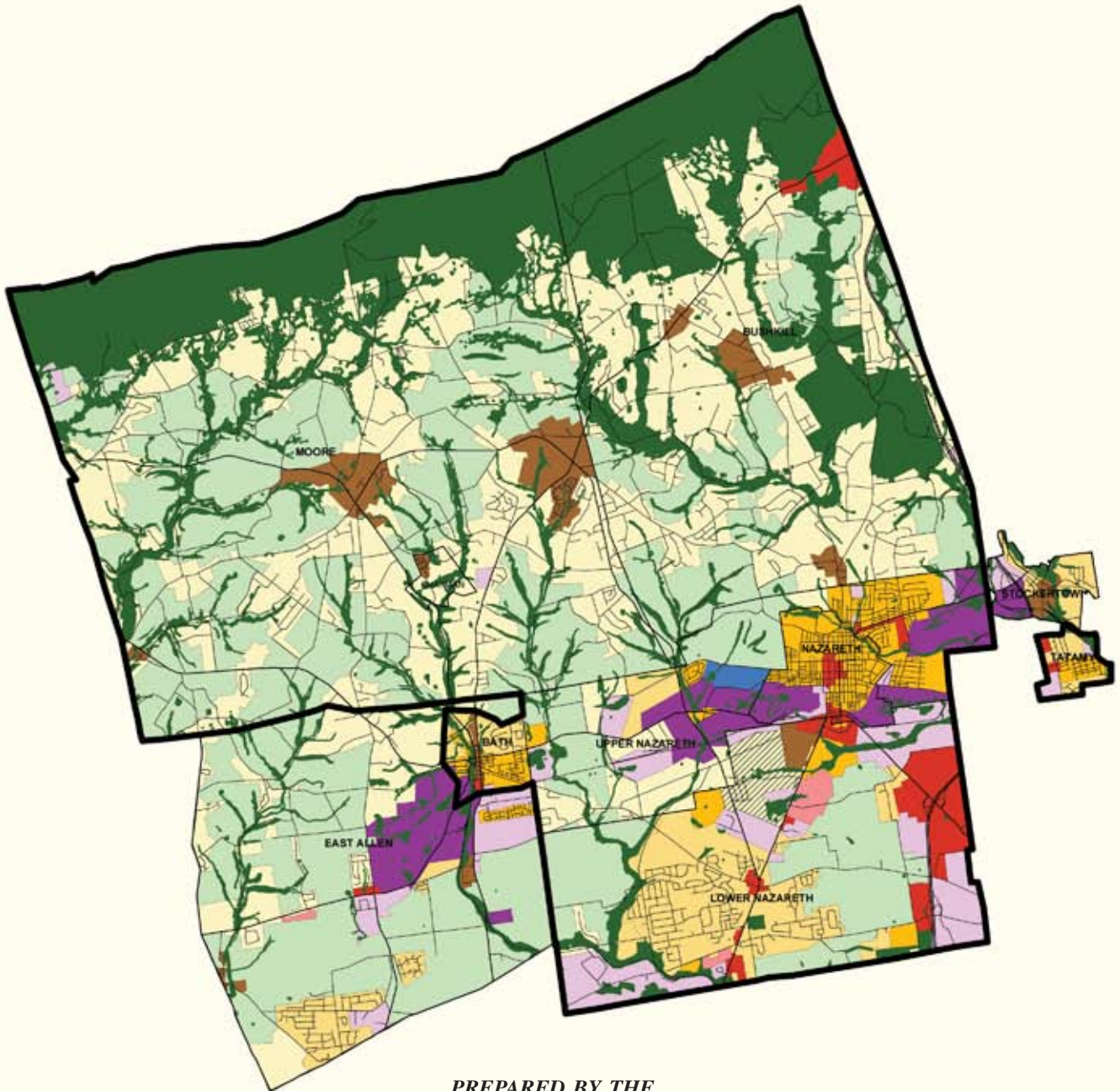


*NAZARETH AREA MULTIMUNICIPAL COMPREHENSIVE PLAN*

*INTERMUNICIPAL COOPERATIVE IMPLEMENTATION AGREEMENT*

# *2007 ANNUAL REPORT*



*PREPARED BY THE*

*LEHIGH VALLEY PLANNING COMMISSION*

*FOR THE*

*NAZARETH AREA COUNCIL OF GOVERNMENTS*



*NAZARETH AREA MULTIMUNICIPAL COMPREHENSIVE PLAN  
INTERMUNICIPAL COOPERATIVE IMPLEMENTATION AGREEMENT*

*2007 ANNUAL REPORT*

Completed in 2006, the *Nazareth Area ... 2030 Multimunicipal Comprehensive Plan* presents a vision for the future of the ten municipalities in the Nazareth Area that places special importance on the preservation of natural features, farmland, open space and historic resources. It is a vision 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. As such, *Nazareth Area ... 2030* is a major opportunity for the five boroughs of Bath, Chapman, Nazareth, Stockertown and Tatamy and the five townships of Bushkill, East Allen, Lower Nazareth, Moore and Upper Nazareth to work cooperatively through the Nazareth Area Council of Governments (NAZCOG).

The creation of the multimunicipal plan represents only the first step toward promoting orderly and responsible growth throughout the region. To realize the vision outlined in the comprehensive plan, the municipalities need to implement the recommendations outlined in the plan by adopting and/or amending relevant ordinances, regulations and plans to ensure consistency with the objectives of the comprehensive plan. To date, eight of the ten Nazareth Area municipalities have adopted the *Nazareth Area ... 2030 Multimunicipal Comprehensive Plan*. (East Allen Township and Stockertown Borough have not adopted the comprehensive plan.) The same eight municipalities have also entered into an intermunicipal cooperative implementation agreement focused on implementing the *Nazareth Area ... 2030* plan. Adopted by all eight municipalities by early 2007, this agreement signifies a commitment from each community to follow through with zoning and subdivision ordinance amendments, among other actions, to turn the comprehensive plan into revised practices to achieve a better landscape for the future. By signing this agreement, the boroughs of Bath, Chapman, Nazareth and Tatamy and the townships of Bushkill, Lower Nazareth, Moore and Upper Nazareth have 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 implementation of the comprehensive plan, the implementation agreement requires the preparation of a yearly report concerning the activities carried out during the previous year pursuant to the agreement. This annual report outlines the activities carried out by the participating municipalities, NAZCOG and the Lehigh Valley Planning Commission (LVPC) during the year 2007. Additionally, this report includes information on 2007 development trends in the participating municipalities. Development information is presented to provide a framework from which one can evaluate the extent to which these municipalities provide for all categories of use within the region.

*2007 NAZCOG & LVPC IMPLEMENTATION ACTIONS*

Under the Nazareth Area intermunicipal cooperative implementation agreement, NAZCOG is responsible for reviewing proposed municipal ordinances, comprehensive plans, capital improvement plans or any proposed amendment thereto for consistency with the *Nazareth Area ... 2030 Multimunicipal Comprehensive Plan*. In May 2007, NAZCOG and the LVPC reached an agreement in which the LVPC would provide a number of planning services to NAZCOG relative to the implementation of the intermunicipal cooperative implementation agreement. As part

of this agreement, the LVPC has committed to take on the review responsibilities described above. The three year agreement states that the LVPC will provide the following services to NAZCOG.

- The LVPC will conduct consistency reviews relative to the *Nazareth Area ... 2030 Multimunicipal Comprehensive Plan*. Reviews will be conducted for proposed municipal ordinances, comprehensive plans, capital improvement plans, sewage facilities plans, official maps and other development regulations authorized by the MPC or any amendments thereto.
- The LVPC will conduct consistency reviews for developments of regional significance (as defined in Section VII of the Nazareth Area intermunicipal cooperative implementation agreement).
- For each calendar year, the LVPC will prepare an annual report concerning activities carried out pursuant to the intermunicipal cooperative implementation agreement.
- The LVPC will conduct a two-hour training session for municipal zoning officers, zoning hearing board members, planning commission members, planning staff and other municipal representatives regarding the implications of implementation of the *Nazareth Area ... 2030* plan.

Last year the LVPC conducted only one review of a proposed ordinance for consistency with the *Nazareth Area ... 2030* plan. (This review is described further in the following section.) It was determined that all other proposed ordinances/plans did not warrant additional review beyond the regular LVPC review. One review against the *Nazareth Area ... 2030* plan was conducted for a development of regional significance. This review was done for the Lower Nazareth Commons retail complex proposed in Lower Nazareth Township. Lower Nazareth Commons was found to be consistent with the policies of the *Nazareth Area ... 2030* plan. Beyond consistency reviews, the LVPC conducted a training session for Nazareth Area municipal representatives on the implications of implementing the *Nazareth Area ... 2030* plan. Thirty-three municipal representatives, representing all eight participating municipalities, attended the training session held on October 9, 2007.

## 2007 MUNICIPAL IMPLEMENTATION ACTIONS

### ORDINANCE/PLAN ADOPTIONS & AMENDMENTS

Under the Nazareth Area intermunicipal cooperative implementation agreement, the eight participating municipalities agreed to adopt or amend relevant ordinances (specifically zoning and subdivision and land development ordinances) and plans to achieve general consistency with the *Nazareth Area ... 2030* plan. During 2007, only one ordinance/ordinance amendment was proposed which directly related to the multimunicipal comprehensive plan. Upper Nazareth Township proposed and adopted a new zoning ordinance. The new zoning ordinance, which was adopted in July of 2007, was found by the LVPC to be generally consistent with the *Nazareth Area ... 2030* 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 through 2030; various actions related to sewer and water allocation, capacity and supply needs; as well as new park acquisitions and improvements to existing parks 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 in these areas during 2007. Progress toward making improvements through inclusion in capital improvement plans or placement on the Lehigh Valley's Transportation Improvement Program (TIP) is also noted in Table 1.



**Table 1**  
**2007 Progress on Recommended Infrastructure Improvements/Actions**

<b>Location, Project/Action</b>	<b>2007 Actions/Plans</b>
<b>Bath Borough</b>	
Rt. 987/Barrall Rd - Install 3-way stop signs	
Rt. 512/Barrall Rd. - Signalize	Installed and turned on
Rt. 512/ Rt. 248 - Signal upgrade	
Rt. 512/Main St. - Widen turning radii on north side	
Improvements to facilities at Carl L. Rehrig Park	
Improvements to facilities at Cliff Cowling Field	Upgrades ongoing
Improvements to facilities at Keystone Park	
Improvements to facilities at Volunteer Firefighters Park	
Expansion of Monocacy Creek Park	Upgrades ongoing
<b>Bushkill Township</b>	
Jacobsburg Rd./Bushkill Center Rd. - Signalize	
Henrys Woods Bridge - Replace	On Transportation Improvement Program (TIP)
Keller Road Bridge - Replace	
Complete Bushkill Township Recreation Center	Development ongoing
<b>Chapman Borough</b>	
Rt. 987 - Reduce speed limit	
Further development of Chapman Borough Park	
<b>Lower Nazareth Township</b>	
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	
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, planning ongoing
Rt. 191/Rt. 946 - Add turning lanes, signalize, realign	In Township's Transportation Capital Improvements Plan, planning ongoing
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	In Township's Transportation Capital Improvements Plan
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	
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*	
Evaluate allocation needs at Nazareth and Easton sewage treatment plants	Update of Act 537 plan ongoing
Development of the 90-acre tract at Newburg and Georgetown roads	Site access issues resolved - Portion of Greinar Rd. built and curb cuts installed
Hahn's Meadow Park - Access road and parking off Hanoverville Rd.	
<b>Moore Township</b>	
Rt. 248/Valley View Dr. - Realign intersection to 90 degrees, signalize	
Rt. 248/W. Beersville Rd. - Reduce speed limit, signage	
Rt. 248/Allen Dr. - Reduce speed limit, signage	
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	
Rt. 946/Cherry Hill Rd. - Realign intersection to 90 degrees	
Rt. 512/Rt. 946 - Warning signs	
Expansion of the Moore Township Recreation Center*	
<b>Nazareth Borough</b>	
Mauch Chunk St./Green St. - Install 4 way stop	
Walnut St./S. Whitfield St. - Install 4 way stop	
Walnut St./Broad St. - Signalize	Planning ongoing
Nazareth Borough Authority - Obtain additional sewage treatment plant capacity	Update of Act 537 plan ongoing
Park maintenance and upgrade	Opened skate park, planning ongoing for creation of a dog park
<b>Tatamy Borough</b>	
Main St./Eighth St. - Signalize	Planning ongoing
Tatamy Bridge - Replace	On Transportation Improvement Program (TIP)
Development of a trail along the former railroad R.O.W.	Planning ongoing
<b>Upper Nazareth Township</b>	
Rt. 248/Rt. 946 - Signalize *	
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	Development ongoing
Acquire at least 25 acres of land to the east of Nazareth Borough	
<b>Other</b>	
Penn American Water Company - Develop new water source(s)	

\* Note: Improvement completed prior to 2007.

## 2007 SUBDIVISION & LAND DEVELOPMENT ACTIVITY

Within the eight participating municipalities, 54 subdivision/land development applications were proposed and 43 subdivision/land development applications received final approval during 2007. Proposed applications represent the total number of sketch and preliminary plans submitted during the year while approved applications represent the total number of resubdivision and final plans that received final approval during the year. 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 2007. Since the year's proposed applications represent only those applications that were newly proposed during 2007, this means that many of the year's approved applications are not represented as 2007 proposed applications.

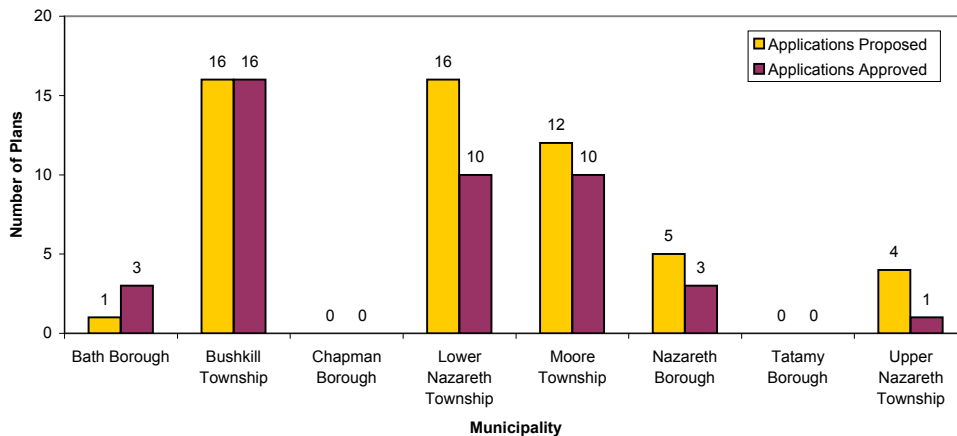
Continuing past trends, the vast majority of both proposed and approved applications were located in the four townships. In fact, more than three-quarters of the applications were located in the townships, with the townships claiming 89% of the proposed applications and 86% of the approved applications. Table 2 and Graph 1 show the distribution of subdivision/land development applications among the eight participating municipalities. As previously mentioned, approved applications are not necessarily included in the year's proposed applications as they may have been proposed prior to 2007. For this reason, Table 2 also lists the total number of distinct and separate applications in each municipality during the year. The number of total different applications ("total different") identifies the number of distinct applications that are represented in the table.

**Table 2**  
**2007 Subdivision/Land Development Applications by Municipality \***

Municipality	Proposed Applications	Approved Applications	Total Different	Lots Proposed	Lots Approved
Bath Borough	1	3	3	1	1
Bushkill Township	16	16	26	23	41
Chapman Borough	0	0	0	0	0
Lower Nazareth Township	16	10	23	162	29
Moore Township	12	10	20	20	31
Nazareth Borough	5	3	8	120	61
Tatamy Borough	0	0	0	0	0
Upper Nazareth Township	4	1	4	2	1
<b>TOTAL</b>	<b>54</b>	<b>43</b>	<b>84</b>	<b>328</b>	<b>164</b>

\* Note: Applications approved in 2007 are not necessarily represented in the year's proposed applications as they may have been proposed prior to 2007. The "Total Different" column lists the number of distinct and separate applications in each municipality during the year.

**Graph 1**  
**2007 Subdivision/Land Development Applications by Municipality \***



\* Note: Applications approved in 2007 are not necessarily represented in the year's proposed applications as they may have been proposed prior to 2007.

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. In 2007, 328 lots/units were proposed and 164 lots/units were approved within the participating municipalities. The majority, approximately 60%, of these proposed and approved lots/units are located in the townships with the remaining, approximately 40%, of lots/units located in the boroughs. Nearly all of the boroughs' proposed and approved lots/units are located in Nazareth Borough. Nazareth Borough claims 120 of the boroughs' 121 proposed lots/units and 61 of the boroughs' 62 approved lots/units. Table 3 lists the number of lots/units proposed by municipality and type of use. Table 4 lists the number of lots/units approved by municipality and type of use.

**Table 3**  
**2007 Proposed Lots/Units by Type of Use**

Municipality	AL	APT	COND	MHP	SFD	TOWN	TWIN	COM	IND	RET	PUB	NONE	TOTAL
Bath Borough	0	0	0	0	1	0	0	0	0	0	0	0	1
Bushkill Township	0	0	0	0	16	0	0	0	0	0	0	7	23
Chapman Borough	0	0	0	0	0	0	0	0	0	0	0	0	0
Lower Nazareth Township	0	60	0	0	90	0	0	2	4	2	0	4	162
Moore Township	0	3	0	0	14	0	0	0	0	0	0	3	20
Nazareth Borough	83	4	33	0	0	0	0	0	0	0	0	0	120
Tatamy Borough	0	0	0	0	0	0	0	0	0	0	0	0	0
Upper Nazareth Township	0	0	0	0	2	0	0	0	0	0	0	0	2
<b>TOTAL</b>	<b>83</b>	<b>67</b>	<b>33</b>	<b>0</b>	<b>123</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>4</b>	<b>2</b>	<b>0</b>	<b>14</b>	<b>328</b>
<b>PERCENT OF TOTAL</b>	<b>25.3%</b>	<b>20.4%</b>	<b>10.1%</b>	<b>0.0%</b>	<b>37.5%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.6%</b>	<b>1.2%</b>	<b>0.6%</b>	<b>0.0%</b>	<b>4.3%</b>	<b>100.0%</b>

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

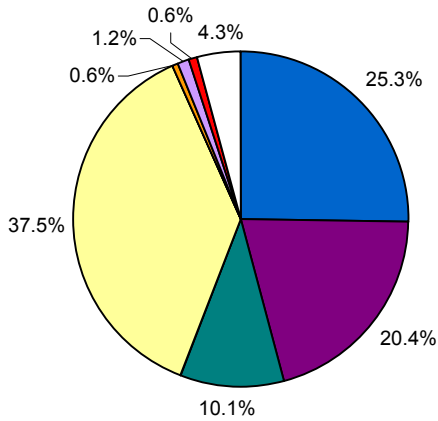
**Table 4**  
**2007 Approved Lots/Units by Type of Use**

Municipality	AL	APT	COND	MHP	SFD	TOWN	TWIN	COM	IND	RET	PUB	NONE	TOTAL
Bath Borough	0	0	0	0	1	0	0	0	0	0	0	0	1
Bushkill Township	0	0	0	0	33	0	0	0	0	0	0	8	41
Chapman Borough	0	0	0	0	0	0	0	0	0	0	0	0	0
Lower Nazareth Township	0	0	0	0	16	0	0	2	7	1	1	2	29
Moore Township	0	0	0	0	28	0	0	0	0	1	0	2	31
Nazareth Borough	60	0	0	0	1	0	0	0	0	0	0	0	61
Tatamy Borough	0	0	0	0	0	0	0	0	0	0	0	0	0
Upper Nazareth Township	0	0	0	0	1	0	0	0	0	0	0	0	1
<b>TOTAL</b>	<b>60</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>80</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>7</b>	<b>2</b>	<b>1</b>	<b>12</b>	<b>164</b>
<b>PERCENT OF TOTAL</b>	<b>36.6%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>48.8%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>1.2%</b>	<b>4.3%</b>	<b>1.2%</b>	<b>0.6%</b>	<b>7.3%</b>	<b>100.0%</b>

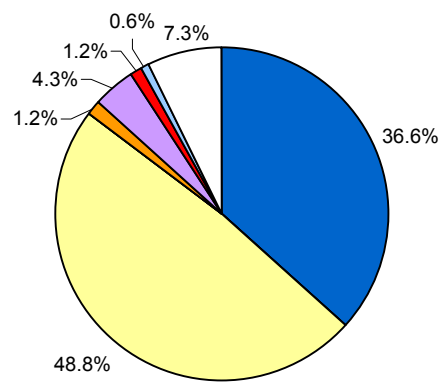
The vast majority of the year's proposed and approved lots/units (93% of proposed and 85% of approved lots/units) are for residential uses. There were 306 residential lots/units proposed and 140 residential lots/units approved during the year. Single family detached dwellings were proposed most frequently with 123 lots proposed and 80 lots approved. Both proposed and approved lots for single family detached dwellings are almost entirely located in the townships. After single family detached dwellings, assisted living lots/units were proposed most frequently with 83 lots/units proposed and 60 lots/units approved. All of the proposed and approved assisted living lots/units are located in Nazareth Borough. Lots/units for apartment and condominium uses were also proposed during the year; however, no apartment or condominium lots/units were approved during 2007. No lots/units for mobile home parks, townhouses or twins/duplexes were proposed or approved during the year.

In terms of non-residential uses, 22 non-residential lots were proposed and 24 were approved within the participating municipalities. Applications for non-residential lots were most common in Lower Nazareth Township which claims approximately 55% of both the proposed and approved non-residential lots. Non-residential lots were also proposed/approved in Bushkill and Moore Townships. No non-residential lots were proposed or approved in the boroughs during 2007. Graphs 2 and 3 provide additional information on the percentage of proposed and approved lots/units by type of use.

**Graph 2**  
**Percentage of 2007 Proposed Lots/Units**  
**by Type of Use**



**Graph 3**  
**Percentage of 2007 Approved Lots/Units**  
**by Type of Use**



### 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 re-development. 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 intergovernmental 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.