

# **The Multi-Municipal Comprehensive Plan for the SLATE BELT**

**August 3, 2023 – 7 PM, Steering Committee Meeting**

## **Steering Committee Attendees:**

Bangor:	Steve Reider, Marissa Donnelly
East Bangor:	Jason Huggan
Lower Mount Bethel:	Jen Smethers, Sandra Newman, Susan Disidore
Pen Argyl:	Robin Zmoda, Tyler Kemp
Plainfield:	Terry Kleintop
Portland:	Heather Fischer
Roseto:	
Upper Mount Bethel:	David Friedman
Washington:	Justin Huratiak
Wind Gap:	Louise Firestone

## **Members of the Public in Attendance:**

Judy Henckel – Upper Mount Bethel Township  
Millie Beahn – Plainfield Township

## **Planning Partners in Attendance:**

Becky Bradley – Lehigh Valley Planning Commission  
Sue Rockwell – Lehigh Valley Planning Commission

## **Roll Call**

Ms. Rockwell called roll. Roseto Borough was not in attendance.

## **Minutes from the July 6, 2023 Meeting**

Ms. Zmoda called for a motion to approve the minutes from the July 6, 2023 meeting. Mr. Reider made the motion. Mr. Friedman seconded the motion, which passed unanimously.

## **Old Business**

### **1. Update on Plainfield Township Correspondence**

Ms. Bradley said she had followed up with Attorney Backenstoe, Plainfield Township Solicitor, according to the discussion at the July 6, 2023 steering committee meeting. She prepared a memo of the conversation, which was emailed to the committee on July 27, 2023 and is attached to the agenda. Ms. Bradley said she discussed with the solicitor that the steering committee is concerned about calling out only one land use when there are other uses that are of concern, such as warehouses. They discussed how the solicitor's proposed language could be more generalized to consider concerns about intensive uses overall. Ms. Bradley said she also prepared revised text that includes a discussion on "How to use the Future Land Use Plan" to address concerns. She said they discussed the land use category descriptions, and she added more text to the descriptions of the categories to give more direction, as well as adding text to the description of the Future Land Use Plan. She prepared a section on "How to amend Zoning using the Comprehensive Plan". She said she will follow up with Attorney Backenstoe to see if the proposed revisions are acceptable. Ms. Zmoda said she appreciates the effort to try to find a compromise for this. The Plan is just a guidebook. Each municipality will control their own zoning.

**2. Comparison of Southwest Lehigh Comprehensive Plan’s Future Land Use Plan and Slate Belt Comprehensive Plan Land Use Plan**

Ms. Bradley said she prepared a spreadsheet, which was provided to the committee, that provides a comparison of the Future Land Use Plan map between the Southwest Lehigh and Plan Slate Belt plans based on Mr. Moore’s preference for the Southwest Lehigh plan map. She said the uses align well between the two plans. Ms. Zmoda said the landfill issue should not hold up this plan. The zoning ordinance is most important to address this issue. Mr. Kleintop said their solicitor has a legitimate concern for Plainfield Township. Depending on the primary in November, it could be an issue. Ms. Bradley said, after her conversation with Attorney Backenstoe, she wants to get the proposed plan revisions in the plan along with a few more edits based on feedback on this current August draft. She said she would inform the steering committee about her conversation. Ms. Zmoda said the steering committee should provide comments on the proposed revisions to the LVPC by August 11, 2023. Ms. Bradley said she’d also like to talk to Mr. Moore to go over the proposed revisions.

**3. Possible Adoption Schedule Discussion**

Ms. Bradley said the revised draft plan can be sent out to everyone after the August 11th date. Staff can turn the plan around quickly, allowing for potential approval by the steering committee by the September 7, 2023 meeting. Ms. Newman said she didn’t know how feasible it would be for Lower Mount Bethel Township to meet the September 7th date. They are in the middle of dealing with flood damage issues in the Township. Ms. Bradley said we can adjust as we need to. The group agreed to August 18<sup>th</sup> for all comments and questions on the August plan draft.

**4. Intermunicipal Agreement Discussion**

Ms. Bradley said copies of example Intermunicipal Cooperative Agreements were previously emailed to the committee and asked everyone to review them.

**New Business**

**1. Next Meeting**

Ms. Bradley said we need a meeting location for the September meeting. Ms. Zmoda offered the Pen Argyl Borough Hall location for the meeting. The LVPC will advertise this meeting.

**Courtesy of the Floor**

**1. General Issues and Opportunities Discussion**

- Known Plan Activity in Slate Belt Communities (July 2023)  
There was no activity in the Slate Belt for July 2023.

**2. Municipal Update**

Mr. Friedman said a conditional use meeting for a 1.5 million square foot building on lots 4, 5A and 5B of the RPL subdivision will be held at Upper Mount Bethel Township on August 14, 2023.

Mr. Kleintop said CRG was looking for conditional approval for their proposed development in Plainfield Township.

**Slate Belt Comprehensive Plan Steering Committee Meeting Minutes**  
**August 3, 2023**

Ms. Fischer said they received funding from Northampton County for Portland Borough's October 21, 2023 Founder's Day Celebration.

Ms. Zmoda informed the group about Pen Argyl Borough's Annual Labor Day Parade on September 4, 2023.

Mr. Reider said a Farmers' Market is held in Bangor Borough every Wednesday.

**Adjourn**

Ms. Zmoda called for a motion to adjourn the meeting. Ms. Donnelly made the motion. Mr. Friedman seconded the motion. The meeting was adjourned.

**Attachments**

- July 6, 2023 Steering Committee Meeting Minutes
- LVPC memorandum regarding follow-up on Plainfield letters
- Proposed text revisions:
  - How to use the Future Land Use Plan
  - Future Land Use Descriptions
  - Future Land Use Plan
  - How to amend Zoning using the Comprehensive Plan
- Comparison of Future Land Uses between Southwest Lehigh and Plan Slate Belt Comprehensive Plans
- Adoption timeline

Minutes prepared and respectfully transmitted by the LVPC.