

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

Minutes of February 8, 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, February 8, 2024, in the Township Building.

**ROLL CALL**

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

**APPROVAL OF AGENDA**

Motion was made by Robert Williams, seconded by Jim Campagna to approve the February 8, 2024, meeting agenda. Motion approved unanimously.

**APPROVAL OF MINUTES**

Motion was made by Jim Campagna, seconded by Robert Williams to approve the January 25, 2024, meeting minutes. Motion approved unanimously.

There was a brief discussion about the Estates at Silvercrest plan and when they would be before the Planning Commission.

Motion was made by Pamela Berlew to recommend approval of Penn Dixie Commercial Park- 3102 Bath Pike Extension to June 30, 2024 to the Board of Supervisors. Seconded by Jim Campagna. Motion approved unanimously.

Motion was made by Robert Williams to recommend approval of the Nazareth Borough Yard Waste and Recycling Drop-Off Facility- Gracedale Ave Extension to September 30, 2024 to the Board of Supervisors. Seconded by Jim Campagna. Motion approved unanimously.

Heidelberg presentation discussion.

Scott asked the representatives, Mark Rotz and Roland Bachmann if they had anything to add at this point. Both responded no.

John Soloe distributed copies of the current zoning map (only the area west of Route 946), the proposed map from EPD, and the Quick Views of Land Uses in TD-1 and TD-11. We are looking at the west side of the Township for this discussion. We want to keep the rural setting for the Township. Comparing TD-1 and TD-11, there a lot more allowable uses in TD-11 that may or may not be conducive to our vision for the west end. Best course is to allow mineral extraction as a Conditional Use in TD-1. Won't expand into residential as minimum lot size will be 5 acres. Woodland and steeper slopes on the west side almost guarantee no normal residential development. Strongly suggest Conditional Use in TD-1 for Mineral Extraction.

John stated that several tracts owned by Heidelberg are one hundred percent unusable due to federal setbacks, along with our zoning. Discussion ensued about uses allowed in TD-1 versus TD-11, mineral extraction versus warehousing, manufacturing. Mineral Extraction is just the hole in the ground. Brian Sayago stated he thinks if we allow Mineral Extraction as a conditional use in TD-11 then all other commercial uses should also be conditional use. Pam and Bob both agree with John. Pam stated some conditions, but we don't know what comes with mineral extraction, would we get a whole new plant in the area? Scott stated it's hard to find something wrong with this idea. Pam asked the representatives from Heidelberg if they were ok with the idea. Blake Marles stated that he understands what we are saying, they will have to speak to their higher ups to get more information on their end.

Zoning Ordinance Update. John stated that the current zoning does not specify height for residential accessory uses, he suggests limiting it to 20 feet. Don't want 35 foot tall garages in the Township. The noise ordinance was discussed, going to strip it down to bare bones in zoning, since the new noise ordinance is going for advertising. John stated that a local state representative has introduced a bill that would bypass zoning, allowing for doubles, triples and quads in single family dwellings, allowing for more housing. However, this would make parking a huge issue, which is already a large issue within many municipalities.

Scott asked about Certificate of Use and Occupancy, doesn't state anything about residential, will single family dwellings not be required to have a Certificate? John stated we can have Carolyn reword that section. Pam stated the addition of Brewery/Taproom is a nice addition. Scott asked if when a different section is referenced, can we have it state the title of the section, not just the section number? John will look into it.

#### **NEW BUSINESS**

Nothing at this time.

#### **OLD BUSINESS:**

Nothing at this time.

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

Nothing at this time.

Next meeting for zoning ordinance update is February 22, 2024, at 7:00 PM.

Next regular meeting is March 14, 2024, at 7:00 PM.

#### **ADJOURNMENT**

Motion was made by Pamela Berlew, seconded by James Campana to adjourn the meeting at 8:13 PM. Motion approved unanimously.

Respectfully submitted,

Angela Strohl, Assistant Zoning Officer