

PLAN SLATE BELT



Coordinated Zoning and Official Map Updates Project Kick-Off Meeting

January 8, 2026



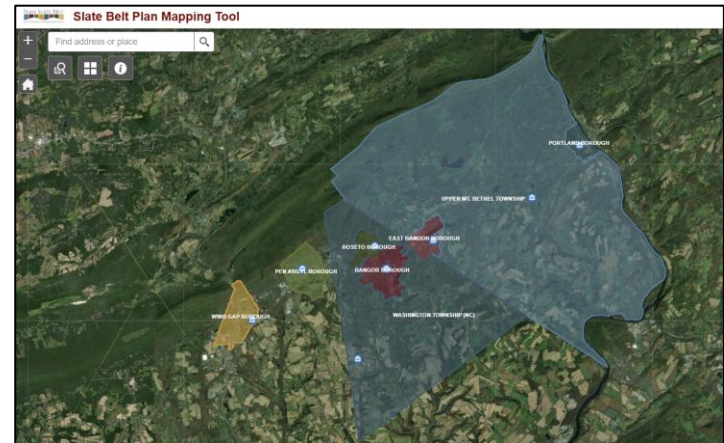
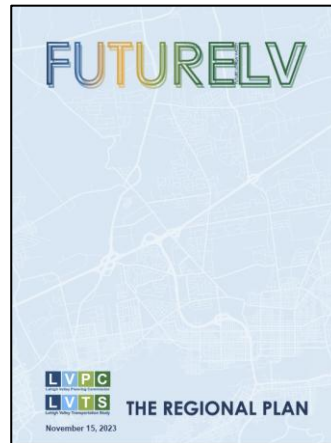
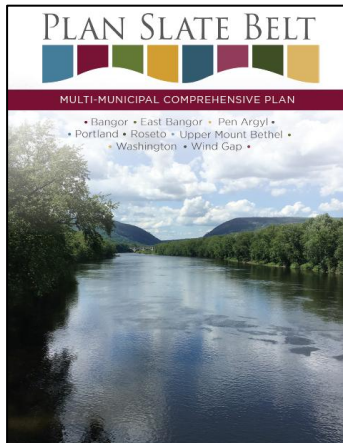
ABOUT HAILSTONE ECONOMIC

- Woman-owned, small, local, community and economic development firm.
- Team
 - Sara Hailstone, President
 - Shannon Calluori, Vice President (Project Manager I)
 - Steve Neratko, Senior Planning (Project Manager II)
 - Ted Ritsick, Planner
 - Joe Neratko, GIS Specialist
- Experience
 - Comprehensive planning, zoning, land development, GIS
 - Lehigh Valley (LVPC, Allentown, several municipalities)
 - Reading, northeastern PA



PROJECT GOALS

1. Align zoning and official map with Plan Slate Belt and FutureLV.
2. Modernize and coordinate seven individual ordinances.
3. Distribute land uses regionally to satisfy MPC fair-share requirements.
4. Support borough revitalization and rural preservation.
5. Develop user-friendly, GIS-integrated maps for the region.



PLAN SLATE BELT



IMMEDIATE ACTION (within 6 months)

PRIORITIES FOR ACTION

- ✓ The Plan Slate Belt steering committee emphasized the need to develop a process to share land uses among the eight municipalities in the region. Municipalities are enabled by the Pennsylvania Municipalities Planning Code (MPC) to share land uses if they have a multi-municipal plan. This means that each municipality is no longer required to provide for each potential land use if that use is provided for somewhere within the Slate Belt region.
- ✓ The Intergovernmental Cooperation Implementation Committee (ICIA) will prioritize reviewing each of the municipality's zoning ordinances to determine which land uses are most appropriate for a specific municipality. Specific land uses may be removed from municipal zoning ordinances if provided for elsewhere in the region.
- + Review municipal services that were identified in the plan for possible regionalization. These include shared public works, emergency response, and community services (Policy 3.2). However, under no circumstances is any municipality or municipal authority obligated to provide sewage treatment capacity or public water supply to an adjoining municipality.
- + Identify funding sources for projects.

SHORT-TERM ACTION (within 2 years of plan adoption)

ZONING ACTIONS

Consistency of zoning across all eight municipalities is critical to implementation of the plan. Coordination of definitions and uses, at a minimum, should be achieved and begin immediately upon adoption by all local governments of the new multi-municipal comprehensive plan. Zoning ordinances should be revised as necessary to be consistent with the Future Land Use Plan.

PRIORITIES FOR ACTION

Amend zoning ordinance maps to be consistent with the plan's Future Land Use Map. Specific actions include:

- ✓ Rezone areas in townships around boroughs to allow for greater intensity and diversity of housing development (Policy 1.1)
- ✓ Rezone vacant and underutilized industrial properties to allow for expanded reuse/redevelopment (Policy 2.1)
- ✓ Direct intense development to areas where the public sewer and community water supply systems can accept additional growth, or through limited expansion or upgrading (Policy 4.7)
- ✓ Direct exurban development to areas planned to be served by on-lot sewage disposal and water supply. (Policy 4.7)
- ✓ Discourage intense development in areas where it can only be served by on-lot sewage disposal or new or expanded privately owned central sewage facilities (Policy 4.7)

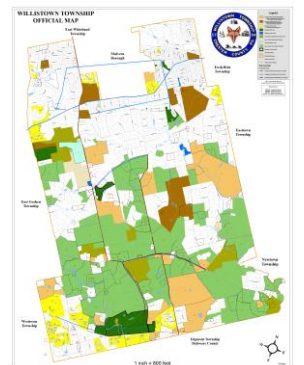
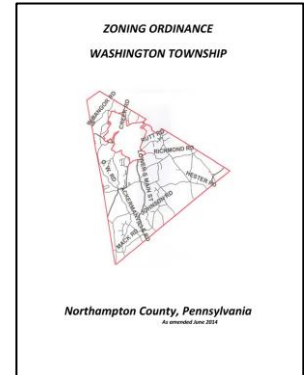
Provide for a diversity of housing options. Specific actions include:

- ✓ Increase allowed densities in boroughs and appropriate crossroads villages. (Policy 1.1)
- ✓ Permit and promote quality multi-family housing development that meets low-to-moderate income affordability standards and incorporates long-term energy efficiency features. (Policy 2.4)
- ✓ Allow for live/workspaces for creative or production-oriented businesses. (Policy 2.2)
- ✓ Support opportunities for congregate living situations for people with special needs. (Policy 2.4)



PROJECT TASKS

1. Review zoning ordinances and maps and official map.
2. Document where the zoning maps and current uses are not aligned and discuss map updates.
3. Hold topic specific discussions about zoning changes to support the community's vision for the future.
4. Draft the ordinances and update the maps.
5. Adopt the ordinances and maps.
Planning Commissions, LVPC, Governing Bodies



PROJECT TASKS AND TIMELINE

Tasks	2026												2027					
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Task 1: Zoning audit																		
Task 1.a. Document review																		
Task 1.b. Zoning map preparation																		
Task 1.c. Zoning ordinance and zoning map audit																		
Task 1.d. Work sessions																		
Task 2: Zoning ordinance amendments																		
Task 2.a. Monthly committee meetings																		
Task 2.b. Core land uses																		
Task 2.c. Land use definitions																		
Task 2.d. Ordinance administration																		
Task 2.e. Work sessions																		
Task 2.f. Zoning ordinance development																		
Task 3: Zoning maps and official maps																		
Task 3.a. Zoning maps																		
Task 3.b. Official maps																		
Task 4: Municipal coordination																		
Task 4.a. Planning Commission meetings																		
Task 4.b. Final Planning Commission meetings																		
Task 4.c. Governing body meetings																		

HOW DOES ZONING IMPACT YOU / YOUR COMMUNITY?

1. How does zoning impact your property?
 - How you can use your property
 - Where you can place structures on your property
 - How much building / impervious coverage on your property
2. Where land uses can happen
 - Retail, restaurants
 - Warehouses
 - Density of housing
3. Parking requirements
4. Open space preservation
5. How else can zoning support your community's vision?

PROJECT PARTICIPATION

1. Monthly Committee Meetings
2. Two Work Sessions per Municipality
3. End of Project: Planning Commission and Governing Body Meetings

How do we ensure the right people are at the table?

How do we communicate with the elected officials, municipal staff (including zoning officers) and boards, residents, business owners?

DISCUSSION

1. What do you want to stay the same in your community?
2. What do you want to change in your community?
3. What should we know about your community?
4. Do you have any questions?



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HAILSTONE ECONOMIC CONTACT INFORMATION

Shannon Calluori

scalluori@hailstoneeconomic.com

(908) 339-8177

Steve Neratko

sneratko@hailstoneeconomic.com

(484) 761-2404

