

PLAN SLATE BELT



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

SLATE BELT MULTI-MUNICIPAL COMPREHENSIVE PLAN STEERING COMMITTEE MEETING

Thursday, July 6, 2023, 7:00 PM
Pen Argyl Borough Hall, 11 North Robinson Avenue, Pen Argyl, PA 18072

AGENDA

Open Meeting

- Roll Call
- Minutes
 - June 1, 2023 Meeting Minutes

Old Business

1. Portland Borough Council Update
2. Discussion of Correspondence from Plainfield Township (see attachments)
3. Adoption Timeline (see attachment)

New Business

1. Intermunicipal Agreement Discussion

Next Steps

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. June 2023
2. Municipal Update

Adjourn

Next Meeting: August 3, 2023: Pen Argyl Borough Hall, 11 North Robinson Avenue,
Pen Argyl, PA 18072

The Multi-Municipal Comprehensive Plan for the SLATE BELT

June 1, 2023 – 7 PM, Steering Committee Meeting

Steering Committee Attendees:

Bangor:	Marissa Donnelly
East Bangor:	Jason Huggan
Lower Mount Bethel:	Susan Disidore
Pen Argyl:	Robin Zmoda, Janell Conolly, Tyler Kemp
Plainfield:	Terry Kleintop, Jane Mellert, Don Moore
Portland:	Lance Prator, Heather Fischer
Roseto:	
Upper Mount Bethel:	David Friedman
Washington:	
Wind Gap:	

Members of the Public in Attendance:

Judy Henckel – Upper Mount Bethel
Millie Beahn – Plainfield Township
Wendy Klug – Portland Borough

Planning Partners in Attendance:

Tracy Oscavich – Lehigh Valley Planning Commission
Dean Severson – Lehigh Valley Planning Commission
Sue Rockwell – Lehigh Valley Planning Commission

Roll Call

Ms. Rockwell called roll. Roseto, Washington and Wind Gap were not in attendance.

Minutes from the May 4, 2023 Meeting

Ms. Zmoda called for a motion to approve the minutes from the May 4, 2023 meeting. Ms. Donnelly made the motion. Mr. Prator seconded the motion. Mr. Friedman voted present. The motion passed.

Old Business

1. Updates on Text and Map Edits

Mr. Severson said, at the last meeting, we discussed things that the committee may want to include in the plan. Based on that discussion, a list of the proposed edits was prepared and is included in the meeting packet. Mr. Severson reviewed each of the proposed edits from the list.

1. Importance of wastewater needs to the region/regionalization of utilities

Mr. Kleintop asked if this was unique to Pen Argyl/Plainfield/Wind Gap. Mr. Severson said no, it is up to the authorities or municipalities to make the decisions about providing sewer or water service to adjoining municipalities.

2. Infrastructure/manufacturing

Mr. Moore suggested adding a comma after “budgets” in the last sentence.

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3. Economic revitalization and redevelopment

Mr. Kleintop asked about including the gambling grant. Ms. Oscavich said that grant would still go through the state Department of Community and Economic Development.

4. Traffic management tools

Mr. Kleintop asked how they can get PennDOT's attention. Ms. Zmoda said she doesn't think that can be addressed through this plan. The COG might be a better forum. Ms. Oscavich said the edits address that. Mr. Severson also noted that the LVPC brings agencies and municipalities together when reviewing Land Uses of Regional Significance. Mr. Moore suggested changing "improvement" to "improvements" in the third line of the first paragraph, adding a period after "implement", and capitalizing "fortunately" and adding a comma after it in the third line of the second paragraph.

5./6. Appropriate businesses and industrial developments in agricultural areas/parcels zoned Agriculture and appropriate accessory uses to agricultural operations/Revisions to Purpose Statements in Agricultural Zoning Districts

Mr. Moore said that examples of uses that might work well should be included as discussed at the Township meeting in March. Mr. Kleintop said we should also include bad examples.

7. Relationship between ag and natural resources

No comments were provided.

8. Methodology for creation of Farmland Preservation Plan map in Data Companion

Mr. Moore said that the Farmland Preservation Plan in the draft Plan should also include the methodology for creating the map as well as the purpose. Mr. Severson noted that the map is a starting point for municipalities to help identify preservation priorities.

9. Trail towns

Mr. Moore noted other trails that should be added, including the Appalachian Trail and the 9/11 National Memorial Trail. Mr. Prator also suggested adding the Portland to Minsi Trail and the Bushkill Trail.

10. Thank you list

Mr. Severson said we want to include in the Plan an acknowledgement of all those that were involved in the planning effort.

11/12. Revised introduction to detailed Future Land Use Plan maps/Existing Land Use Maps

Mr. Severson said the current title of the maps, Existing Land Use, is not correct and is being changed to Future Land Use - Detailed View. The Introduction to the maps is also being revised to reflect that change. Mr. Moore suggested removing "Therefore" in the first sentence of the second paragraph.

13. School enrollments

Mr. Kleintop recommended adding a narrative to go along with the data.

Mr. Moore said the Township solicitor thought he would see the solid waste comment he prepared visualized on the land use maps. He would like to see solid waste be reflected on the land use maps somewhere else. Ms. Connolly asked if the solicitor would be submitting that in writing. She said the Municipalities Planning Code says municipalities in a multi-municipal plan don't have to provide for a use if it is already provided elsewhere. Mr. Moore said yes, he will be submitting

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comments. The Township is concerned that they could be put at risk. Mr. Severson asked that the comments be forwarded to the group.

2. Portland Borough Council Update

Mr. Prator said, since Council backed out of the Plan, some members are rethinking their position. The next Council meeting is being held June 5th at 7 pm. He suggested that committee members email Council members or attend the meeting to voice support for the Plan and that they all need to work together.

Next Steps

1. Adoption Process and Potential Timeline

Ms. Oscavich said we prepared several scenarios for adoption, included in the meeting packet, that depends on what happens with Portland.

Courtesy of the Floor

1. General Issues and Opportunities Discussion

- Known Plan Activity in Slate Belt Communities (May 2023)

The activity log was provided in the meeting packet.

2. Municipal Update

Mr. Prator said whatever the outcome of the Portland meeting, he plans to still attend the Slate Belt meetings.

Ms. Zmoda informed the group that the 100th anniversary of the Weona Park Carousel will be celebrated on Saturday, June 3rd.

Adjourn

Ms. Zmoda called for a motion to adjourn the meeting. Mr. Prator made the motion. Mr. Friedman seconded the motion. The meeting was adjourned. The next meeting in July will be held at the Pen Argyl Social Hall at 11 North Robinson Avenue.

Attachments

- May 4, 2023 Steering Committee Meeting Minutes
- Proposed Edits and Additions to Plan Slate Belt Multi-Municipal Comprehensive Plan
- Steps for Adoption of the Plan Slate Belt Multi-Municipal Comprehensive Plan and Intergovernmental Cooperative Implementation Agreement
- Slate Belt Communities' Activity Log (May 2023)

Minutes prepared and respectfully transmitted by the LVPC.

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Steps for Adoption of the Plan Slate Belt Multi-Municipal Comprehensive Plan and Intergovernmental Cooperative Implementation Agreement

The Plan, once approved by the Steering Committee, must be distributed for review to each of the municipalities adjacent to the Slate Belt Region, the school districts, the Governor’s Center for Local Government Services, and the Lehigh Valley Planning Commission as the County Planning Agency. Per Section 302(a) of the Pennsylvania Municipalities Planning Code (MPC), these bodies have 45 days upon receipt to review the Draft Plan, and these comments must be considered by the governing bodies of the Plan Slate Belt communities. The LVPC will distribute all plan materials to the reviewing bodies. The MPC does not require the Intergovernmental Cooperative Implementation Agreement to be reviewed by other bodies.

In accordance with Section 302(b) of the MPC, the governing bodies of the Plan Slate Belt communities shall hold at least one public hearing pursuant to public notice prior to adoption of the Draft Plan. The LVPC will advertise all the public hearings. These public hearings can be during the regular monthly meeting of the Governing Body, with adoption to follow.

The following table identifies alternative adoption timelines with approval by the Steering Committee at its August, September or October meetings:

<u>Steering Committee</u> <u>meeting date</u>	<u>Receipt by</u> <u>contiguous</u> <u>municipalities</u>	<u>45-day review</u> <u>period</u>	<u>Municipal</u> <u>hearings/action</u>
August 3	August 7	September 21	October
September 7	September 11	October 26	November
October 5	October 10	November 24	December