

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

Minutes of January 12, 2023

The reorganization meeting of the Upper Nazareth Township Planning Commission was called to order by Zoning Officer John Soloe at 7:00 PM. on Thursday, January 12, 2023, in the Township Building.

John Soloe asked for nomination for the 2023 Chairman. Motion to Nominate Scott Sylvainus was made by Kelly-Jo Smith, 2nd by Pamela Berlew. No other nominations were made. Motion approved unanimously. Scott Sylvainus assumed the position of Chairman.

Scott Sylvainus asked for nomination for the 2023 Vice- Chairman. Motion to Nominate Pamela Berlew was made by Jay Benfield, 2nd by Kelly-Jo Smith. No other nominations were made. Motion approved unanimously.

Scott Sylvainus asked for nomination for the 2023 Secretary. Motion to Nominate Jay Benfield was made by Pamela Berlew, 2nd by Scott Sylvainus. No other nominations were made. Motion approved unanimously. Regular business meeting commenced.

ROLL CALL

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

APPROVAL OF AGENDA

Motion was made by Kelly-Jo Smith, seconded by Jim Campana to approve the January 13, 2022, meeting agenda. Motion approved unanimously.

APPROVAL OF MINUTES

Motion was made by Pamela Berlew, seconded by Kelly-Jo Smith to approve the December 8, 2022, meeting minutes. Motion approved unanimously.

NEWBUSINESS

Heritage Village Lot Consolidation, West Beil Avenue and Phase 6 Final Land Development. Project manager Chris Brown stated that the Conditional Use for the lot was approved by the Board of Supervisors. They are seeking lot consolidation of an acre of land into the 52-acre campus. The lot is known as the Miranda Tract. It has been reviewed by Keystone Consulting Engineers, January 9, 2023, letter. Scott Sylvainus asked if anyone had comments or questions. There were none.

A motion was made by Kelly-Jo Smith, seconded by Jim Campana to recommend to the Board of Supervisors, approval of the lot line consolidation. Motion approved unanimously.

01/12/2023

Chris Brown displayed map of Heritage Village Campus. The additional lot will be for two singles, doubles have been previously approved for this area. That was changed to singles. The driveway to the community garden will also serve as emergency access. A gate or chain will be put up for security of keeping it safe and visible. We will use what ever the Fire Marshall suggests. Minor adjustments were made to the walking path. We will have a complete loop now. The utilities are in place. Modifying the NPDS. Currently working with the sewer authority. We have no issues with meeting the requirements of Keystone Consulting Engineers letter dated January 9, 2023. We are pleased with the balance of residences and open space.

Michael Schallock stated that Keystone does not have any issues with the plan as long as items in the letter are addressed.

John Soloe stated he received the LVPC review letter. The LVPC is an advisory committee. They say we are not in compliance with the county plan. They talk about bus stops for children, etc. Obviously, they did not review and understand the development. That is ridiculous.

Jay Benfield asked about the other property on West Beil Avenue. Sue Drabic replied that they have talked to him, but he is not ready to sell at this time. Chris Brown responded may fit one more residence and open space. We will make the best use of it if it becomes available.

Pamela Berlew asked about the sales of the properties, are sales going well?

Chris Brown replied yes, phases one through four are all sold and occupied as well as much of phase five. We just started marketing phase six in November.

A motion was made by Jay Benfield, seconded by Jim Campana to recommend the Board of Supervisors approval of the amended Phase 5 and 6 final land development subject to Keystone Consulting Engineers letter of January 9, 2023.

Motion approved unanimously.

OLD BUSINESS:

Scott Sylvainus stated there was nothing at this time.

COURTESY OF THE FLOOR

George Polak gave Scott Sylvainus a W-9 that he would like filled out and returned. He distributed information to the members of what he is trying to accomplish., he is trying to stay compliant to the Constitution and wants to make sure the Commission does too as trustees to the public. Have a responsibility.

Brian Sayago asked when the Zoning update will be worked on next. John Soloe replied at the February meeting. EPD will be meeting with staff in January.

ADJOURNMENT

Motion was made by Jay Benfield, seconded by Jim Campana to adjourn the meeting at 7:35 PM. Motion approved unanimously.

Respectfully submitted,

Deanne Werkheiser, Recording Secretary

The Commission reviewed the information and link sent by EDP after the regular meeting.

Uses were reviewed. Three types-

Permitted- allowed

Conditional- goes to the Board of Supervisors

Special exception- goes to the Zoning Hearing Board.

Zones were reviewed as to how they align with the current zones-

TD1 is AC

TD2 is R2

TD4 is R3

TD5 is R4 and R5

TD6 is NC

TD9 is I1

TD10 is I1

TD11 is EX1

Examples were reviewed and discussed so that all members understood what was being reviewed and what was needed by EDP.