

**LOWER NAZARETH TOWNSHIP
BOARD OF SUPERVISORS
MINUTES
December 16, 2009**

The Lower Nazareth Township Board of Supervisors held a regularly scheduled meeting in the Township Municipal Building on Wednesday December 16, 2009. The Chairman called the meeting to order at 7:30 PM.

Present were:

Dr. Alan V. Dilsaver	- Chairman	Gary Asteak	- Solicitor
Eric E. Nagle	- Vice Chairman	Lori B. Seese	- Zoning Administrator
Robert S. Kucsan	- Supervisor	Timm A. Tenges	- Manager, Secretary/Treasurer
Ricky T. Johnson	- Supervisor	Tammi Dravec	- Assistant Secretary/Treasurer
Albert Kortze, P.E.	- Engineer		

Absent was:

Patrick J. Murphy, Supervisor

Also present were Supervisor-Elect James Pennington and Supervisor-Elect Martin Boucher

Approval of Minutes

A motion was moved by Mr. Nagle and was seconded by Mr. Johnson to approve the meeting minutes for December 2, 2009. The motion carried.

Conditional Use Hearing – Lowes Home Centers, Inc. CU2009-02

Present were Michael Gavin; David Koerner, Site Development Manager from Lowes Home Centers; Russell McFall, Site Engineer from KZA Engineering; and Robert Hoffman, Traffic Engineer from Traffic Planning & Design.

Solicitor Asteak stated that prior to this evening; the applicant appeared before the Zoning Hearing Board seeking variances from 14 specific sections of the Zoning Ordinance. Tonight's hearing has been advertised and the property posted.

Mr. Gavin described the proposed store and layout; including parking, sidewalks, landscaping, stormwater management, roadway connecting their parking lot to Target's parking lot. Lowes will provide about 180 employment opportunities with benefits; full-time and part-time shifts with 40-50 employees per shift.

David Koerner is responsible for overseeing the consultants and ensuring compliance with not only Lowes criteria, but with municipal and government agencies having jurisdiction over the project.

Mr. Koerner described Lowes fire suppression system. He also discussed green space, buffering, security/safety lighting, utility lines, and water and sewer service. Mr. Koerner discussed operations and truck deliveries; including chemicals kept onsite (propane, pool chemicals, and fertilizers).

Russell McFall has been hired by Lowes to handle the surveying and engineering aspect of the project. Mr. McFall answered questions about the proposed plan.

Robert Hoffman's report states that Lowes would actually generate less traffic than was allotted for Easton Hospital.

Mr. Tenges stated that although a number of the following issues may be reviewed at land development he thought it was noteworthy to discuss at this time. Written proof of the sewer capacity transfer from Easton Hospital will be required. Mr. Tenges would like the Board to consider imposing a traffic study in real world conditions, similar to Regency's requirement.

Although it is a private property matter between Lowes and Target; from a safety standpoint, Mr. Tenges would like the Board to take a strong position relative to the cross access between the two stores.

Mr. Tenges also raised concern over the lack of street lighting at the entrance, street trees along Corriere Road encroaching site lines, and the need for a multi-way stop at Northwood and Corriere.

Mr. Kortze stated a concern about 3 driveways coming out on to the ring road within 150 feet. He also mentioned that a stormwater management plan would be required.

There was no public comment.

The hearing concluded at 8:40PM. Solicitor Asteak suggested the Board deliberate and present a draft order and opinion at our first meeting in January.

The Board took a brief recess at 8:45PM.

Reports

Reports are available for review at the Township Office and will be posted to the Township's website.

Dr. Dilsaver acknowledged the receipt of the Planning/Zoning Administrator's Report for November 2009 and the Financial Report for November 2009.

Correspondence

There were no items to discuss under Correspondence.

Subdivision and Land Development

There were no items to discuss under Subdivision & Land Development.

Supervisors' Comments

Mr. Kucsan, Mr. Nagle, and Mr. Johnson wished everyone Happy Holidays and wished Dr. Dilsaver good luck.

Dr. Dilsaver wished everyone a Merry Christmas and reviewed his many accomplishments as Township Supervisor.

Manager's Report

Mr. Tenges wished everyone Happy Holidays, thanked Dr. Dilsaver, and wished him well.

Time Extensions - Mr. Tenges reviewed the time extensions granted since the last meeting; including Trio Farms III, Keystone Foods, and Halteman Farm.

Supplemental Appropriations – Resolution #LNT-25-09 – Due to excess revenues, the 2009 budget should be amended and funds should be appropriated as follows; \$300,000.00 to the Municipal Capital Reserve Account, of which \$90,000.00 is designated as equipment replacement, and \$200,000.00 to the Sewer-Traffic Signal Capital Reserve Account. A motion was moved by Mr. Nagle and was seconded by Mr. Kucsan to approve Resolution #LNT-25-09. The motion carried.

Bethlehem Act 537 – Resolution #LNT-26-09 – Lower Nazareth Township is electing to be a part of Bethlehem City’s Act 537 Plan. This resolution is a requirement of the Department of Environmental Protection (DEP). This gives us access to the city’s wastewater treatment plant. Intermunicipal agreements between Lower Nazareth Township and the City of Bethlehem and Bethlehem Township will be required for capacity and conveyance; however, if we cannot come to terms with either party, we are not bound to anything. A motion was moved by Mr. Nagle and was seconded by Mr. Johnson to approve Resolution #LNT-26-09. The motion carried.

Renaming portion of Hanoverville Road – We are in the process of updating our stop sign ordinance and in order to do so we need to rename the “old” portion of Hanoverville Road. One suggestion may be Hanoverville Road Extension. Mr. Tenges asked the Board to think about some ideas and for the Solicitor to prepare a resolution to change the name of the road. The township will notify affected residents and/or property owners. Prior to renaming of the road, a portion of that “old” stretch of road will need to be vacated to a nearby property owner. A motion was moved by Mr. Kucsan and was seconded by Mr. Nagle to authorize the Solicitor to prepare documents for the vacation and renaming of section of road. The motion carried.

Traffic Signal Maintenance Agreement – Lower Nazareth Realty Partners, Wegman’s, Regency Realty, Gemstone Resources, and Easton Hospital – This agreement is an amendment to an existing agreement with Wegmans and Gemstone Resources. Mr. Tenges thanked Solicitor Asteak and Chris Gerencher for all of their hard work of this agreement. A motion was moved by Mr. Nagle and was seconded by Mr. Kucsan to approve this agreement for execution by all parties. The motion carried.

Herman Minor Subdivision Improvements Agreement – Authorization for Execution – A motion was moved by Mr. Johnson and was seconded by Mr. Kucsan to authorize this agreement for execution. The motion carried.

Revised Recycling Ordinance – Mr. Tenges stated that he has adopted the philosophy that the onus should be on the haulers. The haulers will need to provide the township with documentation. The township is responsible for policing recycling activities. A motion was moved by Dr. Dilsaver and was seconded by Mr. Nagle to authorize Solicitor Asteak to advertise this ordinance for adoption at our first meeting in January. The meeting calendar will be adopted at Reorganization on January 4th, but it looks like the first meeting will be January 27th.

Office Copier – Mr. Tenges requested approval for the purchase of a new copier, at COSTARS pricing, for \$10,992.07. A motion was moved by Mr. Nagle and was seconded by Mr. Kucsan to approve the purchase of a new copier. The motion carried.

2010 Reorganization – Mr. Tenges inquired what time the Board would like to hold our Reorganization Meeting on Monday January 4th. The current Board members and the Supervisor-elects were in favor of 6:30pm. A motion was moved by Mr. Nagle and was seconded by Mr. Johnson to hold the meeting at 6:30pm on January 4th. The motion carried.

COG Meeting – Mr. Tenges commented that he attended last week’s meeting and was not appointed to the Gaming Authority.

Employee Departure – Mr. Tenges reported that Christine Gerencher had given notice that she would be leaving Lower Nazareth Township. Christine has done a phenomenal job and we are saddened to see her go.

Engineer's Report

Mr. Kortze wished everyone Happy Holidays and thanked them for the opportunity to serve as the township's engineer. He also wished Dr. Dilsaver the best.

Solicitor's Report

Foxwood Farms – Acceptance of Roads – Resolution #LNT-24-09 – A motion was moved by Mr. Kucsan and was seconded by Mr. Nagle to approve Resolution #LNT-24-09. The motion carried.

Foxwood Farms – Release of Security – Mr. Kortze reported that this project entered into maintenance in November 2007. The maintenance period had been extended due to sinkhole issues. Mr. Kortze stated that those issues have been mitigated; therefore he recommends the release of all security. A motion was moved by Mr. Nagle and was seconded by Mr. Johnson. The motion carried.

Solicitor Asteak thanked Dr. Dilsaver for the memories. He also wished everyone Happy Holidays.

Old Business

There were no items to discuss under Old Business.

New Business

There were no items to discuss under New Business.

Payment of the Bills

A motion was made by Mr. Nagle and seconded by Mr. Johnson to approve the bills dated December 16, 2009. The motion carried.

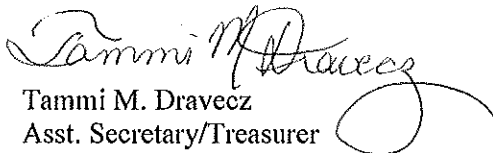
Courtesy of the Floor

There were no items to discuss under Courtesy of the Floor.

Adjournment

A motion was moved by Mr. Nagle and seconded by Mr. Johnson to adjourn the meeting at 9:30PM.

Respectfully submitted by,


Tammi M. Dravec
Asst. Secretary/Treasurer

Lower Nazareth Township
Bills To Be Approved
December 16, 2009

Num	Name	Memo	Amount
<u>GENERAL FUND CHECKING ACCOUNT</u>			
10384	Nazareth Area Chamber of Commerce	Meeting	\$ 12.00
10385	Integra One	Replenish Retainer	\$ 4,000.00
10386	MCANJ	Conference	\$ 450.00
10387	Highway Handyman Products	Public Works Equipment	\$ 2,118.90
10388	All-Phase Electric Supply Co.	Municipal Building Maintenance	\$ 89.09
10389	Printex	Tax Collection Supplies	\$ 423.25
10390	Five Star International LLC	Public Works Equipment Parts/Supplies	\$ 7.11
10391	Met-Ed	Traffic Signal Electricity	\$ 180.27
10392	Nazareth Key	Advertisement	\$ 120.60
10393	PSATS	2010 Membership Dues	\$ 1,611.00
10394	Hecktown Volunteer Ambulance Corps	TEAMS	\$ 15,000.00
10395	AT&T	Municipal & Public Works Long Distance	\$ 44.23
10396	PA One Call System, Inc.	Monthly Fax Activity	\$ 24.70
10397	PPL, Inc.	Traffic Signal/St Light/Office/PW/Park Electric	\$ 811.98
10398	Integra One	Software / Data Processing Equipment	\$ 3,124.00
10399	Ikon Office Solutions	Copier Maintenance	\$ 462.49
10400	Asteak Law Offices	Legal Services	\$ 5,235.00
10401	John Deere Government & National Sales	Public Works Equipment	\$ 4,000.00
10402	Keystone Automotive Industries, Inc.	Public Works Tools/Equipment	\$ 114.57
10403	Wilson Products	Public Works Equipment	\$ 3,209.00
10404	Ike's Equipment Repair	Public Works Equipment	\$ 2,100.00
10405	R.S. Hahn & Sons, Inc.	Public Works Equipment Parts/Supplies	\$ 674.40
10406	Schall's Brakes & Repairs, Inc.	Public Works Equipment Parts/Supplies	\$ 7.42
10407	TransEdge Truck Centers	Public Works Equipment Parts/Supplies	\$ 133.86
10408	Kimball Midwest	Public Works Equipment Parts/Supplies	\$ 128.64
10409	Road Science, LLC	2009 Road Project	\$ 6,680.00
10410	Suburban Propane	Park Fuel	\$ 195.17
10411	Tractor Supply Credit Plan	Public Works Equipment Parts/Supplies	\$ 40.97
10412	Mr. John	Temporary Restrooms	\$ 231.00
10413	Northampton County Seed Company, Inc.	Park Maintenance	\$ 68.00
10414	ISOBunkers, LLC	Equipment Motor Fuel	\$ 1,262.66
10415	Home Depot	misc Facility Maintenance/Shop Tools/Supplie	\$ 467.75
10416	Keystone Consulting Engineers, Inc.	Engineering Services	\$ 130.00

**Lower Nazareth Township
Bills To Be Approved
December 16, 2009**

GENERAL FUND CHECKING ACCOUNT CONTINUED

PAID ONLINE	Chase Card Services	Equipment Motor Fuel	\$ 203.51
10417	Edwards Business Systems	Copier Maintenance / Paper Supply	\$ 174.36
10418	Staples Business Advantage	Office/Zoning/EIT Supplies	\$ 176.04
10419	Mega Software Services, Inc.	EIT Computer Services	\$ 100.00
10420	The Express Times	Advertisement	\$ 331.00
10421	United States Postal Service	Postage	\$ 2,000.00
10422	Hewlett-Packard	Server Purchase	\$ 3,988.00
		<i>Total General Fund Checking Account...</i>	<u><u>\$ 60,130.97</u></u>

PLGIT CHECKING ACCOUNT

573	Ambulance Capital Reserve	2009 Budget Allocation	\$ 20,000.00
574	LNT Summer Rec	2009 Budget Allocation	\$ 1,282.00
575	Lower Nazareth Township	2009 Budget Allocation	\$ 18,763.00
576	Fire Capital Reserve	2009 Budget Allocation	\$ 33,814.00
577	Capital Reserve Fund	Supplemental Appropriations	\$ 300,000.00
578	Sewer-Traffic Signal Capital Reserve	Supplemental Appropriations	\$ 200,000.00
		<i>Total PLGIT Checking Account...</i>	<u><u>\$ 573,859.00</u></u>

DEVELOPMENT & INSPECTION ACCOUNT

1631	CodeMaster Inspection Services	Building Inspection Services	<u><u>\$ 9,329.00</u></u>
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CAPITAL RESERVE ACCOUNT

713	Virginia Business Systems	Copier Lease	<u><u>\$ 379.95</u></u>
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PAYROLL ACCOUNT

December 18, 2009		<u><u>\$ 24,872.03</u></u>
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