed and submitted. This will be available soon. He will be sending a questionnaire for land uses. This will need to be completed by all the Commission members, so we know what everyone's thoughts are. Special meetings with Lower Nazareth Township may be necessary

#### **NEWBUSINESS**

Scott Sylvainus stated there was nothing at this time.

#### **OLD BUSINESS:**

Scott Sylvainus stated there was nothing at this time.

#### **COURTESY OF THE FLOOR**

None.

#### **ADJOURNMENT:**

Motion was made by James Campana, seconded by Kelly-Jo Smith to adjourn the meeting at 9:00 p.m. Motion approved unanimously.

Respectfully submitted,

Deanne Werkheiser,  
Recording Secretary