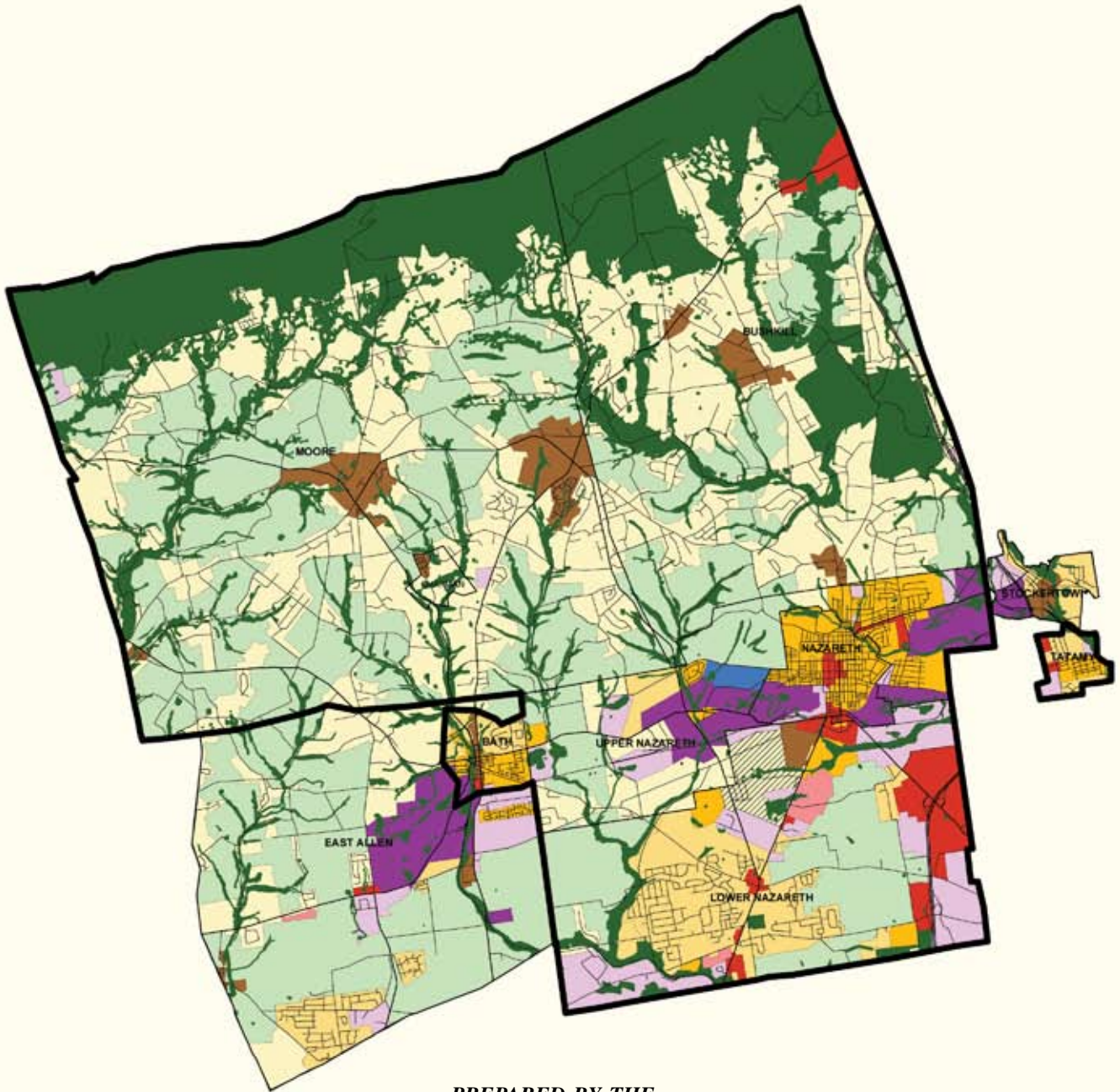


*NAZARETH AREA MULTIMUNICIPAL COMPREHENSIVE PLAN
INTERMUNICIPAL COOPERATIVE IMPLEMENTATION AGREEMENT*

2009 ANNUAL REPORT



*PREPARED BY THE
LEHIGH VALLEY PLANNING COMMISSION
FOR THE
NAZARETH AREA COUNCIL OF GOVERNMENTS*

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February 2010

***NAZARETH AREA MULTIMUNICIPAL COMPREHENSIVE PLAN INTERMUNICIPAL COOPERATIVE
IMPLEMENTATION AGREEMENT***

2009 ANNUAL REPORT

The *Nazareth Area ... 2030 Multimunicipal Comprehensive Plan* represents the combined efforts of the ten municipalities that make up the Nazareth Area Council of Governments (NAZCOG) to plan for a future where open space, farmland, historic resources and vital natural features are protected. The multimunicipal plan has a vision for the region that seeks to replace the current scattered pattern of new development with a more deliberate, thoughtful development approach tied to community values and long-term objectives.

Creating the plan was the first step, but it is up to each municipality to implement the plan by adopting and/or amending relevant ordinances, regulations and plans to ensure consistency with the comprehensive plan. To date, eight of the ten NAZCOG member municipalities have adopted the *Nazareth Area ... 2030* plan. These municipalities (Bath Borough, Bushkill Twp., Chapman Borough, Lower Nazareth Twp., Moore Twp., Nazareth Borough, Tatamy Borough and Upper Nazareth Twp.) have also adopted an intermunicipal cooperative implementation agreement to help make the plan's vision a reality. By signing this agreement, these municipalities agreed to take the following implementation actions:

Within two years after adoption of the plan, each municipality agrees to implement the plan by adopting, amending, or otherwise conforming its zoning ordinance and subdivision and land development ordinance to be generally consistent with the plan. Additionally, each municipality agrees to undertake a good faith effort to implement the plan by adopting, amending or otherwise conforming its other relevant plans and ordinances as may be necessary to achieve general consistency with the plan. These relevant ordinances and plans include the sewage facilities plan, the official map and other development regulations authorized by the MPC. Further, each municipality agrees to undertake a good faith effort to implement additional recommendations in the plan including, but not necessarily limited to, transportation improvements, park and open space improvements, sewer and water improvements, and historic resources improvements.

To track plan implementation, the agreement requires the preparation of a yearly report on the activities carried out during the previous year pursuant to the agreement. This is the third year that the Lehigh Valley Planning Commission (LVPC) has produced this annual report. The report outlines the activities carried out by NAZCOG and the LVPC during 2009. The report also looks at development trends during 2009 to provide a framework from which to evaluate the extent to which these municipalities provide for all categories of use within the region.

2009 NAZCOG AND LVPC IMPLEMENTATION ACTIONS

Under the Nazareth Area intermunicipal cooperative implementation agreement, NAZCOG is responsible for reviewing proposed municipal ordinances, comprehensive plans, capital improvement plans, sewage facilities plans, official maps, any other development regulations authorized by the Pennsylvania Municipalities Planning Code (MPC) and any proposed amendment thereto for consistency with the *Nazareth Area ... 2030 Multimunicipal Comprehensive Plan*. Beginning in 2007, the Lehigh Valley Planning Commission agreed to take on the review responsibilities for NAZCOG including conducting consistency reviews for developments of regional significance and preparing an annual report on activities carried out to implement the plan.

During 2009, NAZCOG engaged the LVPC to perform other work related to the implementation of the comprehensive plan. With LVPC assistance, NAZCOG determined the scope of the project and organized a steering committee to monitor and implement the work program. Under this contract, LVPC is to produce three model regulations for NAZCOG municipalities:

- Conservation design,
- Appalachian Trail protection, and
- Traditional Neighborhood Development (TND).

The LVPC will conduct a workshop devoted to each of the topics.

In addition, the LVPC will help NAZCOG municipalities to revitalize grayfields (underperforming or vacant sites that may or may not have environmental problems) by recommending potential zoning changes that could spark redevelopment.

Lastly, the LVPC is to produce a workshop for leaders from NAZCOG municipalities to promote the adoption of environmental protection model regulations created previously. Work on conservation design and grayfields began in 2009 while TND and the Appalachian Trail projects are scheduled for 2010.

2009 MUNICIPAL IMPLEMENTATION ACTIONS

During 2009, there was continued progress in plan implementation as an ordinance amendment was adopted by a NAZCOG municipality, and work continued in many areas to improve the region’s infrastructure.

ORDINANCE/PLAN ADOPTIONS & AMENDMENTS

In July, Bath Borough adopted zoning changes to implement steep slope provisions. Bath also began work on SALDO amendments to regulate development in steep slope areas.

In 2009, Chapman Borough began work on an Act 537 sewage facilities plan.

PROGRESS ADDRESSING INFRASTRUCTURE NEEDS & OTHER PLAN RECOMMENDATIONS

The *Nazareth Area ... 2030* plan outlined a number of needed and recommended infrastructure improvements focused on meeting transportation, community utility and park and recreation demands as projected through the year 2030. Over this timeframe, the plan recommends fifty-nine transportation projects to address existing needs and any additional perceived needs. The list shown in Table 1 also includes actions related to sewer and water allocation, capacity and supply needs as well as new park acquisitions and improvements to meet municipal recreation needs. Table 1 lists each of the specific recommended infrastructure improvements/actions by municipality along with a description of any progress made during 2009 or before. Progress toward making improvements through inclusion in capital improvement plans or placement on the Lehigh Valley Transportation Study (LVTS) Transportation Improvement Program (TIP) is also noted.

2009 SUBDIVISION & LAND DEVELOPMENT ACTIVITY

Within the eight participating municipalities, 22 subdivision/land development applications were proposed and 24 applications were approved during 2009. This represents just over half the number of applications proposed and approved in 2008. Proposed applications represent the total number of sketch and preliminary plans submitted during 2009. Approved applications represent the total number of resubdivisions and final plans that received final approval during the year. If a plan is proposed and approved in the same year, it counts as both a proposed plan *and* an approved plan. Because municipal approval of subdivision/land development applications can be a lengthy process, many of the year’s approved applications were first proposed prior to 2009. Since the year’s proposed applications represent only those applications that were newly proposed during 2009, this means that many of the year’s approved applications are not represented as 2009 proposed applications. There is no guarantee that any lot or subdivision will be developed. Developers may elect not to build a subdivision or the approved plans may become “inventory” to be built when the market is more favorable for their specific project.

As in previous years, subdivision/land development applications in the four townships outnumbered those in the four boroughs although the margin was closer than in 2008 with a combined 32% of proposed applications and 13% of approved applications occurring in the boroughs of Bath and Nazareth. Table 2 and Graph 1 show the distribution of

**Table 1
2009 Progress on Recommended Infrastructure Improvements/Actions**

Project/Location	Actions Taken in 2009 (2008 or prior actions)
Bath Borough	
Rt. 987/Barrall Rd: install 3-way stop signs	
Rt. 512/Barrall Rd. - Signalize	<i>(Completed)</i>
Rt. 512/Rt. 248 - Signal upgrade	
Rt. 512/Main St. Widen turning radii on north side	
Improvements to facilities at Carl L. Rehrig Park	Installed flagpole <i>(Installed backstop & benches at baseball field)</i>
Improvements to facilities at Cliff Cowling Field	<i>(Constructed new drainage system & reconstructed infield at baseball field)</i>
Improvements to facilities at Keystone Park	Initiated farmer's market
Improvements to facilities at Volunteer Firefighters Park	<i>(Completed improvements to Little League field)</i>
Expansion of Monocacy Creek Park	<i>(Installed town clock)</i>
Bushkill Twp.	
Jacobsburg Rd./Bushkill Center Rd. - Signalize	
Henry's Woods Bridge - Replace	Completed
Keller Road Bridge - Replace	Cost estimates prepared for bridge repairs
Complete Bushkill Township Recreation Center	Work done on one ballfield
Chapman Borough	
Rt. 987 - Reduce speed limit	<i>(Installed "School Bus Stop Ahead" sign)</i>
Further development of Chapman Borough Park	Playground equipment installed in the park
Lower Nazareth Twp.	
Georgetown Rd./Newburg Rd. - Signalize, add turning lanes	In Township's Transportation Capital Improvements Plan
Hanoverville Rd./Twp. Line Rd. - Signalize, add turning lanes	In Township's Transportation Capital Improvements Plan
Hanoverville Rd./Keystone Rd. - Signalize, add turning lanes	In Township's Transportation Capital Improvements Plan
Georgetown Rd./Steuben Rd. - Add turning lanes	In Township's Transportation Capital Improvements Plan
Hanoverville Rd./Georgetown Rd. - Signalize, add turning lanes	In Township's Transportation Capital Improvements Plan
Georgetown Rd. Railroad Grade Crossing - Upgrade crossing	<i>(Completed)</i>
Hanoverville Rd./Longwood Dr. - Add turning lanes	In Township's Transportation Capital Improvements Plan
Rt. 191/Hanoverville Rd./Hecktown Rd. - Realign, add turning lanes	In Township's Transportation Capital Improvements Plan
Hecktown Rd./Butztown Rd. - Signalize, add turning lanes	In Township's Transportation Capital Improvements Plan
Rt. 191/Steuben Rd. - Signalize, add turning lanes	In Township's Transportation Capital Improvements Plan
Rt. 191/Butztown Rd. - Realign, add turning lanes	In Township's Transportation Capital Improvements Plan
Rt. 191/Newburg Rd. - Retime signal, add turning lanes	In Township's Transportation Capital Improvements Plan
Rt. 191/Rt. 946 - Add turning lanes, signalize, realign	In Township's Transportation Capital Improvements Plan
Rt. 191 - Mitigation study/improvements	
Rt. 191/Gradwohl Switch Rd. - Signalize, add turning lanes	In Township's Transportation Capital Improvements Plan
Rt. 191/Lonat Dr. - Signalize, add turning lanes	In Township's Transportation Capital Improvements Plan
Rt. 191/Hollo Rd. - Signalize, add turning lanes	In Township's Transportation Capital Improvements Plan
Rt. 191/Christian Springs Rd. - Signalize, add turning lanes	In Township's Transportation Capital Improvements Plan
Newburg Rd./Gradwohl Switch Rd. - Signalize	In Township's Transportation Capital Improvements Plan
Newburg Rd./Country Club Rd. - Signalize, add turning lanes	4-way stop installed.
Newburg Rd./Northwood Ave. - Signalize	In Township's Transportation Capital Improvements Plan
Hecktown Rd./Country Club Rd. - Retime signal, add turning lanes	In Township's Transportation Capital Improvements Plan
Rt. 33 S.B. Ramps to/from Hecktown Rd. - Signalize, add turning lanes	In Township's Transportation Capital Improvements Plan
Hollo Road Relocation - Relocate from Rt. 248 to Twp. Line	Completed
Rt. 248/Hollo Rd. - Signalize, add turning lanes	In Township's Transportation Capital Improvements Plan
Hanoverville Rd./Hecktown Rd. Corridor - Mitigation study/improvements	
Jandy Boulevard - Connector Road	<i>(Completed)</i>
Evaluate allocation needs at Nazareth and Easton sewage treatment plants	<i>(Update of Act 537 Plan ongoing. Obtained additional allocation at Bethlehem plant)</i>
Development of the 90-acre tract at Newburg & Georgetown roads	<i>(Master plan for park developed. Site access issues resolved - Portion of Greinar Rd. built and curb cuts installed)</i>
Hahn's Meadow Park - Access road and parking off Hanoverville Rd.	
Moore Twp.	
Rt. 248/Valley View Dr. - Realign intersection to 90 degrees, signalize	
Rt. 248/W. Beersville Rd. to Allen Dr. - Reduce speed limit, signage	Improved intersection sight distances. Placed turning restrictions onto Pool Rd.
Rt. 248/Allen Dr. - Reduce speed limit, signage	Improved intersection sight distances. Placed turning restrictions onto Pool Rd.
Rt. 248/Dannersville Rd. - Reduce speed limit, signage	
Grouse Dr. - Road realignment	
Rt. 987/Rt. 946 - Install blinking red light	
Rt. 512/Yost Rd. - Improve speed enforcement, signage	<i>(Painted white lines on Yost Rd. to improve speed enforcement)</i>
Rt. 946/Cherry Hill Rd. - Realign intersection to 90 degrees	
Rt. 512/Rt. 946 - Warning signs	
Expansion of the Moore Twp. Recreation Center	Walking trail under construction. (Tennis courts rebuilt, senior league baseball field renovated.)
Nazareth Borough	
Mauch Chunk St./Green St. - Install 4 way stop	
Walnut St./S. Whitfield St. - Install 4 way stop	
Walnut St./Broad St. - Signalize	
Park maintenance and upgrade	Soccer field opened. Installed trees for passive recreation. Pursued grants through PA DEP for upgrade of municipal pool. (Opened dog park; installed/opened skate park)
Tatamy Borough	
Main St./Eighth St. - Signalize	
Tatamy Bridge - Replace	On Transportation Improvement Program (TIP) for 2010
Development of a trail along the former railroad R.O.W.	Planning ongoing for north end of trail
Upper Nazareth Twp.	
Rt. 248/Rt. 946 - Signalize	<i>(Completed)</i>
Obtain additional allocation at the Nazareth sewage treatment plant	Update of Act 537 Plan ongoing
Development of 33 acres acquired as part of Eagles Landing development	Baseball, football and soccer fields completed. Paved walking path added. Grant received to plant native species of trees.
Acquire at least 25 acres of land to the east of Nazareth Borough	
Other	
Nazareth Borough Municipal Authority - Obtain additional treatment plant capacity	Update of Act 537 plan ongoing
Penn American Water Company - Develop new water source(s)	

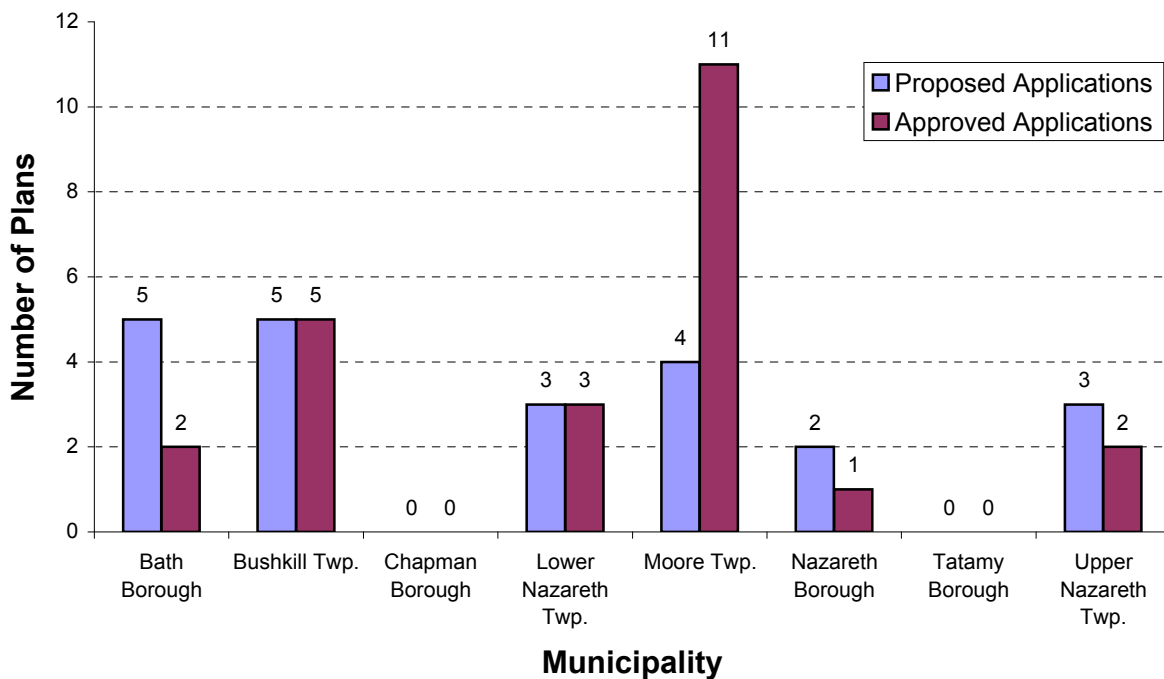
subdivision/land development applications among the eight participating municipalities. Table 2 also lists the total number of distinct and separate applications submitted in each municipality during 2009. The number of total different applications (“Total Different”) identifies the number of distinct applications that are represented in the table.

**Table 2
2009 Subdivision/Land Development Applications by Municipality***

Municipality	Proposed Applications	Approved Applications	Total Different	Lots/Units Proposed	Lots/Units Approved
Bath Borough	5	2	6	15	1
Bushkill Twp.	5	5	9	20	6
Chapman Borough	0	0	0	0	0
Lower Nazareth Twp.	3	3	5	1	3
Moore Twp.	4	11	14	4	27
Nazareth Borough	2	1	2	13	1
Tatamy Borough	0	0	0	0	0
Upper Nazareth Twp.	3	2	3	2	2
Total:	22	24	39	55	40

*Note: Applications approved in 2009 are not necessarily represented in the year's proposed applications as they may have been proposed prior to 2009. The "Total Different" column lists the number of distinct and separate applications in each municipality during the year.

**Graph 1
2009 Subdivision/Land Development Applications by Municipality***



*Note: Applications approved in 2009 may have been first proposed in a prior year.

Another way to understand the impact of these subdivision/land development applications is to examine the number of lots/units and types of use they represent. As shown in Table 2, 55 lots/units were proposed and 40 lots/units were approved in participating municipalities during 2009. Proposed lots were distributed evenly between the two boroughs of Bath and Nazareth (50.9%) and the four townships (49.1%). No subdivision/land developments were proposed or approved during 2009 by either Chapman or Tatamy.

Table 3 shows the **proposed** lots/units by land use, while Table 4 shows **approved** lots/units by land use. Single family detached housing made up the majority of proposed and approved lots/units in 2009, with 35 lots/units proposed and 26 approved.

Table 3
2009 Proposed Lots/Units by Type of Use

Municipality	AL	APT	COND	MHP	SFD	TOWN	TWIN	COM	IND	OFF	PUB	RET	NONE	TOTAL
Bath Borough	0	0	0	0	14	0	0	1	0	0	0	0	0	15
Bushkill Twp.	0	0	0	0	18	0	0	1	0	0	0	0	1	20
Chapman Borough	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lower Nazareth Twp.	0	0	0	0	1	0	0	0	0	0	0	0	0	1
Moore Twp.	0	0	0	0	1	0	0	0	1	0	1	0	1	4
Nazareth Borough	0	12	0	0	0	0	0	0	0	0	0	0	1	13
Tatamy Borough	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Upper Nazareth Twp.	0	0	0	0	1	0	0	0	0	0	0	0	1	2
TOTAL	0	12	0	0	35	0	0	2	1	0	1	0	4	55
PERCENT OF TOTAL	0.0%	21.8%	0.0%	0.0%	63.6%	0.0%	0.0%	3.6%	1.8%	0.0%	1.8%	0.0%	7.3%	100.0%

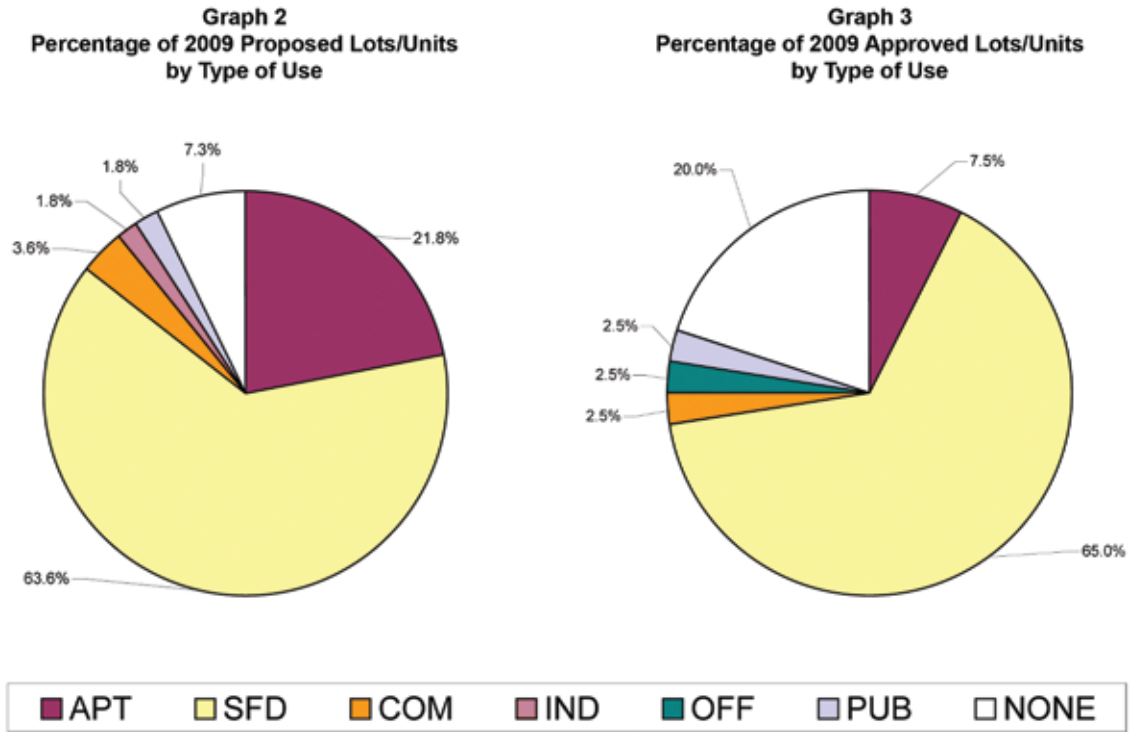
Legend					
AL	Assisted Living	TOWN	Townhouse	OFF	Office
APT	Apartment	TWIN	Twin/Duplex	PUB	Public/Quasi Public
COND	Condominium	COM	Commercial	RET	Retail
MHP	Mobile Home Park	IND	Industrial	NONE	No construction
SFD	Single Family Detached				

Table 4
2009 Approved Lots/Units by Type of Use

Municipality	AL	APT	COND	MHP	SFD	TOWN	TWIN	COM	IND	OFF	PUB	RET	NONE	TOTAL
Bath Borough	0	0	0	0	1	0	0	0	0	0	0	0	0	1
Bushkill Twp.	0	0	0	0	4	0	0	0	0	0	0	0	2	6
Chapman Borough	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lower Nazareth Twp.	0	0	0	0	0	0	0	0	0	1	0	0	2	3
Moore Twp.	0	3	0	0	20	0	0	1	0	0	1	0	2	27
Nazareth Borough	0	0	0	0	0	0	0	0	0	0	0	0	1	1
Tatamy Borough	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Upper Nazareth Twp.	0	0	0	0	1	0	0	0	0	0	0	0	1	2
TOTAL	0	3	0	0	26	0	0	1	0	1	1	0	8	40
PERCENT OF TOTAL	0.0%	7.5%	0.0%	0.0%	65.0%	0.0%	0.0%	2.5%	0.0%	2.5%	2.5%	0.0%	20.0%	100.0%

There were 12 apartment units proposed for Nazareth Borough and three units approved in Moore Twp., but other forms of housing—condominium, mobile home, twin/duplex or townhouse—were neither proposed nor approved. Unlike the previous year, when a single assisted living project accounted for more than half of the approved units, there were no assisted living projects proposed or approved in the region in 2009.

Graphs 2 and 3 depict the percentage of lots/units by type of use that were proposed (Graph 2) and approved (Graph 3). Non-residential (including no construction) subdivisions made up 14.5% of the proposed lots/units and 27.5% of the approved lots/units.



NEXT STEPS

By implementing the *Nazareth Area ... 2030* plan, the Nazareth Area communities can create a more desirable living environment for both the developing townships and the boroughs through a commitment to preservation of natural features and farmland and implementation of a well-reasoned plan for development and redevelopment. The boroughs of Bath, Chapman, Nazareth and Tatamy and the townships of Bushkill, Lower Nazareth, Moore and Upper Nazareth have taken the first steps toward plan implementation by adopting the *Nazareth Area ... 2030* plan and signing the inter-municipal cooperative implementation agreement. The next step for these municipalities is to revisit and revise relevant ordinances to bring them into consistency with the multimunicipal plan.

In 2010, progress toward the implementation of the plan will continue as NAZCOG and the LVPC work to implement the following initiatives:

- Conservation design,
- Appalachian Trail protection,
- Traditional Neighborhood Development (TND), and
- Redevelopment of grayfield sites.

In addition, the LVPC will host a training seminar on implementing environmental regulations related to the *Nazareth Area ... 2030* plan. Workshops will take place regarding the three new model regulations.