

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

Minutes of March 28, 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, March 28, 2024, in the Township Building.

ROLL CALL

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

APPROVAL OF AGENDA

Motion was made by Pamela Berlew, seconded by Robert Williams to approve the March 28, 2024, meeting agenda. Motion approved unanimously.

APPROVAL OF MINUTES

Motion was made by Robert Williams, seconded by Pamela Berlew to approve the March 14, 2024, meeting minutes. Motion approved unanimously.

NEW BUSINESS

Zoning Ordinance Review.

John Soloe handed out copies of the draft Zoning Ordinance. Draft #2 has been compiled and highlighted for review.

John stated that sections 1 and 2 have been corrected and are pretty complete.

Section 3 is the meat of the ordinance containing the Zoning Districts.

Section 4 contains the specific requirements for items in the districts.

Section 5 is floodplain and environmental.

Section 6 is parking.

Section 7 is signs. There are some issues in this section.

Section 8 is general regulations.

Section 9 is Right of Way management.

The review started on 27:54 306-6 Dimensional standards. John stated math comes into effect with this. He wants the Commission to understand how it all ties together.

27:62 increased density. Some of the math works, some does not. These will be identified for correction.

John gave another handout that shows how the districts are laid out.

TD1 is being updated.

TD4 needs to have public water and sewer. Discussed minimum lot size with setbacks. John stated this is why they need to be worked on. All the tables need to use the same math and come out correctly.

John questioned why forestry is permitted in TD4. Accessory apartments is listed; apartment conversions are not allowed in the Township.

TD5 John reviewed the lot sizes and how and what would fit. This would be for townhouses and condos. Forestry is also permitted. Why?

TD6 lot sizes were reviewed. Forestry is listed again.

TD9 reviewed lot sizes. John stated 207 x 207 is a one-acre square as a reference. Forestry is listed again.

TD10 is assembly and distribution. Forestry is listed again.

TD11 is a continuation of TD10.

The way they are laid out it makes it easy to see what is permitted in each district. You can add/ subtract to these pages. This is what people will look at. Your homework is to review these.

John reviewed sections of the map that were handed out showing TD1 and Essroc properties. There are five tracts on these maps that fell under extraction that are owned by Essroc and Airlite. These are flood zones. When we changed the district, it changed what is allowed by these owners. One parcel is being farmed. One is a wooded area. Review the actual aerial view of what is currently there so you are not creating nonconforming use. Scott asked if Airlite is manufacturing? John responded yes, they make items for vehicles and airplanes. Robert asked if the Airlite property is on limestone? If so the quarry could buy them. John replied yes. There is a stream bed in this area. John suggested this be reviewed and clarified so that Airlite does not become a nonconforming use Manufacturing is TD10. Airlite is light manufacturing. The upper lot would be difficult to build on due to the flood zone and stream running through it. Scott asked about residential there. John replied TD1 is a five-acre minimum. TD2 is a two-acre minimum, so that does not allow for much. A brief discussion of what is currently located there and of the area. John stressed that you cannot make something a nonconforming use. Should address and work on it. It is EX1 currently, needs to be a minimum TD10 to keep it from being nonconforming. Scott asked for the Commissions thoughts. Pamela stated that TD9 permits light industrial. Scott replied that TD9 does not fit it. Robert stated TD10 is what fits it, and the land value stays the same. Julie Wagner Burkhart, from Heidelberg Materials, asked which area was being discussed. She was shown the map being used. Scott suggested where the Airlite plant is located TD10, the one on the corner TD9, and the other three lots Residential. Angela stated they were proposed to be AC in original discussions. Scott stated it makes sense to be village/ mixed use. John replied the one in the middle is land locked. John suggested TD1 or TD2 fits better. Scott stated the corner lot is a good fit for commercial, business. Scott asked if we could get a flood map. John and Angela will get one for the Commission. Scott would like to see either TD6 or TD9 on the corner lot. John will get pros and cons for that.

27:74 section 4

John stated the formatting has gotten much better. #9 is flagged. #24 E and F they reference junk and junk vehicles. Is this redundant? 27:84 30 Dormitory part D calls for approval by the Board of Supervisors. How is it getting to the Board? 27:86 Walls part E references shrubs. If you plant arborvitae, they will be fifteen foot in several years. Shrubs should have a height requirement. A brief discussion ensued on fence heights and how is the height calculated, and what is included in the calculations.

27:87 Group Homes part F, John asked how this will be enforced? Robert asked how part I will be enforced. John stated would be addressed when submitted since it would probably be a new structure. Group homes must be allowed Brief discussion of group homes and, needs and who would require counseling if they are not a resident.

John stated this handout is a memorandum from Heidelberg Materials. He was not sure if they wanted it as a formal agenda item. Julie Wagner Burkhart replied no, they were just submitting for discussion and to give input. John stated that it will be reviewed and taken into consideration as we move forward. In TD1 mineral extraction is a conditional use. Heidelberg's timeline is 10, 20, 50 years out. We need to take into consideration the entire Township. We will review and give feedback. Julie stated that they wanted to make everyone aware and to highlight so that it can be used as updates are made. Some of the ordinance does state that the State requirements are what is to be followed. We want

to be good neighbors. John asked if they felt we were close to being on common ground? Julie replied yes, they appreciate being part of the process so that there are no problems. We are happy to come back when and if you need us to. A lot of the areas that we bought are for buffers. John stated that we need something like section 306 in the current Ordinance. It makes it easier for users. He and Angela are pushing for this in the quick review area. We have had a lot of good meetings. We are about 90% complete. We are still working on the map. He is comfortable with 1, 2, and 3. Sections 2, 3, and 4 need to be reviewed. Where do you want to head? Robert replied 2, 3, 4 input at the next meeting so we can move forward. John stated that they want the Planning Commission to have final say. He suggested they look at the remaining land in the West End. He has a real problem with single family homes being a conditional use.

OLD BUSINESS:

Nothing at this time.

COURTESY OF THE FLOOR

Nothing at this time.

Next regular meeting is April 11, 2024, at 7:00 PM. There will be a 6:00 PM workshop for Stormwater Ordinance. John Soloe asked about looking into the Ordinance. If DEP is backing a countywide ordinance, should we wait? A brief discussion ensued.

Next meeting for zoning ordinance update is April 25, 2024, at 7:00 PM.

ADJOURNMENT

Motion was made by Robert Williams, seconded by James Campana to adjourn the meeting at 8:40 PM. Motion approved unanimously.

Respectfully submitted,

Deanne Werkheiser, Recording Secretary