

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

Minutes of March 9, 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, March 9, 2023, in the Township Building.

**ROLL CALL**

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

Scott Sylvainus announced there was not a quorum. There will be no approval of the Agenda and Minutes.

**COURTESY OF THE FLOOR**

George Polak distributed certified copy of record to the members.

**NEW BUSINESS**

Zoning Ordinance update. Carolyn Yagle with EPD introduced herself. Folders have been updated, mostly text components. We will be working from the beginning as requested- sections one and two. Carolyn stated no comments were received via email. The folders will be updated as we go through them and as comments are received.

Section One- zoning districts with dimensions and permitted uses. Carolyn stated no comments were received. John Soloe stated he has his written down for review tonight. He suggested that the map be finalized first so we know where each zoning district is as we go through them. This would make it easier for everyone. Review of the areas outlined in red. John asked what the school properties were zoned as, specifically the southeast corner of the Township. We do not want to leave them as non-conforming use. A discussion ensued over districts specific for school use and what they would fall under. Currently TD10, he feels it should be TD9. Tom Beauduy from the Chrin Company stated the land directly east of the school property is a 90-acre parcel, 40 acres in Upper Nazareth, 50 acres in Palmer. A brief discussion ensued regarding buffering between residential and non-residential zones. Carolyn suggested the school be zoned TD4, this way all school properties would be zoned the same.

John questioned a property in the southwest section. The area is between two main roadways. Five small parcels are currently R2. Feels they should be TD2 not TD1. This groups the area appropriately. Brian Sayago questioned grouping. John explained the process of grouping areas properly and appropriately. A brief discussion ensued on how growth areas are decided. John stated that just because a parcel has a crop on it, it does not mean it has to be an agriculture zone. All agreed the area discussed will be TD2. A brief discussion ensued of a 60-acre lot north of the area being discussed.

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Northeast area was discussed. Currently I1 and I2. Will be changed to TD10. These include Martin Guitar, Majestic, plastic plant, etc.

John Soloe stated parcels in the center will remain as they are today.

Definitions- zoning districts. John questioned in TD1, the conditional use to put a house on the property and special exception for a warehouse. Is that our intent for this area? I have to explain to the public what is decided. Carolyn replied this area is geared more towards agriculture, so it makes sense that dwellings be conditional use. This is also based upon infrastructure locations. Warehouses are currently permitted but would be special exception. John asked that definitions could include square footage not just percentage of acres. Scott Sylvainus stated that they would take a break and allow Kerry Wroble, president of LVIP, speak. Kerry introduced himself. LVIP has seven industrial parks throughout the Lehigh Valley. They are currently looking at a tract that is Upper Nazareth and Palmer Townships, owned by Chrin Company. LVI 6 on Freemansburg Ave. is the type of development we would look to put in. Would be 12 parcels at approximately four acres per parcel. Looking at industrial not warehouses. Brian Sayago asked what stage it is in. Kerry responded conceptual, have been working on this since 2017. Hoping for zoning change. Fits with everything to the east.

Definitions- zoning districts. John Soloe questioned 27-201 F -for words and terms not defined, a standard dictionary shall be consulted. A specific dictionary should be listed. Carolyn will add that.

Scott asked about 27-202- accessory use customarily incidental to a principal use. Carolyn stated the use would go with the zone it is in. Used to cover what is normally in the zone and what is a supported use. Carolyn gave several examples.

Carolyn asked if there was an exotic pet ordinance currently? John responded no. Scott responded if no, then it should be added.

John asked about any residential land use not assigned otherwise. Carolyn reviewed the definition and what it means.

John asked that a definition for AEU be added to Concentrated Animal Operation.

John asked if Gross revenue is included? Carolyn replied Yes. John replied he would like to see how it correlates. Scott asked about Auto Service Station, specifically auto repair shops with no retail or gasoline sales. There needs to be something for this.

Bakery, John asked why manufacturing and production vs. a small store. He feels the square footage needs to be taken out.

Scott asked why the height requirement is 50 feet under communication tower? Presently at 30 feet. Carolyn will check into why it was changed.

John asked about the meaning of natural state in conservation. Is this for easements, what is the intent? Carolyn will look into it.

John asked what the difference was between hazardous and extremely hazardous?

Scott asked why only a one-story store was allowed for convenience store and convenience store with energy recharge? Carolyn responded these are typically like a 7-11 type store.

Scott asked about cultural/ Community center? Aren't some of these commercial? Carolyn responded we need to figure out what is commercial versus supportive. She will look into this.

Scott stated Day care center , adult should include cognitive issues not just Alzheimer disease.

Scott asked about Dwelling unit not being allowed to have two separate kitchen facilities. What about outdoor kitchens? Carolyn replied only referring to indoors. Scott asked about Dwelling types. Definitions are for one or more than two. There is nothing for two specifically. Carolyn will look into this.

Scott asked about Electric vehicle charging station. This should clarify for commercial, residential, accessory, etc.

Scott stated there is no definition for Bank. It is referred to in financial institution.

John stated under group home it references definition of treatment center. There is no definition for treatment center. Carolyn replied this could be from Lower Nazareth. She will look into it.

Scott asked about Home-based business, no impact. What if they are an electrician and has employees who meet there but goes out to the job. Carolyn gave examples on how no impact, low impact, and home occupancy are distinguished.

John stated definitions are needed for trucking terminal and working land.

Scott asked if definitions should state if they are residential or non-residential?

Carolyn asked when the next meeting will be held. Does the Planning Commission anticipate any discussions before the next meeting? Scott replied it may be a good idea to do that. We will need to advertise those dates. Carolyn stated she will put together an agenda for the next meeting. Definitions and land uses will be reviewed.

### **OLD BUSINESS:**

Scott Sylvainus stated there was nothing at this time.

### **COURTESY OF THE FLOOR**

Susan Brooks asked if the link to the updates was working and available. Scott responded no just internal ability.

### **ADJOURNMENT**

Scott Sylvainus adjourned the meeting at 9:05 PM.

Respectfully submitted,

Deanne Werkheiser, Recording Secretary