

**NAZARETH COUNCIL OF GOVERNMENTS  
MULTI-MUNICIPAL COMPREHENSIVE PLAN MEETING  
OCTOBER 14, 2019**

Attendance Sheet Below. G. Reese announced Chapman Borough will be sending representation to the next meeting.

Brien Kocher of Bushkill Township called the meeting to order at 6:05 p.m. The summary notes of the September 9, 2019, meeting will be distributed at the next meeting.

**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. There is a deficiency in low-income housing available in comparison to the demand. How does the statistics take into consideration individuals who have wealth; however, show very little annual income. A discussion on the need for a wider array of housing needs was held. This led to a discussion on opportunities to promote affordable housing with developers and promoting improvements to older, uninhabitable houses.

S. Lawless questioned if this issue is something that can be cured through zoning. P. Barnard of LVPC stated exclusionary zoning can result in legal challenges. Municipalities cannot designate areas for low-income housing.

It was noted that the median household income across all 10 municipalities is approximately \$87,756 per year.

3. Economic Analysis – This topic focuses on location quotient and shift share. Location quotient measures the relative concentration of an industry in a given region and identifies potential sources of competitive advantage or areas of regional specialization. It does have limitations. It can only make use of data that reflects a snapshot in time and it does not provide context or justification.

P. Barnard provided an overview of various industries providing comparison between Northampton County, Lehigh Valley and nationally. This identified locally strong, average and weak industries and it showed a decent jobs balance exists.

Shift share – Discussion on the changes in employment from 2006 to 2017. There is a significant decrease in mining and a significant increase in wholesale trade, real estate and leasing.

4. Fiscal Impacts of Redevelopment Analysis – General discussion on potential revenues of redevelopment based on municipal and school district millage rates.

**Meeting Adjourned – 8:00 p.m.**

Next Meeting: Monday, November 11, 2019 at 6:00 p.m. at Upper Nazareth Township

Respectfully Submitted,

Lori A. Stauffer  
Executive Director

**IN ATTENDANCE:**

Jason Harhart	Moore Township	<a href="mailto:jharhart@mooretownship.org">jharhart@mooretownship.org</a>
Brien Kocher	Bushkill Township	<a href="mailto:bkocher@bushkilltownship.com">bkocher@bushkilltownship.com</a>
Belinda Roberts	Bushkill Township	<a href="mailto:belinda@bushkilltownship.com">belinda@bushkilltownship.com</a>
Geoff Reese	LVPC	<a href="mailto:greese@lvpc.org">greese@lvpc.org</a>
Chris Crook	Nazareth Borough	<a href="mailto:Christopher.d.crook@gmail.com">Christopher.d.crook@gmail.com</a>
Susan Lawless	Hanover Township	<a href="mailto:slawless@floriolaw.com">slawless@floriolaw.com</a>
Joseph Rago	Tatamy Borough	<a href="mailto:jrago@tatamypa.com">jrago@tatamypa.com</a>
Sean Dooley	Stockertown Borough	<a href="mailto:sdooley@kceinc.com">sdooley@kceinc.com</a>
John Diacogiannis	Hanover Township	
Scott Sylvanius	Upper Nazareth Township	