

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

Minutes of April 13, 2023

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 13, 2023, in the Township Building.

ROLL CALL

The following members were present: Jay Benfield, Pamela Berlew, Jim Campana, Scott Sylvainus, Zoning Officer John Soloe and Recording Secretary Deanne Werkheiser. Township Manager Lisa Klem attended virtually.

APPROVAL OF AGENDA

Motion was made by Pamela Berlew, seconded by Jim Campana to approve the April 13, 2023, meeting agenda. Motion approved unanimously.

APPROVAL OF MINUTES

Motion was made by Jim Campana, seconded by Scott Sylvainus to approve the February 9, 2023, meeting minutes. Motion approved unanimously.

Motion was made by Jay Benfield, seconded by Scott Sylvainus to approve the March 9, 2023, meeting minutes. Motion approved unanimously.

NEW BUSINESS

Zoning Ordinance update. John Soloe stated the last version of the definitions was supplied by EPD. He made the members copies with his suggestions. He would like to go through these page by page. Scott Sylvainus asked if our previous suggestions were integrated? John responded no.

John stated that there were numerous repeats that can be removed. He proceeded to review definitions that needed to be addressed and reviewed.

Part 2- Definitions

27-201- Webster's dictionary should be added to standard reference dictionary.

27-202-Land use terms defined

Adult use- massage parlor- discussed adult use versus regular message parlor, reflexology, etc. "below the waist" should be removed. The minimum certification hours should be removed. This should be reviewed and discussed further.

Animal, domesticated- remove pets.

Auto/ Truck/ Body Collision Center and Auto Service/ Repair Station were discussed. Auto Service/ Repair Station allows sale of gas, but no repairs can be conducted like changing tires, repair flats, etc. Repair

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should be added to first title- Auto/ Truck/ Body Collision/ Repair Center. Scott stated that better definitions are needed for both. Pamela agreed. This should be reviewed and discussed further.

Bakery- Pamela stated “no greater than 3,000 square feet” should be removed, we should not limit them. Scott stated this was discussed last month and not changed.

Commercial communications tower- Scott stated this was discussed last month and not changed. John stated there are multiple definitions for antennas in the ordinance.

Concentrated animal feeding operation and Concentrated animal operation- John stated these are no where else in the ordinance. Why do we have them?

Conservation- Pamela stated the definition sounds like preservation not conservation. This should be reviewed and discussed further.

Convenience Store- Scott asked why only one story? Pamela suggested removing that.

Convenience Store with fuel/ energy recharge- Scott stated this should just say a convenience store that includes the sale and pumping of gas and/or electric vehicle charging stations.

Day Care Center, adult- Scott stated there is an issue with just referencing Alzheimer’s. Pamela agreed the definition should be more accurate. Pamela stated the last three sentences are good and should stay in definition. State “providing licensed supervised care” instead of “providing supervised care”. This should be reviewed and discussed further.

Dwelling Types- types and districts they are allowed in where discussed. Is a duplex an apartment? Twin should be added to single family attached. Condominiums where discussed. Apartments and what is suggested in the Comprehensive Plan were discussed. This should be reviewed and discussed further.

Essential Services- communications misspelled?

Financial Institution- bank definition referenced but not included. This should be reviewed and discussed further.

Group Care Facility- Scott asked why sections 1 and 2 are included? They seem contradictory. This should be reviewed and discussed further.

Junkyard- #2 makes no sense with the definition of junk. This should be reviewed and discussed further. Jay stated that all the definitions should be in alphabetical order. They should not be in two separate sections.

Manufacturing, light- this definition is contradictory. Why is basic industrial processing excluded and what is it? No definition. This should be reviewed and discussed further.

Membership Club- This should be reviewed and discussed further.

Office, Professional- Pamela stated she was not sure about the no retail aspect. A photography studio would sell frames. Etc. This should be reviewed and discussed further.

Outdoor storage, vehicular- John asked what this section ties to? Pamela responded we need to have something in place if someone complains. Is this a Zoning issue? What about a home with two driveways? This should be reviewed and discussed further.

Pets, keeping of- what about snakes, lizards, etc. This should be reviewed and discussed further.

Pharmacy- is a grocery store like Giant now considered a pharmacy? What about CVS? This should be reviewed and discussed further.

Prison or similar correctional institution- A better definition is needed. Several were looked up that could be used. This should be reviewed and discussed further.

Public Recreation- Change Borough to Township.

Swimming Pool, accessory- 48 inches is referenced, 24 inches by code for inspections. Definitions should be corrected to comply with codes.

Warehouse- no definition of cross-docking or truck terminal. These need to be added.

Definition for working land needs to be added.

27-203- all other definitions

Jay stated that all the definitions should be in alphabetical order. They should not be in two separate sections.

Building- why 50 cubic feet?

Building, Principal- why “for the conduct of”? This should be removed.

Conditional Use- review and approve order incorrect. Approved by Board of Supervisors first. This should be reviewed and discussed further.

Disturbance and earthmoving- aren't these synonymous?

Equipment- incorrect definition. This should be reviewed and discussed further.

Impervious coverage and Impervious surface- These should be reviewed by the engineer due to it referencing a specific coefficient amount.

Lot- what is a unit? This should be reviewed and discussed further.

Property, receiving and Property, sending- what is this and why? This should be reviewed and discussed further.

Recreational vehicle- brief discussion on size of vehicle and truck. This should be reviewed and discussed further.

Sign Types- These should all be in the Sign section- this should just say see signs section #...

Site Alterations- Isn't this disturbance? This should be reviewed and discussed further.

Unregistered Vehicle- parts no longer applicable- no stickers. This should be reviewed and discussed further.

Urban Agriculture- where? What acreage requirement? This should be reviewed and discussed further.

Violation-Why is floodplain management regulations referenced. This should be reviewed and discussed further.

Watercourse- two definitions. The members liked the first definition.

John stated this is their homework. Look through all the definitions. Including allowed uses in districts. Some restrictions are too restrictive. This could leave us open for legal issues. Some permitted and unpermitted uses make no sense.

OLD BUSINESS:

Scott Sylvainus stated there was nothing at this time.

COURTESY OF THE FLOOR

None.

ADJOURNMENT

Motion was made by Pamela Berlew , seconded by Jim Campana to adjourn the meeting at 8:55 PM. Motion approved unanimously.

Respectfully submitted,

Deanne Werkheiser, Recording Secretary

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