

**LOWER NAZARETH TOWNSHIP  
BOARD OF SUPERVISORS  
MINUTES  
May 2, 2012**

The Lower Nazareth Township Board of Supervisors held a regularly scheduled meeting in the Township Municipal Building on Wednesday May 2, 2012. The Chairman called the meeting to order at 6:38 PM.

Present were:

Eric E. Nagle	-	Chairman	Albert Kortze	-	Engineer
Gerald R. Green	-	Supervisor	Timm A. Tenges	-	Manager, Secretary/Treasurer
Martin J. Boucher	-	Supervisor	Tammi Draveczech	-	Assistant Secretary/Treasurer
James S. Pennington	-	Supervisor	Lori B. Seese	-	Zoning Administrator
Gary Asteak	-	Solicitor			

Absent was:

Robert S. Kucsan - Vice Chairman

**Approval of Minutes**

A motion was moved by Mr. Pennington and was seconded by Mr. Green to approve the meeting minutes for April 11, 2012. The motion carried.

**Reports**

*All reports are available to review at the Township Office and on our website.*

Mr. Nagle acknowledged the receipt of the Financial Statement for February 2012, the Hecktown Volunteer Fire Company Incident Report for April 2012, and the Hecktown Volunteer Ambulance Corps for March 2012.

**Correspondence**

**Newburg Road Speed Limit** – The Board of Supervisors were in receipt of an email from a resident on Jordan Court who requested the speed limit be reduced on Newburg Road between Gradwohl Switch and Country Club Roads. A motion was moved by Mr. Nagle and was seconded by Mr. Boucher to authorize Mr. Tenges to send a letter to PADOT requested a traffic study to reduce the speed limit along a section of Newburg Road. The motion carried.

**Subdivision and Land Development**

**Estates at Deer Crossing – Sidewalk Waiver Request** – Mr. Tenges reported that he met with Mr. Faust and a proposal was made to install sidewalks along one side of the main road and then to pay 2.5 times the open space fee. There would be no other sidewalks in the development. The Board was satisfied with the proposal. Mr. Tenges asked Mr. Faust to memorialize his proposal in writing. A motion was moved by Mr. Pennington and was seconded by Mr. Boucher to accept Mr. Faust's proposal. The motion carried.

**Fox Property – Sketch Plan** – Mr. Tenges commented that this is not a formal submission; it is merely to see how the Board feels about this proposed plan.

Lou Pektor, Ashley Development, discussed the plan which would include apartments in an office park along Country Club and Hecktown Roads. The reason for the apartments would be to offset the high cost of bringing

sewer to the development. The "Class A" apartments would be located along the edge of the office park and would border Louise Moore Park. Mr. Pektor estimated that there would be 5 buildings with 200 units consisting of a 50/50 mix of one and two-bedroom apartments.

Mr. Tenges commented that the 2030 Comprehensive Plan shows a residential component to this area.

Mr. Green was unsure of apartments next to the park. He felt there was a reason why that area was zoned as it was and apartments were not permitted.

Mr. Boucher commented that he was sure the apartments would be nice, he just wasn't sure about 200 units.

Mr. Nagle wanted to ensure we would not be affecting other property owners along the new sewer route. Mr. Tenges stated that we could set requirements for this developer so as to not inflict hardship on property owners.

Mr. Pennington felt there was a need for apartment living in Lower Nazareth Township.

Mr. Pektor commented that they will be competing with Chrin's new interchange and really need the apartments to offset the cost of bringing sewer to this office park.

Mr. Tenges commented that there is no risk to allow the developer to proceed and make a submission.

Brown Daub Ford – Preliminary/Final Parking Lot Expansion – Resolution #LNT-10-12 – Mr. Kortze reviewed his April 23<sup>rd</sup> letter and recommended approval. He noted that an improvements agreement and security would be needed. A motion was moved by Mr. Green and was seconded by Mr. Boucher to approve Resolution #LNT-10-12.

Greenfield Industrial Park – Revised Final Land Development – Resolution #LNT-11-12 – Ron Madison gave a brief presentation and history on the project. He requested the Board grant them conditional approval based on coming to an agreement on the Roadway Improvements Plan. Mr. Madison said they are really separate items; they have separate improvements agreements and security. By receiving conditional approval they can begin the site work while working out the details of the roadway improvements.

Mr. Kortze reviewed his April 25<sup>th</sup> letter. Mr. Tenges commented that unfortunately, due to schedules, he just met with Mr. Kortze on Tuesday. He asked the Board not to grant conditional approval until the improvements plan is accepted. Mr. Tenges believes that can occur prior to the next meeting.

Chuck Smith, representing Mr. Schooley and Mr. Schray felt the developer should be made to go back for additional conditional use approval and safeguards since it conditional use approval was granted years ago, in 2006. When asked if Mr. Schooley and Mr. Schray could speak, Solicitor Asteak deferred them to the next meeting.

The Board tabled this until the May 23<sup>rd</sup> meeting.

Mr. Preston was concerned about submission deadlines, to which Mr. Tenges stated would not be a problem.

### Supervisors' Comments

Mr. Pennington attended the CRPC meeting last week.

Mr. Nagle had no comments.

Mr. Green commented that the Hollo Road street sign that was missing the "H" has been fixed.

Mr. Boucher commented on the lack of a "no left turn" sign when exiting C&S onto Keystone Drive. Mr. Tenges stated that it needs to be replaced but also needs to be approved in order to be enforceable.

Mr. Schooley added that trucks repeatedly turn around on his property causing damage.

### **Manager's Report**

Vehicle Lease Authorization – Mr. Tenges reported that they received two quotes for the lease for the 2012 GMC dump truck. Lafayette Ambassador Bank came in with 5 annual payments of \$12,572.39 at 2.95%; a savings of \$4,578.70 over the quote from Lehigh Capital Access. A motion was moved by Mr. Boucher and was seconded by Mr. Pennington authorize Mr. Tenges to proceed with the lease through Lafayette Ambassador Bank. The motion carried.

Intermunicipal Cooperation Agreement – Griffin Land – A motion was moved by Mr. Green and was seconded by Mr. Boucher to authorize execution of this agreement and to adopt by ordinance if necessary. The motion carried.

Nazareth Speedway (ISC)/ Stormwater Drainage – Mr. Tenges reported that we did receive a response from ISC. They approved the concept plan; however they would rather sell the land than give us the easement. ISC is asking \$10,000 for a little less than an acre. Mr. Tenges requested authorization to have an appraisal, which is required to purchase the property. He added that we may need to resize the property to avoid going on to their property while maintaining our portion.

Solicitor Asteak added that an agreement of sale and a minor subdivision plan would also need to be completed. Mr. Tenges and Mr. Kortze will be meeting tomorrow to discuss.

A motion was moved by Mr. Pennington and was seconded by Mr. Boucher to authorize the appraisal, for Solicitor Asteak to draft an agreement of sale, and for Mr. Kortze to draft a minor subdivision plan. The motion carried.

2012 Road Projects – Mr. Tenges discussed the various road projects proposed for this summer.

### **Engineer's Report**

DHD Ventures – Bottom Dollar Food – Letter of Credit Reduction & Commence Maintenance Period – Mr. Kortze reviewed his letter and recommended a reduction in security and to commence the 18-month maintenance period. A motion was moved by Mr. Green and was seconded by Mr. Boucher to reduce security and commence the maintenance period. The motion carried.

Milham Ford – Letter of Credit Release – Mr. Kortze reviewed his letter and recommended the release of the remaining security. A motion was moved by Mr. Pennington and was seconded by Mr. Boucher to release the cash security for Milham Ford. The motion carried.

### **Solicitor's Report**

Neighborhood Improvement Zone (NIZ) – Solicitor Asteak had not much new to report; only that additional municipalities are joining the lawsuit. A proposed settlement was presented but no decision has been made.

623 Selvaggio Drive Property – The Township will be taking action against Propak Wood in the coming days.

**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 moved by Mr. Boucher and was seconded by Mr. Green to approve payment of the bills dated May 2, 2012. The motion carried.

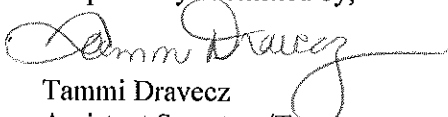
**Courtesy of the Floor**

No items were discussed under Courtesy of the Floor.

**Adjournment**

A motion was moved by Mr. Boucher and was seconded by Mr. Pennington to adjourn the meeting. The meeting adjourned at 8:05pm.

Respectfully submitted by,



Tammi Dravec  
Assistant Secretary/Treasurer

**Lower Nazareth Township  
Bills To Be Approved  
May 2, 2012**

<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
<b><u>GENERAL FUND CHECKING ACCOUNT</u></b>			
12475	Easton Area Joint Sewer Authority	Operating & Capital Operating Expenses/Debt	\$ 1,077.11
12483	Easton Area Joint Sewer Authority	Operating and Capital Operating Expense	\$ 894.86
12484	Easton Area Joint Sewer Authority	1st Quarter Debt Service	\$ 182.25
12485	Stewart-Amos Equipment Co.	Street Sweeping	\$ 9,469.62
12486	Hecktown Volunteer Fire Company	Fire Company Loan	\$ 965.26
12487	Volunteer Companies Loan Fund	Fire Company Loan	\$ 965.26
12488	Colonial Regional Police Department	Police Contract Payment	\$ 86,944.36
12489	PA Municipal Health Insurance Cooperati	Employee Health Insurance	\$ 17,574.37
12490	Volunteer Companies Loan Fund	Fire Company Loan	\$ 1,011.77
12491	Met-Ed	Traffic Signal Electricity	\$ 298.40
12492	Easton Suburban Water Authority	Fire Company Water	\$ 70.91
12493	Printex	Office Supplies	\$ 144.80
12494	LMS Designs and Signs	Municipal Bldg Supplies	\$ 125.00
12495	Sherwin-Williams	Park Supplies	\$ 99.95
12496	Master Supply Line	Municipal Building/Public Works/Park Supplie	\$ 532.24
12497	Wilson Products	Equipment Parts/Supplies	\$ 509.75
12498	Mr. John	Temporary Restrooms	\$ 381.50
12499	Verizon	Fire Company Telephone	\$ 216.19
12500	Verizon	Municipal / Public Works Telephone	\$ 605.73
12501	Staples Business Advantage	Office/Zoning/Public Works Suplies	\$ 175.06
12502	The Home News	Advertisement	\$ 125.00
12503	Lori Peck, OCR	Stenographer	\$ 90.00
12504	Suburban Propane	Public Works Heating Fuel	\$ 884.05
12505	ISOBunkers, LLC	Equipment Motor Fuel	\$ 1,485.24
12506	Kansas State Bank	Fire Company Loan Payment	\$ 66,807.08

**Lower Nazareth Township  
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**GENERAL FUND CHECKING ACCOUNT CONTINUED**

12507	Staples Credit Plan	Fire Co Collection Supplies	\$ 401.52
12508	George J. Kratzer, Inc.	Park Septic Tank	\$ 390.00
12509	Herceg Hauling	Trash Removal	\$ 250.00
12510	Deer Park	Municipal Bottled Water	\$ 19.38
12511	The Morning Call	Subscription Renewal	\$ 59.90
12512	Edwards Business Systems	Copier Maintenance	\$ 610.14
12513	The Express Times	Zoning Hearing Advertisement	\$ 297.00
12514	Keystone Consulting Engineers, Inc.	Engineering Services	\$ 140.00
12515	PA Unemployment Compensation Fund	Unemployment Compensation	\$ 300.00
12516	PrintConcepts	Tax Collection Supplies	\$ 236.40
12517	BWP-Carquest Auto Parts	Equipment Parts/Supplies	\$ 359.97
12518	Signal Service, Inc.	Traffic Signal Maintenance	\$ 150.00
<i>Total General Fund Checking Account...</i>			<u><u>\$ 193,772.96</u></u>

**PAYROLL ACCOUNT**

April 20, 2012	\$ 27,856.19
May 4, 2012	\$ 29,976.64
<i>Total Payroll Account...</i>	<u><u>\$ 57,832.83</u></u>

**RECYCLING/REFUSE ACCOUNT**

1130	Exeter Supply Co., Inc.	Capital Construction	\$ 22.28
1131	Ealer Electric Supply Company	Capital Construction	\$ 1,076.69
1132	All-Phase Electric Supply Co.	Capital Construction	\$ 97.14
1133	Conshohocken Steel Products, Inc.	Capital Equipment	\$ 5,085.00
1134	Mr. John	Temporary Restroom	\$ 152.60

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**RECYCLING/REFUSE ACCOUNT CONTINUED**

1135	Eastern Industries, Inc.	Capital Construction	\$ 273.07
		<i>Total Recycling/Refuse Account...</i>	<u>\$ 6,706.78</u>

**OPEN SPACE ACCOUNT**

619	Ealer Electric Supply Company	Capital Construction	\$ 358.90
620	All-Phase Electric Supply Co	Capital Construction	\$ 32.38
621	Exeter Supply Co., Inc.	Capital Construction	\$ 7.43
622	Met-Ed	Electricity Service	\$ 15,432.00
623	Eastern Industries, Inc.	Capital Construction	\$ 91.03
		<i>Total Open Space Account...</i>	<u>\$ 15,921.74</u>

**DEVELOPMENT & INSPECTION ACCOUNT**

1702	DCED	Training Contribution - 1st Quarter	<u>\$ 144.00</u>
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**MASTER ESCROW CHECKING ACCOUNT (KNBT)**

1934	Keystone Consulting Engineers	Engineering Services	\$ 1,197.00
1935	East Penn Sanitation	Escrow Refund	\$ 87.56
		<i>Total Master Escrow Checking Account...</i>	<u>\$ 1,284.56</u>

**MASTER ESCROW CHECKING ACCOUNT (LAB)**

1022	Fellheimer & Eichen LLP	Engagement Agreement	\$ 10,000.00
1023	Hidden Oaks IV, LLP	Escrow Refund	\$ 2,270.00
1024	Signal Service, Inc.	Traffic Signal Maintenance	\$ 350.00
1025	Bursich Associates, Inc.	Engineering Services	\$ 585.29

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**MASTER ESCROW CHECKING ACCOUNT (LAB) CONTINUED**

1026	Keystone Consulting Engineers, Inc.	Engineering Services	\$	968.00
1027	Asteak Law Offices	Legal Services	\$	525.00
1028	Met-Ed	Traffic Signal Electricity	\$	95.06
		<i>Total Master Escrow Checking Account...</i>	\$	<u>14,793.35</u>