

**TOWNSHIP OF LOWER NAZARETH
NORTHAMPTON COUNTY, PENNSYLVANIA**

**RESOLUTION NO. LNT- 24 -26
(LAND USE ASSUMPTIONS REPORT)
UPDATED JULY 10, 2026**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF LOWER
NAZARETH TOWNSHIP, NORTHAMPTON COUNTY, PENNSYL-
VANIA, APPROVING THE LAND USE ASSUMPTIONS REPORT
DATED JUNE 4, 2025, UPDATED JULY 10, 2026.**

WHEREAS, the Lower Nazareth Township Board of Supervisors passed Resolution No. LNT-21-26 creating the Lower Nazareth Township Traffic Impact Advisory Committee pursuant to Act 209 of 1990, as amended; and

WHEREAS, the Advisory Committee had submitted a Land Use Assumptions Report to the Board of Supervisors of Lower Nazareth Township for the implementation of impact fees for capital improvements; and

WHEREAS, the Board of Supervisors of Lower Nazareth Township at public meeting on July 8, 2026, received public comment and adopted Resolution No. LNT-22-26 approving the Land Use Assumptions Report dated June 2025 prepared by Carroll Engineering Corporation for the Lower Nazareth Township Traffic Impact Advisory Committee, however advised the consultant to review certain items and submit, if necessary, an updated Report; and

WHEREAS, the Board of Supervisors have received from Carroll Engineering Corporation the attached Land Use Assumptions Report dated June 4, 2025, updated July 10, 2026, attached hereto and marked Exhibit "A."

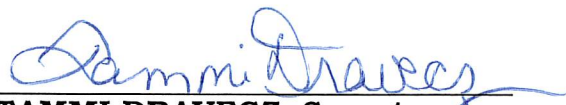
NOW, THEREFORE, the Board of Supervisors of Lower Nazareth Township does hereby Resolve as follows:

1. The Land Use Assumptions Report dated June 4, 2025, updated July 10, 2026, prepared by Carroll Engineering Corporation for Lower Nazareth Township is hereby approved.

2. This Resolution is enacted in order to comply with the requirements of the Pennsylvania Municipalities Planning Code, and in particular Section 504-A(c)(1) of the Code.

DULY RESOLVED this 22 day of July, 2026, by the Board of Supervisors of Lower Nazareth Township, Northampton County, Pennsylvania, in lawful session duly assembled.

ATTEST:


TAMMI DRAVECZ, Secretary

**LOWER NAZARETH TOWNSHIP
BOARD OF SUPERVISORS**

BY: 
AMY L. TEMPLETON, Chairman



LAND USE ASSUMPTIONS REPORT

PREPARED FOR:

**LOWER NAZARETH TOWNSHIP
623 MUNICIPAL DRIVE
NAZARETH, PA 18064**



PREPARED BY:

**CARROLL ENGINEERING CORPORATION
949 EASTON ROAD
WARRINGTON, PA 18976**

June 4, 2025

Updated July 10, 2026

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Exhibit "A"

I. INTRODUCTION

A Transportation Impact Committee has been established by Lower Nazareth Township. This committee has been charged with the preparation of the Land Use Assumptions Report along with a Roadway Sufficiency Analysis and a Capital Improvements Plan. The committee will be assisted in these tasks by the Township staff and its consultants.

This Land Use Assumptions Report provides a description of the existing and projected land uses within the Township. The report utilizes a ten-year projection (2025-2035) for the future conditions. The most important guides for preparing the Land Use Assumptions Report were the recently adopted Comprehensive Plan and Ordinance for Lower Nazareth Township. The Comprehensive Plan provides the general guidelines for future land use and development within the township. The Zoning Ordinance establishes the specific land uses permitted within each area of the township, as well as the limits created for each use.

II. EXISTING LAND USE AND TRANSPORTATION NETWORK

A. Land Use

The analysis of the current land uses shows that a majority of the development in Lower Nazareth Township has occurred along the Route 191 and Routes 33/248 corridors. A higher percentage of residential neighborhoods are located west of Route 191, primarily the areas south of Newburg Road. Development along the Route 33/Route 248 corridor have primarily been of the commercial/retail variety.

In the 21st century most of the residential development has been of the single-family detached dwellings. The majority of the single family homes have been constructed on one-acre minimum lot sizes with on-lot sewage disposal facilities. A majority of the residential dwellings within Lower Nazareth Township are provided with public water service.

The availability of public sanitary sewer service and site accessibility are the primary reasons for the non-residential growth in the Route 33/Route 248 corridor. Most of the development is retail, commercial, offices, and warehousing.

The area east of Route 33 is served by the Easton Area Joint Sewer Authority (EAJSA). The non-residential areas west of Route 33 are served by the Nazareth Borough Municipal Authority (NBMA). Non-residential areas in the southwest portion of the Township are served by the Bethlehem Township Municipal Authority (BTMA). Additionally, there is a small portion of the northwest area of the Township that can possibly be served by the Bath Borough Authority (BBA).

According to data calculated from Northampton County Assessment parcel data, the existing land use in the Township, as of March 2025, can be classified as follows:

LAND USE	ACRES	% OF TOTAL
Residential	3,922	45%
Commercial	479	6%
Wholesale & Warehousing	1,292	15%
Transportation, Commercial & Utilities	180	2%
Public & Quasi-Public (Including hospitals/churches)	287	3%
Parks & Recreation	79	1%
Agriculture & Vacant	2,429	28%
Total Acres	8,668	100%

The data indicates that residential land comprise the majority (45%) of the area within Lower Nazareth Township. In the 23 years since the previous study was performed, residential land has increased 28% and warehousing has increased 15%, whereas agricultural/vacant land has decreased by 36%.

B. Transportation

Travel patterns in the Township have not changed drastically since the previous Land Use Assumptions report was issued. A summary of the major roadways in the Township is include below:

The following is an overview of the major roadways within Lower Nazareth Township:

1. Nazareth Pike (SR 0191) - This is two-lane, north-south street bisects the Township. The signalized intersections along Nazareth Pike experience heavy congestion in general.
2. Easton-Nazareth Pike (SR 0248) – This major arterial north-south features between two and four lanes of traffic and provides access through the northeast corner of the Township. It includes some heavily commercialized areas which attract traffic from all across the region.
3. Route 33 - A north-south limited access state highway located on the eastern periphery of the Township. IT features two interchanges within the Township., at Hecktown Road and at Nazareth Pk (SR 0248). Route 33 connects I-78 to the south with I-80 to the north.
4. Newburg Road (SR 3020) - This two-lane road provides an east-west connection between the Borough of Bath and Palmer Township. It is characterized by both residential and commercial areas. It experiences heavy congestion at its signalized intersection with Route 191.

5. Daniels Road (SR 0946) – This is a two-lane road which runs in a north-south direction. It experiences congestion, mainly at the intersection with Nazareth Pike (SR 0191).
6. Hanoverville Road – A two-lane road which provides east-west access between Nazareth Pike (SR 0191) and Hanover Township. It has seen significant development in recent years, with the proliferation of warehouse developments in the southwest corner of the Township.

PROJECTED LAND USE CHANGES PER DEVELOPMENT DISTRICTS

DISTRICT#	PROJECTED LAND USE
I. (TD-10)	370,000 square feet Industrial
II. (TD-1,8)	850,000 square feet Commercial 1,100,000 square feet Business Park 20 Single Family Detached Dwelling Units 250,000 square feet Educational
III. (TD-1)	99 Single Family Detached Dwelling Units
IV. (TD-1,9)	27 Single Family Detached Dwelling Units 200,000 square feet Commercial
V. (TD-1,6,7)	46 Single Family Detached Dwelling Units 850 Multi-Family Residential Dwelling Units 1,105,000 square feet Commercial
VI. (TD-1,3,6)	47 Single Family Detached Dwelling Units 192 Multi-Family Residential Dwelling Units
VII. (TD-1)	78 Single Family Detached Dwelling Units
VIII. (TD-1)	16 Single Family Detached Dwelling Units
IX. (TD-4)	84 Single Family Detached Dwelling Units
X. (TD-6)	81 Single Family Detached Dwelling Units 700 Multi-Family Residential Dwelling Units 700,000 square feet Commercial 780,000 square feet Industrial

Please also refer to the attached Land Use Assumptions graphic.

The assumed land uses compiled by the Committee are in accordance with the Township's current Zoning Ordinance and Comprehensive Plan. Based on the Committee's findings, the Township can expect the following growth:

UNITS/AMOUNT AND TYPE OF DEVELOPMENT	TOTAL LAND AREA
498 Single Family Detached Dwelling Units	1231
1742 Multi-Family Residential Dwelling Units	125
2,855,000 square feet Commercial	192
0 square feet Office Park	0
1,100,000 square feet Business Park	92
0 square feet Industrial Park	0
250,000 square feet Educational	23
1,150,000 square feet Industrial	71
	1,750 acres

IV. CONCLUSIONS

Based on the above Land Use Assumptions, it is anticipated that 2,240 residential dwelling units will be constructed in the next 10 years. Lehigh Valley Planning Commission (LVPC) data predicts that the population of Lower Nazareth Township will increase 63.5% by the year 2050. Based on this growth rate the existing population of 7,000 is expected to increase to ~11,321 by the year 2050, an increase of over 4,000 citizens. This equates to an increase of population to ~8,750 by the year 2035.

Non-residential development is projected to grow by 5,335,000 square feet of new building area. This is a total of all projected commercial, industrial, and educational building areas in the future.

The findings of the Land Use Assumptions Report will be used as the basis for the scope of study for the Roadway Sufficiency Analysis. In addition, the predicted growth will be used to calculate anticipated vehicle trips for the projected development. The Roadway Sufficiency Analysis will analyze the impact of these additional trips on the Township's roadway network. The analysis will then determine suitable mitigation measures to offset the impacts of the projected development.

Once this report is approved by the Traffic Impact Advisory Committee, it will be forwarded to the Board of Supervisors. Upon adoption by the Supervisors, it will be used in preparation of the Capital Improvements Plan. This document will estimate the costs of the improvements detailed in the Roadway Sufficiency Analysis. It ultimately determine the appropriate impact fee to be assessed for new development within the Township.

TRANSPORTATION SERVICE AREA MAP

LOWER NAZARETH TOWNSHIP, NORTHAMPTON COUNTY, PA



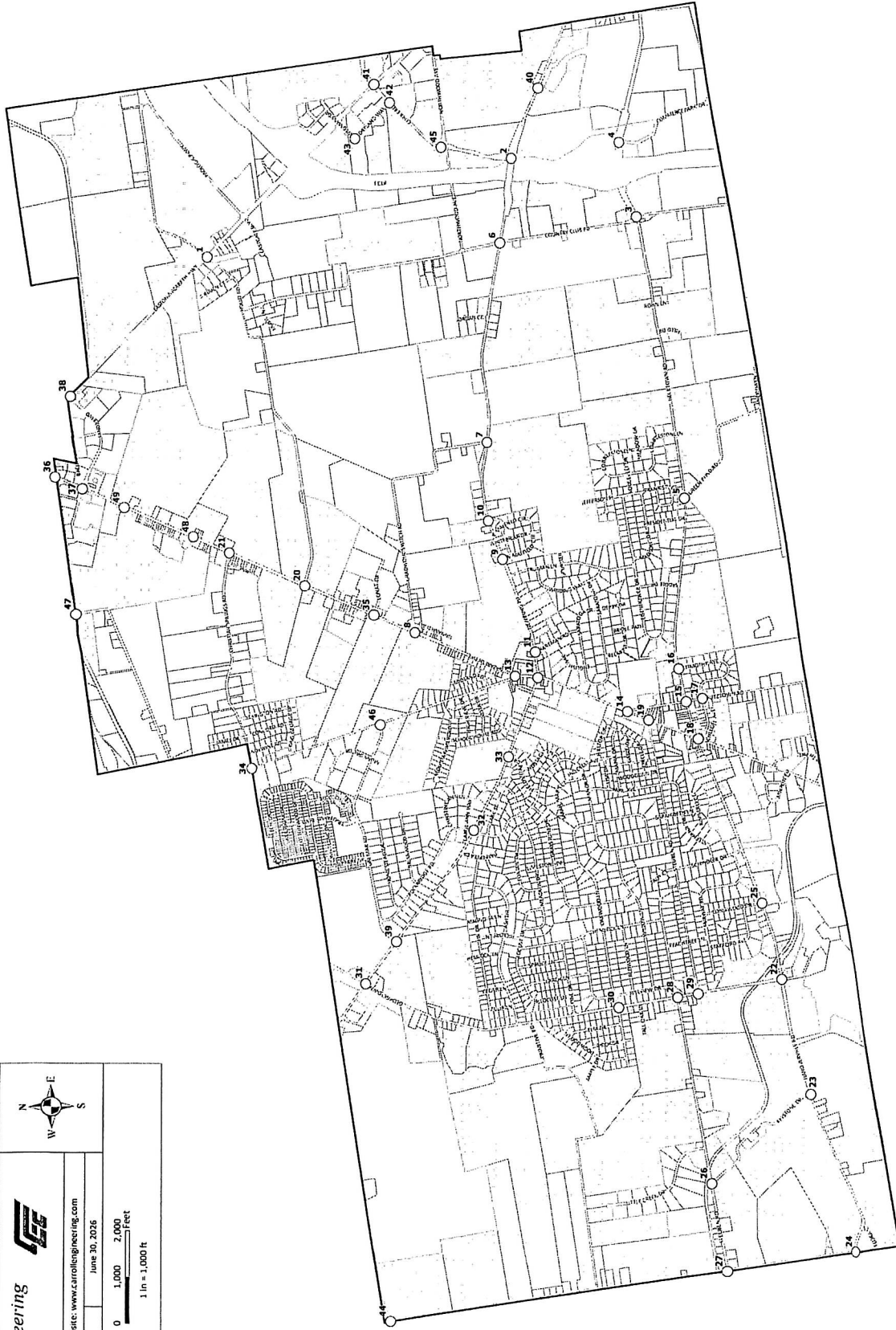
Phone: (215) 343-5700 | Website: www.carrolleengineering.com

Project Number: 247057

June 30, 2025



0 1,000 2,000
Feet
1 in = 1,000 ft



Legend
○ Data Points
□ Transportation Service Area - 1/2 mi Buffer

