



# Lehigh Valley Planning Commission

DR. CHRISTOPHER R. AMATO  
Chair

CHRISTINA V. MORGAN  
Vice Chair

ARMANDO MORITZ-CHAPELLIQUEN  
Treasurer

BECKY A. BRADLEY, AICP  
Executive Director

## ENVIRONMENT COMMITTEE MEETING Tuesday, February 25<sup>th</sup>, 2025, 10:30 AM AGENDA

THE MEETING CAN BE ACCESSED AT <http://www.tinyurl.com/LVPC2025> OR VIA PHONE  
610-477-5793 Conf ID: 651 626 091#.

### Roll Call

### Courtesy of the Floor

1. Staff Introduction
  - a. Minsoo Park, Economist

### Committee Business:

1. *ACTION ITEM*: Lower Nazareth Township Agriculture Security Area Addition Review – Lower Nazareth Township, Northampton County (CM)
2. *ACTION ITEM*: Zoning Amendment Well Permitting Ordinance – Upper Mount Bethel Township (CR)
3. *ACTION ITEM*: LVPC Comments on Stormwater General Permit Changes (SM)

### Next Environment Committee Meeting

March 25<sup>th</sup>, 2025, 10:30 AM



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February XX, 2025

Mr. Gary Neil Asteak, Esq.  
Asteak Law Offices  
726 Walnut Street  
Easton, PA 18042

**RE: Agricultural Security Area Application - Hosford  
Lower Nazareth Township  
Tax Parcel L6-11-6-0418**

Dear Mr. Asteak:

Thank you for the notification regarding the proposal to modify the Lower Nazareth Township agricultural security area by adding tax parcel L6-11-6-0418, owned by James H. and Lucienne V. Hosford and consisting of 31 acres. Within the General Land Use Plan in *FutureLV: The Regional Plan*, this parcel is located within a high priority area for farmland preservation. The Plan defines farmland preservation as areas that are predominantly agricultural and are recommended to remain in agricultural use. The East Branch Monocacy Creek runs through the property, which is designated as a High-Quality stream under the Pennsylvania Department of Environmental Protection’s Chapter 93 Water Quality Standards and supports the natural reproduction of trout and other cold water flora and fauna. The Chapter 93 Water Quality Standards detail that outside of stated exceptions, the quality of these waters “shall be maintained and protected.” Per *Livable Landscapes An Open Space Plan for Northampton County* Goal 1, where feasible, High-Quality streams should be protected by a 150 ft buffer, and the LVPC recommends maintaining or implementing best management practices, such as riparian buffers, that mitigate effects of agricultural activities on the creek. In January 2025, the LVPC reviewed a group of six contiguous parcels in Lower Nazareth Township to be included in the Township’s ASA. The parcel in this review (L6-11-6-0418) borders these six additional parcels, creating a total of approximately 318 acres of contiguous Agricultural Security Area land. This proposal supports the following LVPC plans’ goals, policies and actions:

*FutureLV: The Regional Plan*

Goal 1 Efficient and Coordinated Development Pattern

- Policy 1.1: Preserve natural areas and farmland by managing growth and development to enhance and strengthen cities, boroughs, suburbs and rural communities.
  - Action: Preserve agricultural and natural lands.

Goal 4 Competitive, Creative and Sustainable Region

- Policy 4.4: Support agriculture and open space as essential components of the regional economy and identity.
  - Action: Provide for the operational needs of regional farms.
  - Action: Expand municipal agricultural security areas.

*NazPlan: Nazareth Area Multi-Municipal Comprehensive Plan*

Goal 2 Balance Preservation and Development

- Policy 2.2: Preserve farmland and farming.

- Action: Support effective agricultural preservation for priority farmlands, including farmsteads with historic value.
- Action: Review and update, as needed, agricultural security areas, which protect agricultural uses in areas recommended for farming from residential development and non-farm activities that interfere with normal farming practices.

*Livable Landscapes An Open Space Plan for Northampton County.*

Goal 4 Preserve farmland and farming to meet food production, economic and open space needs.

- Policy: Support effective agricultural zoning, agricultural security areas and purchase of agricultural easements in areas recommended for farmland preservation in the County Comprehensive Plan.
  - Implementation Strategy: Municipalities should participate in the agricultural security program to protect farming from non-farming activities.

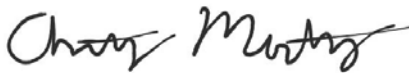
Sincerely,



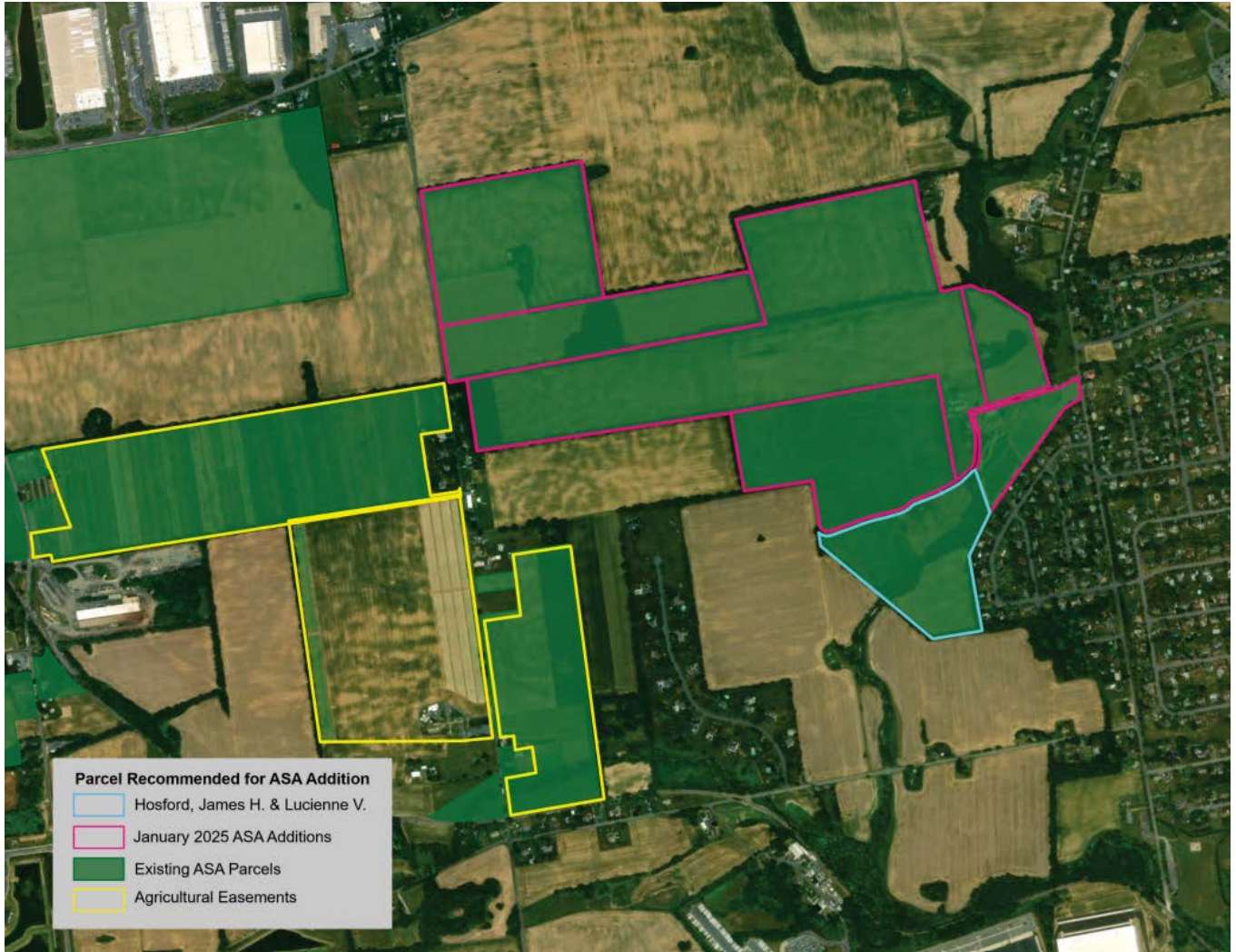
Susan Myerov, AICP  
Director of Environmental Planning



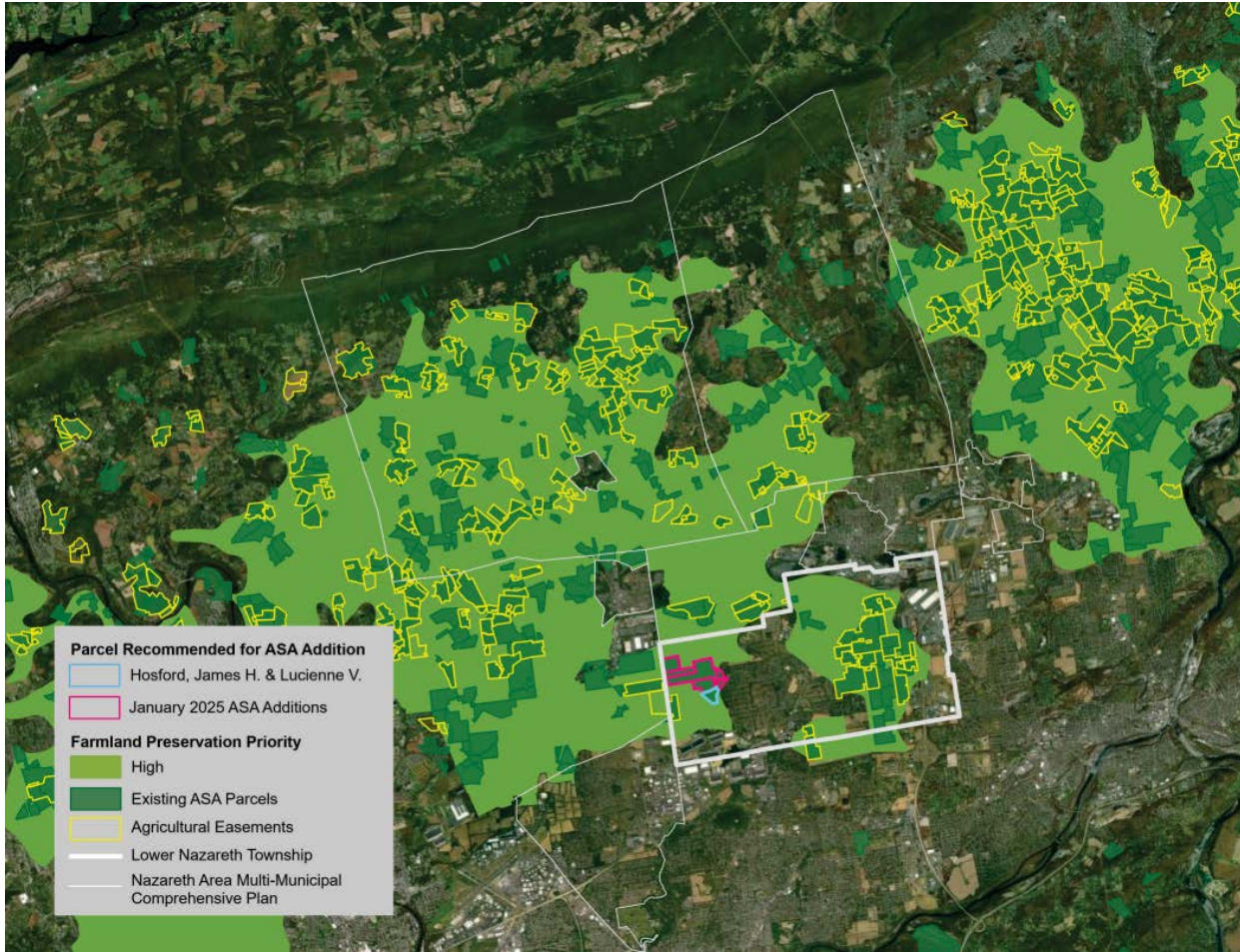
Mackenzie Geisner  
GIS Planner



Christian Martinez  
Environmental Planner



*Satellite view of proposed ASA parcel (blue outline) and nearby farmland preservation parcels.*



*Map of ASA parcel proposed for inclusion (blue outline) and its location within the Nazareth area.*



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February XX, 2025

Ms. Cindy Beck, Township Secretary  
Upper Mount Bethel Township  
387 Ye Olde Highway  
PO Box 520  
Mount Bethel, PA 18343

**Re: Zoning Ordinance Amendment – Well Permitting Ordinance – Response to LVPC Comments  
Upper Mount Bethel Township  
Northampton County**

Dear Ms. Beck:

Per your request the Lehigh Valley Planning Commission (LVPC) will consider the changes made to the Township's proposed well ordinance amendment at its Environment Committee and Full Commission meetings, pursuant to the requirements of the Pennsylvania Municipalities Planning Code (MPC). We appreciate the opportunity to review the changes made based on our original comment letter dated September 17, 2024. The meetings are being held on:

- LVPC Environment Committee Meeting
  - February 25, 2025 at 10:30 AM
  - <https://lvpc.org/lvpc-meetings>
- LVPC Full Commission Meeting
  - February 27, 2025 at 7:00 PM
  - <https://lvpc.org/lvpc-meetings>

The Township's Well Permitting Ordinance is intended to include provisions that protect the quality and quantity of the water resources of Upper Mount Bethel Township by requiring the permitting and implementing construction standards of new wells and modifications to existing wells, along with water quantity and water quality provisions and administrative provisions to enforce the ordinance. Adopting local level ordinance standards for well construction, alteration, and abandonment is a water quality regulation recommendation of LVPC's 2002 *Water Supply Assessment Report*.

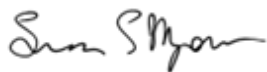
The township modified provisions of its current well permitting regulations (Code of the Township of Upper Mount Bethel – Chapter 341-Wells) to create a stand-alone ordinance, clarifying requirements for different classes of applicants proposing to drill a well or withdraw groundwater within the Township, including those whose projected water use is in excess of 2000 gallons of flow per day, and adding provisions for a new Well Enforcement Officer (WEO).

In its September 2024 review letter, the LVPC recommended that Upper Mount Bethel Township include the term "Production Well" in its definition section and add a more detailed description of the Well Enforcement Officer's duties. We noted that both suggested revisions were incorporated into the updated version.

As indicated in our earlier review letter, the Well Permitting Ordinance amendment helps promote sustainable stewardship of water resources (Policy 3.1) of *FutureLV: The Regional Plan* and helps protect the quality and quantity of surface and groundwater of Policy 3.2.

Thank you for sharing the changes with us and please let us know if you have any additional questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Susan Myerov".

Susan Myerov, AICP  
Director of Environmental Planning

cc: Nick Graziano, Upper Mount Bethel Township Manager