

**LOWER NAZARETH TOWNSHIP  
NORTHAMPTON COUNTY, PENNSYLVANIA**

**RESOLUTION NO. LNT-36-24**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF LOWER NAZARETH, NORTHAMPTON COUNTY, COMMONWEALTH OF PENNSYLVANIA URGING ALL PENNSYLVANIA LEGISLATORS TO OPPOSE HOUSE BILLS NO. 1976 AND 2045 WHICH WOULD MANDATE THE ALLOWANCE OF MULTIPLE-UNIT AND MIXED-USE RESIDENTIAL DEVELOPMENTS IN COMMERCIAL DISTRICTS SUBJECT TO CERTAIN REQUIREMENTS AND THE ALLOWANCE OF MULTI-UNIT DWELLINGS WITHIN THE TOWNSHIP ON LOTS WHICH ARE PERMITTED TO BE DEVELOPED WITH SINGLE-FAMILY DWELLINGS.**

**WHEREAS**, Lower Nazareth Township (hereinafter, "Township") is a municipal corporation and Township of the Second Class organized and existing under and pursuant to the Second Class Township Code, *as amended* P.S. § 65101 *et. seq.*, as well as various other laws of the Commonwealth of Pennsylvania and governed by a five-member Board of Supervisors (hereinafter, the "Supervisors"); and

**WHEREAS**, the Pennsylvania Municipalities Planning Code, *as amended*, 53 P.S. §10101, *et. seq.* (hereinafter "MPC") authorizes the Supervisors to establish land use regulations including, but not limited to, the promulgation of a zoning ordinance classifying certain uses of land and dictating the permissible location thereof within the Township's municipal boundaries; and

**WHEREAS**, members of the Commonwealth of Pennsylvania's House of Representatives have proposed legislation which would severely impact the ability of the Supervisors to ensure the orderly development of land with adequate supporting infrastructure for such development within the Township and potentially damage the rural nature and agricultural heritage of the Township; and

**WHEREAS**, House Bill No. 1976 (current Printer's No. 3257) of the House of Representatives Session of 2024 would amend the MPC to require multiple-unit dwellings and mixed-use residential developments including multiple-unit dwellings on lots located in commercial zoning districts and capable of being served by municipal water and sewer services and would also limit municipalities' ability to regulate the required parking for such developments, so long as such lot is located within a municipality that meets certain demographic criteria; and

**WHEREAS**, the Township meets the demographic criteria outlined in House Bill No. 1976 and, therefore, would be subject to the requirements of said Bill; and

**WHEREAS**, House Bill No. 2045 (current Printer's No. 3259) of the House of Representatives Session of 2024 would amend the MPC to require multi-family housing as a land use permitted by right on any lot which is zoned for single-family housing, so long as such lot is located within a municipality that meets certain demographic criteria; and

**WHEREAS**, the Township meets the demographic criteria outlined in House Bill No. 2045, and, therefore, subject to the requirements of said Bill; and

**WHEREAS**, the Supervisors believe that if these Bills are adopted and the MPC is amended, they will lose significant control over their ability to ensure the orderly development of land within the Township; and

**WHEREAS**, the Supervisors are cognizant of the fact that many other municipalities, as well as the Pennsylvania State Association of Township Supervisors, oppose these Bills; and

**WHEREAS**, the Supervisors wish for the Pennsylvania Legislature to recognize that one of the few tools municipalities have available to them is the ability to establish their zoning ordinances as their governing bodies deem appropriate for their community, and to remove these tools will erode a community's few protections from unchecked development; and

**WHEREAS**, the Supervisors wish for the Pennsylvania Legislature to recognize that local infrastructure, emergency services, and school districts in our community are not equipped to handle the influx of traffic, people, and students that high-density housing brings with it; and

**WHEREAS**, the Supervisors adopt this Resolution with the specific intent of expressing their opposition to the adoption of House Bills 1976 and 2045 and to express their desire for all Pennsylvania legislators to oppose the adoption of said Bills.

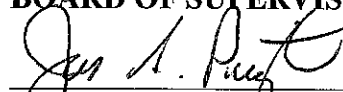
**NOW, THEREFORE, BE IT HEREBY RESOLVED** that the Board of Supervisors of Lower Nazareth Township, Northampton County, Commonwealth of Pennsylvania urges all Pennsylvania legislators, including, but not limited to, our local Commonwealth of Pennsylvania legislators, to opposed House Bills 1976 and 2045, and that copies of this Resolution shall be duly forwarded to Representative Emrick, Senator Boscola, and Governor Shapiro.

**DULY ADOPTED**, this 25<sup>th</sup> day of September 2024, by the Board of Supervisors of the Township of Lower Nazareth, Northampton County, Commonwealth of Pennsylvania, in lawful session duly assembled.

**ATTEST**

  
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Tammi Dravec, Secretary/Treasurer

**LOWER NAZARETH TOWNSHIP  
BOARD OF SUPERVISORS**

  
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James Pennington, Chairman