

**--NAZARETH COUNCIL OF GOVERNMENTS
MULTI-MUNICIPAL COMPREHENSIVE PLAN MEETING
AUGUST 12, 2019**

Attendance Sheet Below

Brien Kocher of Bushkill Township called the meeting to order at 6:05 p.m. The summary notes of the July 8, 2019, meeting were distributed to all delegates. Delegates should notify L. Stauffer if any changes should be made.

Issues and Opportunities Paper (Status Report)

1. Land Capacity Analysis – An overview of developable land and what it is zoned.
2. Housing Analysis – An overview of supply and demand, cost burdened, vacancy and housing attainability. The main feature is affordability. Seventy-five percent of the homes in the area are single-family detached. The ratio of owners to renters is 80/20 and the area currently has a 5% vacancy rate.

In general, there is a surplus in middle income and a deficit in lower and upper income that creates issues with housing. C. Crook expressed concern if age was factored in as he is concerned about senior in Nazareth Borough continuing to be able to live in their homes. There was a discussion on migration patterns and sales trends.

B. Kocher expressed concern that the data analysis needs to be sound in order for municipalities to survive challenges of the Fair Housing Act.

3. Economic Analysis – Discussion on location quotient and shift share. This will identify pockets of industry within each municipality. Shift share will analyze the same set of data to examine employment trends in industry over a 10-year span. G. Reese noted it will be vital to receive input from each municipality in order to create policies within the plan. There was a discussion on definitions of industry.
4. Fiscal Impacts of Redevelopment Analysis – Brief discussion

Nazareth Area Community Events for Plan Outreach

G. Reese noted the regional plan release on Friday created issues with public outreach. The group discussed again possible municipal community events that would be good opportunities to do public outreach.

- Nazareth Day – July 20
- Touch-A-Truck – October 5th
- Upper Nazareth Township and Moore Township Community Days – August

- Holy Family Carnival – end of July
- Tatamy Car Show – September 28th
- Tatamy Veggie Fest – October 12th
- Hanover Township events – August
- Seiple Farms

Steering Committee Charette

G. Reese presented maps that were created based on previous and additional input and reviewed accumulated municipal data for redevelopment, development, and investment. B. Roberts stated she would like to include the intersection of Bushkill Center Road and Jacobsburg Road as a problem intersection.

G. Reese also noted the lack of trail connectivity in the area. This will be a goal of the plan moving forward.

Municipal Data Request Status

G. Reese reviewed the needs from each municipality and he reminded everyone to get their municipal data request in as soon as possible.

Meeting Adjourned – 6:50 p.m.

Next Meeting: Monday, September 9, 2019 at 6:00 p.m. at Upper Nazareth Township

Respectfully Submitted,

Lori A. Stauffer
Executive Director

IN ATTENDANCE:

Jason Harhart	Moore Township	jharhart@mooretownship.org
Brien Kocher	Bushkill Township	bkocher@bushkilltownship.com
Belinda Roberts	Bushkill Township	belinda@bushkilltownship.com
John Diacogiannis	Hanover Township	diaco49@gmail.com
Jill Seitz	LVPC	jseitz@lvpc.org
Geoff Reese	LVPC	greese@lvpc.org
Chris Crook	Nazareth Borough	Christopher.d.crook@gmail.com
Jim Pennington	Lower Nazareth Twp	jpennington@lowernazareth.com
Susan Lawless	Hanover Township	
Frank Hesch	Bath Borough	
Scott Sylvanius	Upper Nazareth Township	