

# PLAN SLATE BELT



- Bangor • East Bangor • Pen Argyl •
- Portland • Roseto • Upper Mount Bethel •
- Washington • Wind Gap •

## SLATE BELT MULTI-MUNICIPAL COMPREHENSIVE PLAN STEERING COMMITTEE MEETING

Thursday, September 5, 2024, 7:00 PM  
Pen Argyl Borough Hall, 11 North Robinson Avenue, Pen Argyl, PA 18072

### AGENDA

#### Open Meeting

1. Roll Call
2. Minutes
  - August 1, 2024 Meeting Minutes

#### Old Business

1. Plan Revisions
  - Current revised plan is available at [planslatebelt.org](http://planslatebelt.org)
2. Adoption Process and Timeline
  - Municipal Planning Commission Meetings on Draft Plan
    - i. August Meetings Completed: Bangor, East Bangor, Roseto, Wind Gap
  - 45-Day Public Review and Comment Process
    - i. Timeline
    - ii. Process
  - Public Hearing and Adoption Timeline

#### New Business

1. Online, Interactive Plan Maps Presentation and Discussion
  - Mackenzie Geisner, GIS Planner, LVPC
2. October Meeting
  - Will This Be Needed?

#### Courtesy of the Floor (For items not covered on the rest of the agenda)

1. General Issues and Opportunities Discussion
  - a. Known "Plan Activity" in Slate Belt Communities
    - i. August 2024
2. Municipal Updates

#### Adjourn

1. Next Meeting: Thurs, October 3<sup>rd</sup>, 2024, at 7 pm at 11 N. Robinson, Pen Argyl, PA 18072

# The Multi-Municipal Comprehensive Plan for the SLATE BELT

## **August 1, 2024 – 7 PM, Steering Committee Meeting**

### Steering Committee Attendees:

Bangor:	Steve Reider, Marissa Donnelly
East Bangor:	Jason Huggan
Pen Argyl:	Robin Zmoda, Joe LeDonne
Portland:	Stephanie Steele, Lance Prator
Roseto:	Carl Renna
Upper Mount Bethel:	Dave Friedman, Judy Henckel
Washington:	Justin Huratiak
Wind Gap:	George Hinton, Wesley Smith

### Members of the Public in Attendance:

Jane Bradley

### Planning Partners in Attendance:

Becky Bradley – Lehigh Valley Planning Commission  
Joey Dotta – Lehigh Valley Planning Commission

### Roll Call

Mr. Dotta called roll. Each municipality was present.

### Minutes from the July 3, 2024, Meeting

Ms. Zmoda called for a motion to approve the minutes from the July 3, 2024, meeting. Mr. Huggan made the motion to approve the minutes. Ms. Donnelly seconded the motion. Mr. Dotta took a roll call vote on the motion, which passed unanimously.

## Old Business

### 1. Plan Revisions to Remove Plainfield Township

Ms. Bradley noted that the revisions to remove Plainfield Township from both the Plan Slate Belt document and the accompanying data companion are complete, and that graphic design elements and any edits from the upcoming public meetings would need to be incorporated. Brief conversation ensued about the updated revisions that were given to each municipality to date.

### 2. Adoption Process and Timeline

Mr. Dotta went through the calendar attachment that was provided in the meeting packet. The possibility of hosting a virtual meeting to discuss changes once the draft Plan Slate Belt document is finished was proposed. The Steering Committee ultimately decided that they would wait until the scheduled September 5th Steering Committee meeting to discuss the most updated plan.

## New Business

### 1. Follow-Up from Municipal Planning Commission July Meetings and Upcoming August Public Meetings

Ms. Bradley briefed the Steering Committee on the Planning Commission meetings that occurred in July. Ms. Bradley and Mr. Dotta visited Bangor Borough Planning Commission at 6:30 pm on July 9, 2024, at 197 Pennsylvania Ave., Bangor, PA 18013; Portland Borough on July 15, 2024 at 7:00 pm at 206 Division St, Portland, PA 18351; Washington Township Planning Commission on July 16, 2024, at 7:00 pm at 1021 Washington Blvd, Bangor, PA 18013; Upper Mount Bethel Township Planning Commission on July 17, 2024, at 7:00 pm at 387 Ye Olde Hwy, Mount Bethel, PA 18343 and Pen Argyl Borough Planning Commission on July 18, 2024 at 7:00 pm at 11 N Robinson Ave, Pen Argyl, PA 18072. The scheduled meetings for the month of August include East Bangor Council on August 6, 2024, at 6:30 pm at 30 East Central Ave., Bangor, PA 18013, Wind Gap Borough Planning Commission on August 15, 2024, at 7:00 pm at 545 East West St., Wind Gap, PA 18091; and Roseto Borough Planning Commission on August 20, 2024, at 7:00 pm at 164 Garibaldi Ave., Roseto, PA 18013. It was noted that there was a request from Portland Borough, later getting consensus from Upper Mount Bethel Township, to classify Route 611 as a critical regional corridor on the Centers and Corridor Map. There was brief discussion among the Steering Committee and a motion was made by Mr. Reider to categorize Route 611 as a critical regional corridor and Ms. Donnelly seconded the motion. Mr. Dotta took a roll call vote on the motion, which passed unanimously.

### 2. Plan Maps Presentation

Ms. Bradley demonstrated the Draft Plan Slate Belt Zoning Map and showed the internal LVPC Land Use Review Map with all of its data layers. The online zoning map that was created early in the process for the Slate Belt was also shown. Ms. Bradley also discussed the other paper maps and the subject area review process as a refresher for the Committee. Ms. Bradley explained that all of these maps formed the aggregated static maps in the plan document. To document the details of the plan development and support use of this information after the plan is adopted the group discussed a single, interactive online version. Ms. Bradley notes that the LVPC already has all of the data and that it would be easy to complete for the September Steering Committee meeting.

Mr. Prator made a motion to accept the proposal for LVPC to create an interactive map for the Plan Slate Belt initiative. The motion was seconded by Ms. Donnelly. Mr. Prator took a roll call vote on the motion, which passed unanimously.

## Courtesy of the Floor

### 1. General Discussion

Mr. Prator thanked everyone for a pleasant meeting and wished Ms. Zmoda a happy birthday. Ms. Zmoda wished him a happy birthday too.

### 2. General Issues and Opportunities Discussion

- Known Plan Activity in Slate Belt Communities (July 2024)  
Mr. Dotta briefly discussed the projects listed in the activity log. The list featured three reviews.

### 3. Municipal Updates

- There was brief discussion about Musikfest.

### Adjourn

Ms. Zmoda called for a motion to adjourn the meeting. Mr. Prator made a motion to adjourn. Ms. Donnelly seconded the motion. Mr. Dotta took a roll call vote on the motion, which passed unanimously.

### Attachments

- July 3, 2024, Steering Committee Meeting Minutes
- Plan Adoption Process and Meeting Schedule
- Slate Belt Communities' Activity Log (June 2024)
- Edits in Progress to Remove Plainfield Township

Minutes prepared and respectfully transmitted by the LVPC.








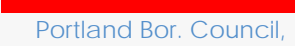







# September 2024

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
						1
2 Labor Day	3	4	5 Steering Committee @ 7 pm	6	7	8
9	10	11	12	13 Date #1 - Potential Public Comment Period Start	14	15
16	17	18	19	20 Date #2 - Potential Public Comment Period Start	21	22
23	24	25	26	27 Date #3 - Potential Public Comment Period Start	28	29
30						

# October 2024

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
	1   	2   	3 Steering Committee @ 7 pm   	4   	5   	6   
7   	8   	9   	10   	11   	12   	13   
14   	15   	16   	17   	18   	19   	20   
21   	22    Washington Twp. Supervisors @ 3:30 PM Wind Gap Bor. Council @ 7 PM	23   	24   	25   	26   	27   
28    Bangor Bor. Council @ 6:30 PM Date #1 – 45-Day Comment Period Close	29   Date #1 – LVPC Prepares Public Comment Document	30  	31   Date #1 – LVPC Distributes Public Comment Document to Communities/Website;			

# November 2024

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
				1  	2  	3  
4   Portland Bor. Council, Roseto Bor. Council & Wind Gap Bor. ALL @ 7 PM  Date #2 – 45-Day Comment Period Close	5   East Bangor Bor. Council @ 7 PM & Pen Argyl Bor. Council @ 7:30 PM  Date #2 – LVPC Prepares Public Comment Document	6   	7   Steering Committee @ 7pm  Date #2 – LVPC Distributes Public Comment Document to Communities/Website;	8   	9   	10   
11   Bangor Bor. Council & Upper Mt. Bethel Twp. Supervisors @ 7 PM  Date #3 – 45-Day Comment Period Close	12  Date #3 – LVPC Prepares Public Comment Document	13  Washington Twp. Supervisors @ 7 PM	14  Date #3 – LVPC Distributes Public Comment Document to Communities/Website;	15	16	17
18	19  Wind Gap Bor. Council @ 7 PM	20	21	22	23	24
25  Bangor Bor. Council @ 7 PM	26	27	28	29	30	

# December 2024

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
						1
2 Portland Bor. Council, Roseto Bor. Council & Wind Gap Bor. ALL @ 7 PM	3 East Bangor Bor. Council @ 7 PM & Pen Argyl Bor. Council @ 7:30 PM	4	5	6	7	8
9 Bangor Bor. Council & Upper Mt. Bethel Twp. Supervisors @ 7 PM	10	11 Washington Twp. Supervisors @ 7 PM	12	13	14	15
16	17 Wind Gap Bor. Council @ 7 PM	18	19	20	21	22
23 Bangor Bor. Council @ 7 PM	24	25	26	27	28	29
30	31					

TO DO

NOTES



# PLAN SLATE BELT



- Bangor • East Bangor • Pen Argyl •
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## THE SLATE BELT MULTI-MUNICIPAL COMPREHENSIVE PLAN INTERMUNICIPAL COOPERATIVE IMPLEMENTATION AGREEMENT

THIS INTERMUNICIPAL COOPERATIVE AGREEMENT IMPLEMENTING THE Slate Belt Multi-Municipal Comprehensive Plan is created by and among the participants herein:

Bangor Borough  
East Bangor Borough  
~~Lower Mount Bethel Township~~  
Pen Argyl Borough  
~~Plainfield Township~~

Portland Borough  
Roseto Borough  
Upper Mount Bethel Township  
Washington Township  
Wind Gap Borough

The participants, all divisions of Pennsylvania local government, are referred to as "Municipalities" in the agreement.

### SECTION I: AUTHORIZATION AND EFFECTIVE DATE OF ADOPTION

- This agreement is adopted pursuant to the authority set forth in the Intergovernmental Cooperation Act of December 19, 1966, 53 Pa. C.S.A. and Article XI of the Municipalities Planning Code, as enacted and amended.
- This agreement shall be effective upon approval by the governing body of each of the Participants adopting this agreement.

### SECTION II: BACKGROUND

The Participants are parties to an Intermunicipal Cooperation Agreement for the Multimunicipal Planning, effective as of [insert date] (the "Planning Agreement"). In the Planning Agreement, the Participants established a Steering Committee herein after referred to as the "Committee." Pursuant to the requirements of the Planning Agreement, the Committee developed the *Slate Belt Multi-Municipal Comprehensive Plan* (the "Plan") for the Participants. Each of the Municipalities has adopted the Plan as their comprehensive plan pursuant to the requirements of Article III of the Municipalities Planning Code (the "MPC"). In addition, each of the Municipalities agreed to implement the adopted Plan by revising relevant ordinances (zoning, subdivision regulations, sewage facilities plans, official map) and bringing each into consistency with the adopted Plan.

### SECTION III: PURPOSE

- A. The Committee is the planning advisory body for a unified and identifiable region with the Blue Mountain, Delaware River, wooded lands, rolling hills, scenic vistas, many streams, historic properties, transportation infrastructure and communities, extensive farmland, vulnerable rural areas destined to be conserved, viable villages and core downtowns, and attractive residential and commercial areas. These features combine to form a unique region with an extremely high quality of life, viable local economy and rich landscape defined by natural resources. The goal of the municipalities is to preserve and protect these assets while directing growth and redevelopment into areas with adequate infrastructure, that is additive to the community and tax base. To further this aim, the Committee has designated growth areas in the Plan. New development and redevelopment will be directed to designated growth areas where the necessary infrastructure is in place, or most likely to be extended, to support it.
- B. It is the desire of the municipalities to encourage responsible development that respects the Slate Belt area's sensitive environmental features and special rural character, enhances the historical quality of the Boroughs and rural villages, preserves the Blue Mountain, Delaware River, streams, steep slopes, wetlands, floodplains, recreational assets and rural lands, efficiently utilizes public infrastructure and strengthens the regional tax base. Through multi-municipal cooperation and planning, the municipalities intend to:
- a. Protect the unique and cherished historical, cultural and natural resources of the region; and
  - b. Accommodate the needs of existing and future residents; and
  - c. Implement effective growth management techniques to provide for the orderly and well-planned development throughout the region; and
  - d. Address the specific needs and unique conditions of each municipality; and
  - e. Encourage a range of housing; and
  - f. Direct infrastructure improvements to designated growth areas; and
  - g. Protect and enhance the unique, nationally, regionally and locally significant recreational assets; and
  - h. Support the reuse and redevelopment of the Boroughs as a major mixed-use destination for the Slate Belt region; and
  - i. Ensure the viability of the agricultural lands and economy critical to Slate Belt, the Lehigh Valley and the Commonwealth of Pennsylvania.
- C. The purpose of this Intermunicipal Cooperative Implementation Agreement is to achieve the objectives cited in Section B above by implementing the Plan.
- D. The further purpose of this Intermunicipal Cooperative Implementation Agreement is to comply with the provisions of Section 14084, Implementation Agreements, of the MPC.

### SECTION IV: GOALS, OBJECTIVES AND POLICIES, AND IMPLEMENTATION ROLES AND RESPONSIBILITIES

- A. The goals, objectives and policies of the Plan will help guide and shape new growth and development in the [teneight](#) municipalities for the next 25 years and beyond. The goals, objectives, policies and actions set forth in the Plan are reaffirmed by this agreement.
- B. By adopting this agreement, the participants hereby define their roles and responsibilities for implementing the Plan. The Plan will be implemented by undertaking actions, as described in this agreement, that are consistent with the Plan.

**SECTION V: ADOPTION OF CONFORMING ORDINANCES AND PLANS**

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.

**SECTION VI: ROLE OF SLATE BELT MULTI-MUNICIPAL COMPREHENSIVE PLAN ADVISORY COMMITTEE**

The Slate Belt Municipalities shall serve as the Slate Belt Multi-Municipal Comprehensive Plan Advisory Committee (“Advisory Committee”) for municipalities who have agreed to implement the multi-municipal comprehensive plan for the Slate Belt Area under this agreement. Each municipality shall submit proposed ordinances, capital improvements, comprehensive plans, specific area plans, official maps or any proposed amendments thereto to the Slate Belt Multi-Municipal Comprehensive Plan Advisory Committee for review.

- A. Reviews. Advisory Committee shall conduct reviews and tasks mandated in Section 14084 – Implementation Agreement of the MPC in accord with the following guidelines:
  - a. General Consistency Guidelines. When evaluating ordinances, comprehensive plans, capital improvements plans or any amendments thereto for “general consistency,” Advisory Committee shall determine if there is a “reasonable, rational, similar connection or relationship” between the plan, map(s), regulation(s) or ordinance and the provision(s) of the Plan. To be generally consistent, any plan(s), map(s), regulation(s) or ordinance(s) submitted to the Advisory Committee shall be in accord with provisions of the Plan regarding the following:
    - i. the amount, location, density, intensity, character and timing of future land uses;

- ii. preservation of natural and historic resources such as wetlands, aquifer recharge zones, woodlands, steep slopes, agricultural lands, floodplains, unique natural areas, historic sites and features;
  - iii. provision of adequate housing opportunities with a variety of housing types and densities;
  - iv. location, timing and character of transportation facilities, community facilities, including water, sewer, stormwater, parks, recreation and other utilities.
- b. Advisory Committee shall provide review comments to the submitting municipality with a copy to the other municipalities in the Plan.
- B. Annual Report. Advisory Committee shall prepare an annual report in conformance with the requirements of Section 14084(b)(4) of the MPC. Each annual report shall be sent to the Lehigh Valley Planning Commission.

## **SECTION VII: ROLE OF THE MUNICIPALITIES**

- A. Developments of Regional Significance. To create a procedure for the review of Developments of Regional Significance as defined in Section VII.B of this agreement, participating municipalities agree to adopt the following amendments to their subdivision and land development ordinances (“SALDO”):
- a. Add into SALDOs a definition of a “Development of Regional Significance” which uses the exact same wording contained in Section VII.B of this intergovernmental agreement.
  - b. Add into SALDOs under the Preliminary Plan Submission Requirements, a requirement that developers and subdividers of land furnish either a statement that the plan does not have regional significance to the SALDO definition, or if it does have regional significance a signed letter showing the dates upon which copies of the plan and supporting documentation have been delivered to each of the other nine municipalities. Copies of professional reviews shall also be forwarded to the other municipalities upon receipt. In acting on the subdivision and/or land development, the host municipality shall consider the comments provided by the other municipalities.
  - c. Upon plan submission to the host municipality the planning administrator, or other designated municipal staff member, shall verify, in accord with the SALDO definition of a development of regional significance, that the developer has correctly executed requirements of Section b above. If in accord, and all other municipal submission requirements are satisfied, the developer’s plan shall be accepted for review by the municipality.
  - d. Upon receipt of a plan of regional significance that was submitted to another municipality, the Planning Administrator shall add the plan to the agenda of the next available planning commission meeting and notify the members of the municipal governing body.
- B. Developments of Regional Significance. For purposes of this agreement, a development of regional significance shall be defined as “any land development that, because of its character, magnitude, or location will have substantial effect upon the

health, safety or welfare of citizens in more than one municipality.” Determination of regional significance in the Slate Belt area shall be based on the following guidelines:

- a. Any residential land development or subdivision that results in the creation of five lots or more or results in the development in the immediate or aggregate of five or more residential, commercial or mixed-use units in the Townships.
  - b. Any residential land development or subdivision that results in the creation of five lots or more or results in the development in the immediate or aggregate of ~~teneight~~ or more residential, commercial or mixed-use units in the Boroughs.
  - c. Any subdivision or land development that has the po~~teneight~~tial to generate:
    - i. 30 or greater residential vehicle trips per day according to the latest edition of the *Institute of Transportation Engineers Trip Generation Manual*.
    - ii. ~~1080~~ vehicle trips or greater per day for all other non-residential land uses according to the latest edition of the *Institute of Transportation Engineers Trip Generation Manual*.
  - d. Any subdivision or land development that has the po~~teneight~~tial to adversely affect the environmental features listed in Section VI.A.a.ii. in any municipality within the scope of the *Slate Belt Multi-Municipal Comprehensive Plan*.
  - e. Any portion of a subdivision or land development that is within 300 feet of a municipal boundary.
  - f. Any non-residential commercial, retail, office, service, institutional, industrial, sports complex or recreational land development in which the floor area of the building(s) or building addition(s) equals or exceeds 50,000 square feet and/or is 40 feet in height including appur~~teneight~~ances.
  - g. Any airport, racetrack, commercial or non-profit shooting range, trucking terminal, high cube industrial, commercial solar or wind energy operation, commercial energy generation or distribution, chemical or fertilizer processing or distribution operation, amusement park or ski area, sanitary land fill, quarry, mine, or concentrated animal feed operation.
  - h. Uses ~~within developments~~ not currently located in the Slate Belt area.
- C. Other Municipalities. Upon receipt of subdivisions and land developments of regional significance, the other municipalities should consider the proposal relative to its effect upon the health, safety or welfare of its citizens. In considering these plans and ordinances, the other municipalities may provide advisory comments and recommendations to the host municipality.

## SECTION VIII: MUNICIPAL PLANNING COMMISSIONS

Each municipality shall retain its own planning commission. Each municipal planning commission will review those subdivisions and land developments that are proposed within its own municipality, and then provide advisory comments to its elected officials. Recommendations of the municipal planning commission should be guided by the Plan and be consist~~teneight~~t with

its goals, objectives, and policies. The municipal planning commissions shall continue to perform all actions and functions as authorized by the MPC.

### **SECTION IX: MUNICIPAL ZONING HEARING BOARDS**

Each municipality shall retain its individual zoning hearing boards. These boards shall carry out all functions as set forth in the MPC. In considering applications before it, the municipal zoning hearing board should be guided by the Plan and take actions consistent with its goals, objectives, policies and actions.

### **SECTION X: MUNICIPAL ZONING**

Each participating municipality retains the right to adopt and administer its own individual zoning ordinance and zoning map. Municipalities will seek to coordinate amendments with participating Slate Belt area local governments while retaining individual municipal rights. Two or more participating municipalities may adopt and administer Joint Zoning Ordinances pursuant to the provisions of the MPC at their discretion.

### **SECTION XI: MUNICIPAL SUBDIVISION AND LAND DEVELOPMENT ORDINANCES**

Subdivision and land development powers shall only be exercised by the municipality in which the property where the approval is sought. Under no circumstances shall a subdivision or land development applicant be required to undergo more than one municipal approval process.

### **SECTION XII: PLAN AMENDMENT PROCEDURES**

Any amendment to the *Slate Belt Multi-Municipal Comprehensive Plan* and the redefinition of the Future Land Use Plan shall be in accord with the provisions of this section and Article III of the MPC.

Slate Belt area communities shall implement the procedures established pursuant to Section VI.A of this agreement. Any and all proposed amendments to the Plan and redefinitions of the above-cited areas shall be effective only upon approval by resolution by each of the municipal governing bodies. In the event that each of the municipal governing bodies do not approve the proposed changes, the municipalities may avail themselves of the dispute resolution provisions of Section XIII.

### **SECTION XIII: DISPUTE RESOLUTION**

A dispute over interpretation of the Plan, an amendment to the Plan or consistency of ordinances with the Plan may be resolved as follows:



- A. The disputing parties agree to first discuss and negotiate in good faith in an attempt to resolve the dispute amicably and informally.
- B. If the dispute cannot be settled through direct discussions and good faith negotiations, the disputing parties shall utilize mediation provisions of Sections 602.1 and 908.1 of the MPC as may be relevant.
- C. Participating municipalities mutually covenant to make the best efforts to resolve disputes as they arise.

**SECTION XIV: AMENDMENTS TO THE IMPLEMENTATION AGREEMENT**

- A. Requirements. An amendment to this Implementation Agreement may be made only with the consent of all the Participants, each of which shall execute the amendment.
- B. Consistency with the Plan. ~~The intent of this agreement is to maintain consistency with the Plan and all reasonable attempts to maintain consistency in implementation of the Plan shall be made. No amendment to this Implementation Agreement shall be inconsistent with the Plan.~~ Any amendment that is not generally consistent with the Plan shall be avoided.
- C. Notice of Amendment. A true and complete copy of every amendment of this Implementation Agreement shall be provided to each Participant within ten (10) days of the full execution thereof or its effective date, whichever is sooner.

**SECTION XV: WITHDRAWAL**

A Participant may voluntarily withdraw from participation in this Implementation Agreement at any time after having been a Participant for at least one year, provided that the Participant shall give at least six months written notice to the Slate Belt Municipalities and the Advisory Committee.

**SECTION XVI: ENFORCEMENT**

Any participant may enforce this agreement against any other participant in accordance with Section 2315 of the Intergovernmental Cooperation Act, 53 Pa. C.S.A.

**SECTION XVII: SEVERABILITY**

The unenforceability or invalidity of any provision of this Agreement shall not affect the enforceability or validity of any other provision.

**IN WITNESS WHEREOF**, and intending to be legally bound, the participants have executed this Agreement on the date indicated below.

**BANGOR BOROUGH**

By: \_\_\_\_\_

\_\_\_\_\_  
Attest

Date: \_\_\_\_\_

**EAST BANGOR BOROUGH**

By: \_\_\_\_\_

\_\_\_\_\_  
Attest

Date: \_\_\_\_\_

**LOWER MOUNT BETHEL TOWNSHIP**

By: \_\_\_\_\_

\_\_\_\_\_  
Attest

Date: \_\_\_\_\_

**PEN ARGYL BOROUGH**

By: \_\_\_\_\_

\_\_\_\_\_  
Attest

Date: \_\_\_\_\_

**PLAINFIELD TOWNSHIP**

By: \_\_\_\_\_

\_\_\_\_\_  
Attest

Date: \_\_\_\_\_

**PORTLAND BOROUGH**

By: \_\_\_\_\_

\_\_\_\_\_  
Attest

Date: \_\_\_\_\_

**ROSETO BOROUGH**



By: \_\_\_\_\_

\_\_\_\_\_  
Attest

Date: \_\_\_\_\_

**UPPER MOUNT BETHEL TOWNSHIP**

By: \_\_\_\_\_

\_\_\_\_\_  
Attest

Date: \_\_\_\_\_

**WASHINGTON TOWNSHIP**

By: \_\_\_\_\_

\_\_\_\_\_  
Attest

Date: \_\_\_\_\_

**WIND GAP BOROUGH**

By: \_\_\_\_\_

\_\_\_\_\_  
Attest

Date: \_\_\_\_\_



## TO DO LIST

### 45-Day Public Review and Comment Period

Start: **Friday, September 13, 2024**; **Friday, September 20, 2024**; **Friday, September 27, 2024**.

End: **Monday, October 28, 2024**; **Monday, November 4, 2024**; **Monday, November 11, 2024**.

#### To Do:

- **Letters** \_\_\_\_\_
  - Adjacent Communities
  - School Districts
  - LVPC
- **Website** \_\_\_\_\_
  - Post comment period notice
  - Have comment box
- **Ad** \_\_\_\_\_
  - Express Times
- **Municipal Building Notice** \_\_\_\_\_
- **Comment Management** \_\_\_\_\_
  - Compilation
  - Response
    - Document
      - Send to Local Governments Involved
    - Comment Response to those that sent in comment

### Public Hearing

- **Finalize dates and locations for Hearings in October/November** \_\_\_\_\_
- **Adoption Resolution** \_\_\_\_\_
  - Draft
  - Send to communities
- **Adoption Packet** \_\_\_\_\_
  - What's a Comprehensive Plan
  - Overview Presentation
    - Dates of Public Meetings from Summer
  - Certification of 45-Day Public Review and Comment Period
  - 45-Day Public Review and Comment Letters
    - Any responses from MPC Mandated Entities
  - Public Comments and Response Document
  - Public Review and Comment Period Ad from Express Times
  - Other? \_\_\_\_\_

### Adoption

- **Coordinate Adoption Dates with Communities** \_\_\_\_\_
- **Schedule Staff to attend** \_\_\_\_\_

**BOROUGH OF BANGOR  
NORTHAMPTON COUNTY, PENNSYLVANIA**

**RESOLUTION NO.**

**RESOLUTION ADOPTING PLAN SLATE BELT  
MULTI-MUNICIPAL COMPREHENSIVE PLAN.**

WHEREAS, pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Act of July 31, 1968, P.L. 805, as amended, Article III (53 P.S. 10101, et seq.), the Council of Bangor Borough, participating with eight (8) other municipalities, with consultant services provided by the Lehigh Valley Planning Commission, participated in the preparation of the Plan Slate Belt Multi-Municipal Comprehensive Plan; and

WHEREAS, the aforesaid Plan Slate Belt Multi-Municipal Comprehensive Plan, including the municipalities of Bangor Borough, East Bangor Borough, Pen Argyl Borough, Portland Borough, Roseto Borough, Upper Mount Bethel Township, Washington Township, and Wind Gap Borough, consists of maps, charts and textual material covering the requirements as set forth in Section 301, 301.1, and 301.2 of the Pennsylvania Municipalities Planning Code; and

WHEREAS, with the assistance of the Lehigh Valley Planning Commission, Bangor Borough has complied with all of the procedural notice, public hearing, and public comment requirements of Section 301.3 and 302 of the Pennsylvania Municipalities Planning Code; and

WHEREAS, the Council of Bangor Borough finds that the Plan Slate Belt Multi-Municipal Comprehensive Plan adequately addresses land use concerns and issues within its jurisdiction.

NOW, THEREFORE, BE IT RESOLVED by the Council of Bangor Borough that the attached Plan Slate Belt Multi-Municipal Comprehensive Plan along with all appended maps, charts, and textual matter, be hereby approved and adopted as the Comprehensive Plan for Bangor Borough, Northampton County, Pennsylvania.

DULY RESOLVED the \_\_\_\_\_ day of [MONTH] 2024 by the Council of Bangor Borough.

**COUNCIL  
BOROUGH OF BANGOR**

**ATTEST:**

**BY:** \_\_\_\_\_

**JAMES KRESGE, President**

\_\_\_\_\_  
**TRACY PALMER, Secretary**

**BOROUGH OF EAST BANGOR  
NORTHAMPTON COUNTY, PENNSYLVANIA**

**RESOLUTION NO.**

**RESOLUTION ADOPTING PLAN SLATE BELT  
MULTI-MUNICIPAL COMPREHENSIVE PLAN.**

WHEREAS, pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Act of July 31, 1968, P.L. 805, as amended, Article III (53 P.S. 10101, et seq.), the Council of East Bangor Borough, participating with eight (8) other municipalities, with consultant services provided by the Lehigh Valley Planning Commission, participated in the preparation of the Plan Slate Belt Multi-Municipal Comprehensive Plan; and

WHEREAS, the aforesaid Plan Slate Belt Multi-Municipal Comprehensive Plan, including the municipalities of Bangor Borough, East Bangor Borough, Pen Argyl Borough, Portland Borough, Roseto Borough, Upper Mount Bethel Township, Washington Township, and Wind Gap Borough, consists of maps, charts and textual material covering the requirements as set forth in Section 301, 301.1, and 301.2 of the Pennsylvania Municipalities Planning Code; and

WHEREAS, with the assistance of the Lehigh Valley Planning Commission, East Bangor Borough has complied with all of the procedural notice, public hearing, and public comment requirements of Section 301.3 and 302 of the Pennsylvania Municipalities Planning Code; and

WHEREAS, the Council of East Bangor Borough finds that the Plan Slate Belt Multi-Municipal Comprehensive Plan adequately addresses land use concerns and issues within its jurisdiction.

NOW, THEREFORE, BE IT RESOLVED by the Council of East Bangor Borough that the attached Plan Slate Belt Multi-Municipal Comprehensive Plan along with all appended maps, charts, and textual matter, be hereby approved and adopted as the Comprehensive Plan for East Bangor Borough, Northampton County, Pennsylvania.

DULY RESOLVED the \_\_\_\_\_ day of [MONTH] 2024 by the Council of East Bangor Borough.

**COUNCIL  
BOROUGH OF EAST BANGOR**

**ATTEST:**

**BY:** \_\_\_\_\_

**PETE ZUZULAK, President**

\_\_\_\_\_  
**BONNIE DUE, Secretary**

**BOROUGH OF PEN ARGYL  
NORTHAMPTON COUNTY, PENNSYLVANIA**

**RESOLUTION NO.**

**RESOLUTION ADOPTING PLAN SLATE BELT  
MULTI-MUNICIPAL COMPREHENSIVE PLAN.**

WHEREAS, pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Act of July 31, 1968, P.L. 805, as amended, Article III (53 P.S. 10101, et seq.), the Council of Pen Argyl Borough, participating with eight (8) other municipalities, with consultant services provided by the Lehigh Valley Planning Commission, participated in the preparation of the Plan Slate Belt Multi-Municipal Comprehensive Plan; and

WHEREAS, the aforesaid Plan Slate Belt Multi-Municipal Comprehensive Plan, including the municipalities of Bangor Borough, East Bangor Borough, Pen Argyl Borough, Portland Borough, Roseto Borough, Upper Mount Bethel Township, Washington Township, and Wind Gap Borough, consists of maps, charts and textual material covering the requirements as set forth in Section 301, 301.1, and 301.2 of the Pennsylvania Municipalities Planning Code; and

WHEREAS, with the assistance of the Lehigh Valley Planning Commission, Pen Argyl Borough has complied with all of the procedural notice, public hearing, and public comment requirements of Section 301.3 and 302 of the Pennsylvania Municipalities Planning Code; and

WHEREAS, the Council of Pen Argyl Borough finds that the Plan Slate Belt Multi-Municipal Comprehensive Plan adequately addresses land use concerns and issues within its jurisdiction.

NOW, THEREFORE, BE IT RESOLVED by the Council of Pen Argyl Borough that the attached Plan Slate Belt Multi-Municipal Comprehensive Plan along with all appended maps, charts, and textual matter, be hereby approved and adopted as the Comprehensive Plan for Pen Argyl Borough, Northampton County, Pennsylvania.

DULY RESOLVED the \_\_\_\_\_ day of [MONTH] 2024 by the Council of Pen Argyl Borough.

**COUNCIL  
BOROUGH OF PEN ARGYL**

**ATTEST:**

**BY:** \_\_\_\_\_

**JOSEPH LEDONNE, President**

\_\_\_\_\_  
**JULI LEMAK, Secretary**



**BOROUGH OF PORTLAND  
NORTHAMPTON COUNTY, PENNSYLVANIA**

**RESOLUTION NO.**

**RESOLUTION ADOPTING PLAN SLATE BELT  
MULTI-MUNICIPAL COMPREHENSIVE PLAN.**

WHEREAS, pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Act of July 31, 1968, P.L. 805, as amended, Article III (53 P.S. 10101, et seq.), the Council of Portland Borough, participating with eight (8) other municipalities, with consultant services provided by the Lehigh Valley Planning Commission, participated in the preparation of the Plan Slate Belt Multi-Municipal Comprehensive Plan; and

WHEREAS, the aforesaid Plan Slate Belt Multi-Municipal Comprehensive Plan, including the municipalities of Bangor Borough, East Bangor Borough, Pen Argyl Borough, Portland Borough, Roseto Borough, Upper Mount Bethel Township, Washington Township, and Wind Gap Borough, consists of maps, charts and textual material covering the requirements as set forth in Section 301, 301.1, and 301.2 of the Pennsylvania Municipalities Planning Code; and

WHEREAS, with the assistance of the Lehigh Valley Planning Commission, Portland Borough has complied with all of the procedural notice, public hearing, and public comment requirements of Section 301.3 and 302 of the Pennsylvania Municipalities Planning Code; and

WHEREAS, the Council of Portland Borough finds that the Plan Slate Belt Multi-Municipal Comprehensive Plan adequately addresses land use concerns and issues within its jurisdiction.

NOW, THEREFORE, BE IT RESOLVED by the Council of Portland Borough that the attached Plan Slate Belt Multi-Municipal Comprehensive Plan along with all appended maps, charts, and textual matter, be hereby approved and adopted as the Comprehensive Plan for Portland Borough, Northampton County, Pennsylvania.

DULY RESOLVED the \_\_\_\_\_ day of [MONTH] 2024 by the Council of Portland Borough.

**COUNCIL  
BOROUGH OF PORTLAND**

**ATTEST:**

**BY:** \_\_\_\_\_

**LANCE PRATOR, President**

\_\_\_\_\_  
**LORI SLIKER, Secretary**

**BOROUGH OF ROSETO  
NORTHAMPTON COUNTY, PENNSYLVANIA**

**RESOLUTION NO.**

**RESOLUTION ADOPTING PLAN SLATE BELT  
MULTI-MUNICIPAL COMPREHENSIVE PLAN.**

WHEREAS, pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Act of July 31, 1968, P.L. 805, as amended, Article III (53 P.S. 10101, et seq.), the Council of Roseto Borough, participating with eight (8) other municipalities, with consultant services provided by the Lehigh Valley Planning Commission, participated in the preparation of the Plan Slate Belt Multi-Municipal Comprehensive Plan; and

WHEREAS, the aforesaid Plan Slate Belt Multi-Municipal Comprehensive Plan, including the municipalities of Bangor Borough, East Bangor Borough, Pen Argyl Borough, Portland Borough, Roseto Borough, Upper Mount Bethel Township, Washington Township, and Wind Gap Borough, consists of maps, charts and textual material covering the requirements as set forth in Section 301, 301.1, and 301.2 of the Pennsylvania Municipalities Planning Code; and

WHEREAS, with the assistance of the Lehigh Valley Planning Commission, Roseto Borough has complied with all of the procedural notice, public hearing, and public comment requirements of Section 301.3 and 302 of the Pennsylvania Municipalities Planning Code; and

WHEREAS, the Council of Roseto Borough finds that the Plan Slate Belt Multi-Municipal Comprehensive Plan adequately addresses land use concerns and issues within its jurisdiction.

NOW, THEREFORE, BE IT RESOLVED by the Council of Roseto Borough that the attached Plan Slate Belt Multi-Municipal Comprehensive Plan along with all appended maps, charts, and textual matter, be hereby approved and adopted as the Comprehensive Plan for Roseto Borough, Northampton County, Pennsylvania.

DULY RESOLVED the \_\_\_\_\_ day of [MONTH] 2024 by the Council of Roseto Borough.

**COUNCIL  
BOROUGH OF ROSETO**

**ATTEST:**

**BY:** \_\_\_\_\_  
**NICHOLAS MARTINO, President**

\_\_\_\_\_  
**CATHY MARTINO, Manager**

**TOWNSHIP OF UPPER MOUNT BETHEL  
NORTHAMPTON COUNTY, PENNSYLVANIA**

**RESOLUTION NO.**

**RESOLUTION ADOPTING PLAN SLATE BELT  
MULTI-MUNICIPAL COMPREHENSIVE PLAN.**

WHEREAS, pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Act of July 31, 1968, P.L. 805, as amended, Article III (53 P.S. 10101, et seq.), the Board of Supervisors of Upper Mount Bethel Township, participating with eight (8) other municipalities, with consultant services provided by the Lehigh Valley Planning Commission, participated in the preparation of the Plan Slate Belt Multi-Municipal Comprehensive Plan; and

WHEREAS, the aforesaid Plan Slate Belt Multi-Municipal Comprehensive Plan, including the municipalities of Bangor Borough, East Bangor Borough, Pen Argyl Borough, Portland Borough, Roseto Borough, Upper Mount Bethel Township, Washington Township, and Wind Gap Borough, consists of maps, charts and textual material covering the requirements as set forth in Section 301, 301.1, and 301.2 of the Pennsylvania Municipalities Planning Code; and

WHEREAS, with the assistance of the Lehigh Valley Planning Commission, Upper Mount Bethel Township has complied with all of the procedural notice, public hearing, and public comment requirements of Section 301.3 and 302 of the Pennsylvania Municipalities Planning Code; and

WHEREAS, the Board of Supervisors of Upper Mount Bethel Township finds that the Plan Slate Belt Multi-Municipal Comprehensive Plan adequately addresses land use concerns and issues within its jurisdiction.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Upper Mount Bethel Township that the attached Plan Slate Belt Multi-Municipal Comprehensive Plan along with all appended maps, charts, and textual matter, be hereby approved and adopted as the Comprehensive Plan for Upper Mount Bethel Township, Northampton County, Pennsylvania.

DULY RESOLVED the \_\_\_\_\_ day of [MONTH] 2024 by the Board of Supervisors of Upper Mount Bethel Township.

**BOARD OF SUPERVISORS  
TOWNSHIP OF UPPER MOUNT BETHEL**

**ATTEST:**

**BY:** \_\_\_\_\_  
**JOHN BERMINGHAM, JR., Chair**

\_\_\_\_\_  
**CINDY BECK, Secretary**

**TOWNSHIP OF WASHINGTON  
NORTHAMPTON COUNTY, PENNSYLVANIA**

**RESOLUTION NO.**

**RESOLUTION ADOPTING PLAN SLATE BELT  
MULTI-MUNICIPAL COMPREHENSIVE PLAN.**

WHEREAS, pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Act of July 31, 1968, P.L. 805, as amended, Article III (53 P.S. 10101, et seq.), the Board of Supervisors of Washington Township, participating with eight (8) other municipalities, with consultant services provided by the Lehigh Valley Planning Commission, participated in the preparation of the Plan Slate Belt Multi-Municipal Comprehensive Plan; and

WHEREAS, the aforesaid Plan Slate Belt Multi-Municipal Comprehensive Plan, including the municipalities of Bangor Borough, East Bangor Borough, Pen Argyl Borough, Portland Borough, Roseto Borough, Upper Mount Bethel Township, Washington Township, and Wind Gap Borough, consists of maps, charts and textual material covering the requirements as set forth in Section 301, 301.1, and 301.2 of the Pennsylvania Municipalities Planning Code; and

WHEREAS, with the assistance of the Lehigh Valley Planning Commission, Washington Township has complied with all of the procedural notice, public hearing, and public comment requirements of Section 301.3 and 302 of the Pennsylvania Municipalities Planning Code; and

WHEREAS, the Board of Supervisors of Washington Township finds that the Plan Slate Belt Multi-Municipal Comprehensive Plan adequately addresses land use concerns and issues within its jurisdiction.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Washington Township that the attached Plan Slate Belt Multi-Municipal Comprehensive Plan along with all appended maps, charts, and textual matter, be hereby approved and adopted as the Comprehensive Plan for Washington Township, Northampton County, Pennsylvania.

DULY RESOLVED the \_\_\_\_\_ day of [MONTH] 2024 by the Board of Supervisors of Washington Township.

**BOARD OF SUPERVISORS  
TOWNSHIP OF WASHINGTON**

**ATTEST:**

**BY:** \_\_\_\_\_

**ROBERT SMITH, Chair**

\_\_\_\_\_  
**KATIE PURDUE, Secretary**



**BOROUGH OF WIND GAP  
NORTHAMPTON COUNTY, PENNSYLVANIA**

**RESOLUTION NO.**

**RESOLUTION ADOPTING PLAN SLATE BELT  
MULTI-MUNICIPAL COMPREHENSIVE PLAN.**

WHEREAS, pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Act of July 31, 1968, P.L. 805, as amended, Article III (53 P.S. 10101, et seq.), the Council of Wind Gap Borough, participating with eight (8) other municipalities, with consultant services provided by the Lehigh Valley Planning Commission, participated in the preparation of the Plan Slate Belt Multi-Municipal Comprehensive Plan; and

WHEREAS, the aforesaid Plan Slate Belt Multi-Municipal Comprehensive Plan, including the municipalities of Bangor Borough, East Bangor Borough, Pen Argyl Borough, Portland Borough, Roseto Borough, Upper Mount Bethel Township, Washington Township, and Wind Gap Borough, consists of maps, charts and textual material covering the requirements as set forth in Section 301, 301.1, and 301.2 of the Pennsylvania Municipalities Planning Code; and

WHEREAS, with the assistance of the Lehigh Valley Planning Commission, Wind Gap Borough has complied with all of the procedural notice, public hearing, and public comment requirements of Section 301.3 and 302 of the Pennsylvania Municipalities Planning Code; and

WHEREAS, the Council of Wind Gap Borough finds that the Plan Slate Belt Multi-Municipal Comprehensive Plan adequately addresses land use concerns and issues within its jurisdiction.

NOW, THEREFORE, BE IT RESOLVED by the Council of Wind Gap Borough that the attached Plan Slate Belt Multi-Municipal Comprehensive Plan along with all appended maps, charts, and textual matter, be hereby approved and adopted as the Comprehensive Plan for Wind Gap Borough, Northampton County, Pennsylvania.

DULY RESOLVED the \_\_\_\_\_ day of [MONTH] 2024 by the Council of Wind Gap Borough.

**COUNCIL  
BOROUGH OF WIND GAP**

**ATTEST:**

**BY:** \_\_\_\_\_  
**GEORGE HINTON, President**

\_\_\_\_\_  
**DEBRA HARBISON, Administrative Assistant**

## Slate Belt Communities' Activity Log

**Subdivision, Land Development, Municipal Ordinances, Plans & Maps Sent to LVPC for Review**

**August 2024**

\*Acronyms List: SALDO = Subdivision and Land Development, MPC = Pennsylvania Municipalities Planning Code, LLA = Lot Line Adjustment

MUNICIPALITY	PROJECT NAME	DESCRIPTION	TYPE	DATE ACCEPTED	DATE MAILED
Wind Gap Borough	Wawa - 62 N. Broadway	Consolidate five lots to create one 8.663-acre parcel to construct a 6,049 square-foot convenience store, canopy and fuel pump area with associated parking located at 62 N Broadway	Land Development/Lot Consolidation	9/3/24	
Plainfield Township & Wind Gap Borough	The Cubes at Wind Gap (905 Pennsylvania Avenue)	Proposal to construct 645,400 square feet of warehouse at 905 Pennsylvania Avenue.	Land Use of Regional Significance	waiting on materials	
Upper Mount Bethel Township	Well Ordinance	Zoning ordinance amendment to include provisions that protect the quality and quantity of water resources by requiring the permitting and implementing standards of wells.	Zoning Ordinance Amendment	8/21/2023	