

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

Minutes of April 25, 2024

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 25, 2024, in the Township Building.

ROLL CALL

The following members were present: Jay Benfield, James Campana, Scott Sylvainus, Robert Williams, Zoning Officer John Soloe, Assistant Zoning Officer Angela Strohl, and Recording Secretary Deanne Werkheiser. Pamela Berlew was absent.

APPROVAL OF AGENDA

Motion was made by James Campana, seconded by Robert Williams to approve the April 25, 2024, meeting agenda. Motion approved unanimously.

APPROVAL OF MINUTES

Motion was made by Jay Benfield, seconded by James Campana to approve the April 11, 2024, meeting minutes. Motion approved unanimously.

NEW BUSINESS

Zoning Ordinance Review.

John stated that he and Angela Strohl have had multiple conversations with EPD since the last meeting. He handed out maps of the Rt. 946 and Rt. 248 area which includes county land and several businesses. The County parcels are going to TD10. The intersection should be made TD 10 to make existing businesses compatible. Robert Williams replied he likes how it cleans up the area nicely and makes it flow smoothly. John stated the vacant land won't fit a warehouse but maybe a gas station or small strip mall. He stated that if everyone agrees the map will be updated so that we have a complete map for the next meeting. There are areas with options that can be changed before adoption depending on how current submissions before the Planning Commission go. The Planning Commission agreed with the change. John stated the updates have progressed positively. He and Angela have done many reviews. We have received two updated drafts since the last one sent out to the Planning Commission. He would like to label the newest one as the first draft that can be reviewed by the engineer and solicitor. They can give feedback on items they feel need correction. We will have a good draft available Monday afternoon. John briefly reviewed areas that were corrected by EPD. The new Noise Ordinance was integrated into this ordinance.

Scott Sylvainus stated he had some comments on Section 3.

303 #3- Scott asked if this was really needed? John replied no. It will be pulled out.

306 #6- John stated that these have all been updated.

307 #2 C 2 Scott questioned the buffer yard requirements. Angela responded that these are listed in section 8.

308 #1 Scott asked if the last sentence was needed. John and Angela will review this.
310- John stated these have all been changed and reworked. Conditional use will be for everything that is over 20%.
310 #3 I- Scott stated something is missing. This doesn't make sense. John and Angela will review this.
310 #4- Scott questioned the percentages. John replied this is for Open Space only.
Scott questioned the percentages in 310 #5, #6, and #7. One should be less than 20% and another for greater than 20%.
There are two additional uses in #7. Why are the not allowed in #6. John replied #7 is for conditional use. John and Angela will review this.
310 #9 and #10 Scott stated it should be changed from or more to or greater. Scott asked for John to review prohibited uses in 310 #10 A some are contradictory.
311 #1 G and I Scott stated something is off in the way worded. John and Angela will review this.
311 #2 B Scott stated he thinks this should be reworded. John reviewed. John explained increased density, only in TD2.
311 #4 John stated the chart has been changed. Brief discussion of setbacks ensued.
311 #5 A 1 a-e. John briefly explained subdivided lot. He questioned why we are asking for this?
311 #7 was briefly reviewed.
311 #10 B 2 a- briefly discussed 311 #10 C 1 g- Scott stated this is a bad idea. John and Angela will review this.
312 John stated he would like to get the engineers' opinion of this.
313 is in progress, skipped this section.

Section 4

John stated they have questioned heavy manufacturing- storage, etc. These types of items are still being worked on. Items have been added so there are differences from Ecodes. We want physical pages for zoning not attachments like is currently used in Ecodes so you are not required to go back and worthwhile in the ordinance.
John suggested that once the Planning Commission gets the updated draft that they review Section 8, General Regulations. Items have been added that need review like small windmills, solar panels, small antennas that are now being used instead of large communication towers. Fees in Section 9 need to be reviewed. It is not perfect yet, but we are getting closer.

John stated we will make the draft available on Monday. What timeline does the Commission want to go with? Will the engineer and solicitor have enough time to do a review before the May 25, 2024, meeting? We do not want to have unnecessary meetings. John suggested reviewing sections 8 and 9 at the next meeting.
Scott suggested moving shared uses to the front of the section. John replied they can be moved to 301. Shared use districts were briefly reviewed.

Julie Wagner Burkhart, from Heidelberg Materials, asked if there would be a public meeting with the three municipalities that share the uses. There was a brief discussion of the possible agreement between Upper Nazareth, Lower Nazareth, and Chapman. Angela stated that the agreement would be done after we adopt the Ordinance. Brian Sayago stated we should have a document that shows who takes which use. Angela will talk to EPD about a list. Scott Sylvainus stated that there are provisions for things that do not exist yet and in the regional plan.

John stated that June 27, 2024 meeting should be our final review so that it can be submitted to LVPC and other municipalities for review.

OLD BUSINESS:

Nothing at this time.

COURTESY OF THE FLOOR

Nothing at this time.

Next regular meeting is May 9, 2024, at 7:00 PM.

John Soloe suggested having Fire Police and Police help with the public anticipated at the next meeting.

Next meeting for zoning ordinance update is May 23, 2024, at 7:00 PM.

ADJOURNMENT

Motion was made by Jay Benfield, seconded by James Campana to adjourn the meeting at 8:25 PM. Motion approved unanimously.

Respectfully submitted,

Deanne Werkheiser, Recording Secretary