

**LOWER NAZARETH TOWNSHIP  
BOARD OF SUPERVISORS  
MINUTES  
JUNE 27, 2012**

The Lower Nazareth Township Board of Supervisors held a regularly scheduled meeting in the Township Municipal Building on Wednesday June 27, 2012. The Chairman called the meeting to order at 6:35 PM.

Present were:

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

Absent were:

Robert S. Kucsan	-	Vice Chairman
Martin J. Boucher	-	Supervisor

**Approval of Minutes**

Approval of the meeting minutes was tabled due to the lack of a quorum.

**Conditional Use Hearing**

First Industrial Pennsylvania, L.P. – First Park 33 – Solicitor Asteak opened the hearing at 6:38pm and gave a brief introduction and background on the project.

Greg Davis, Saul Ewing Law Firm presented the Board with binders which included many of the plans/documents for tonight's hearing. He commented that tonight's plan is similar to the one from 2003 but the buildings are smaller, there is more landscaping, and there is a higher fence planned for on top on the berm.

Also present and prepared to give testimony were Jeff Thomas, First Industrial; Paul Szewczak, Liberty Engineering; and Pete Terry, Benchmark Civil Engineering.

Henry Newton, 568 Country Club Road, inquired if there would be truck traffic along the residential property line. The answer, as depicted on the plan, is no.

Joanna Bowen, 584 Country Club Road, inquired the hours of operation. Mr. Thomas replied that is tenant driven so he could not answer at this time. He did say that buildings of this size do not typically run 3 shifts. So a 24-hour facility is possible, but not likely.

Tim Charlesworth, legal representative for neighboring property owner Mandy Partners, asked if this plan depicted more parking than the 2002 Higgins Plan. Mr. Thomas answered "yes."

Mr. Szewczak presented testimony in regards to the engineering of the site. He explained that the travel lane that runs parallel to the residents' properties is an emergency road and will be specifically designed so that tractor trailers cannot navigate it.

Mr. Szewczak described the landscaping, berm, fencing and lighting. He showed site line drawings for each of the property owners. Each resident that was present came up, looked at their particular drawing and shared concerns including the impact to the value of their property and also commented on how they felt about what they will see once this property is developed.

Mr. Green commented that he wants to see the berm continue across the front property even though it's not being developed. Mr. Pennington agreed that they should just continue the berm to protect those property owners from future development.

Mrs. Seese wanted to be sure they the applicant was not contemplating a truck terminal because it is strictly prohibited.

Joanna Bowen inquired about truck repair on the site because she is concerned about their well. Mr. Szewczak stated that there would only be minor truck repairs, like changing tires.

Mr. Terry, Traffic Engineer, discussed traffic counts and infrastructure. He stated that the current infrastructure can accommodate this development.

Mr. Davis summarized by saying that the property is zoned for this type of used. They are doing the best they can to "hide" the buildings and they have reverted back to two buildings so that the second building can insulate the residents.

Ed Pokropski, 576 Country Club Road, presented the Board with the EPA report on toxicity and another document regarding the impacts of warehouses. He noted that he is concerned about noise and odors.

Mr. Kortze reviewed his letter dated June 20<sup>th</sup>. Solicitor Asteak inquired with Mr. Kortze if a higher berm was possible. Mr. Kortze said with steeper slopes, yes. He also said you could plant taller trees and/or install a taller fence. Mrs. Seese commented that there is no limit to the height of a fence, only that a building permit would be required. Mr. Szewczak stated they would need a variance for the steeper slope on the berm.

Mr. Charlesworth reiterated the concerns of Mandy Partners; shared access, coordination of stormwater, and signage. Mr. Davis commented that they are working with Mandy Partners and feel this is a private matter; not for the Board of Supervisors.

Solicitor Asteak closed the hearing at 8:15pm. Mr. Nagle tabled the discussion until our next meeting the other Board members could be present. Our next meeting is July 11<sup>th</sup>. Solicitor Asteak commented that the Board has 45 days to render a decision. A motion was moved by Mr. Pennington and was seconded by Mr. Green to table a decision until our July 11<sup>th</sup> meeting. The motion carried.

*\*\*\* The Board took a brief recess from 8:15 – 8:20 \*\*\**

### **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 April and May 2012.

### **Correspondence**

There were no items to discuss under Correspondence.

### **Subdivision and Land Development**

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

**Board of Supervisors Minutes**

**June 27, 2012**

### **Supervisors' Comments**

There were no items to discuss under Supervisors Comments.

### **Manager's Report**

Truck Traffic on Hanoverville Road – Mr. Tenges reported that he met with C & S Wholesale and ProLogis on the truck traffic issue on Hanoverville Road. They have agreed to do a few things in hopes of minimizing the traffic. (1) They will reach out to their vendors and disseminate information. When orders are placed specific directions would be given to the vendor. (2) They will distribute information to people leaving the site. (3) They will try to access the GPS system in order to update information to truck drivers. (4) Try to update the “GPS for truck operations.”

Mr. Tenges showed the list of trucks, that Ms. Ehasz gave, to C&S Wholesale and they commented one of the vendors was not one of their vendors. Therefore, not all trucks traveling on Hanoverville Road are going to this particular warehouse and while we may reduce the number of trucks we may not be able to eliminate all truck traffic.

Christian Springs Road – The road work will be done in early August so it can be completed in time for the start of school. Mr. Tenges reported that he has a conference call with the Speedway tomorrow on the piece of property we will be purchasing in order to install the pipe. An appraisal will need to be done. The pipe will be installed prior to the road work.

LNRA Flagpole – Mr. Tenges stated that the Lion's Club made a \$500 donation. The cost of the flagpole is \$1,790.00. LNRA has committed to \$645.00 which is half of the remaining \$1,290.00. A motion was moved by Mr. Green and was seconded by Mr. Pennington to contributing the balance of \$645.00 to the purchase of the flagpole. The motion carried.

Newburg Road Traffic Study – Mr. Tenges reported that the traffic study was completed by PADOT and there will be no change to the speed limit along that particular section of Newburg Road.

*Mr. Tenges commented that he will meet with Solicitor Asteak after the meeting to discuss the Griffin Intermunicipal Agreement Ordinance.*

### **Engineer's Report**

There were no items to discuss under Engineer's Report.

### **Solicitor's Report**

Gemstone Resources – Tax Assessment Appeal – Solicitor Asteak reviewed the proposed new assessment. A motion was moved by Mr. Pennington and was seconded by Mr. Green to accept the new assessment. The motion carried.

DeBonis – Solicitor Asteak reported that the hearing for the stay on the pipe removal is July 16<sup>th</sup>. Mr. Nagle inquired whether we could go after the developer for these costs; Solicitor Asteak replied “no”.

623 Selvaggio Drive Property – Solicitor Asteak reported that the hearing on garbage collection is August 3<sup>rd</sup>.

Neighborhood Improvement Zone (NIZ) – Solicitor Asteak reported that the State budget needs to be adopted by Friday. There is discussion on removing the Allentown's EIT grab. Mr. Tenges stated he was concerned about recovering the first two quarters from 2012.

**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. Green and was seconded by Mr. Pennington to approve payment of the bills dated June 27, 2012. The motion carried.

**Courtesy of the Floor**

There were no comments under Courtesy of the Floor.

**Adjournment**

A motion was moved by Mr. Green and was seconded by Mr. Pennington to adjourn the meeting. The meeting adjourned at 8:42pm.

Respectfully submitted by,



Tammi Dravec  
Assistant Secretary/Treasurer

**Lower Nazareth Township  
Bills To Be Approved  
June 27, 2012**

<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
<b><u>GENERAL FUND CHECKING ACCOUNT</u></b>			
12630	Lower Nazareth Township General Fund	Replenish Petty Cash	\$ 67.21
12631	Kistler O'Brien	Fire Company Inspections	\$ 270.00
12632	ISOBunkers, LLC	Equipment Motor Fuel	\$ 912.72
12633	Pennsylvania State Police	Employee Record Checks	\$ 10.00
12634	Selective Insurance Company of America	Liability Insurance	\$ 306.00
12635	Deer Park	Municipal Bottled Water	\$ 19.46
12636	Beyer-Barber Company	Penion Plan Administration	\$ 2,075.00
12637	Lori Peck, OCR	Stenographer	\$ 65.00
12638	Diana Wallbillich	Summer Park Program	\$ 193.56
12639	Midtown Abstract	DeBonis/Smith Condemnation	\$ 210.00
12640	Northampton County Seed Company, Inc.	Park Facilities Maintenance	\$ 52.00
12641	Whitehall Turf Equipment	Park Supplies/Equipment Parts/Supplies	\$ 193.52
12642	Martin Stone Quarries, Inc	Park Supplies	\$ 595.43
12643	U.S. Municipal Supply, Inc.	Equipment Parts/Supplies	\$ 227.48
12644	Associated Fasteners, Inc.	Equipment Parts/Supplies	\$ 11.28
12645	CCC Heavy Duty Truck Parts Company	Equipment Parts/Supplies	\$ 95.26
12646	BWP-Carquest Auto Parts	Equipment Parts/Supplies/Shop Tools	\$ 179.17
12647	Asteak Law Offices	Legal Services	\$ 9,015.75
12648	Edwards Business Systems	Copier Maintenance	\$ 433.98
12649	Keystone Consulting Engineers, Inc.	Engineering Services	\$ 1,195.75
12650	Herceg Hauling	Trash Removal	\$ 250.00
12651	Mr. John	Temporary Restrooms	\$ 378.88
12652	Mark & Iderle Wade	Summer Park Refund	\$ 65.00
12653	Pitney Bowes	Postage Meter Supplies	\$ 86.67
12654	Turf Equipment and Supply Co., LLC	Equipment Parts/Supplies	\$ 130.47

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

12655	Verizon	Municipal / Public Works Telephone	\$ 627.19
12656	The Morning Call	Subscription Renewal	\$ 59.90
12657	Bursich Associates, Inc.	Act 537 Plan Update	\$ 1,509.37
12658	Medical Life Insurance Company	Employee Life Insurance	\$ 1,258.20
12659	Met-Ed	Traffic Signal Electricity	\$ 162.81
			<u>\$ 20,657.06</u>
			<u><u>\$ 20,657.06</u></u>

**PAYROLL ACCOUNT**

June 29, 2012

\$ 32,566.26

**RECYCLING/REFUSE ACCOUNT**

1144	Mr. John	Temporary Restrooms	<u>\$ 151.55</u>
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**DEVELOPMENT & INSPECTION ACCOUNT**

1708	CodeMaster Inspection Services	Building Inspection Services	<u>\$ 1,475.00</u>
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**MASTER ESCROW CHECKING ACCOUNT (LAB)**

1040	Everson Tesla, Inc.	Security Reduction	\$ 22,500.00
1041	National Realty & Dev. Corp.	Security Reduction	\$ 17,061.00
1042	Lower Nazareth Township	Summer Park Program Pizza	\$ 135.00
1043	Keystone Consulting Engineers	Engineering & Inspection Services	\$ 1,849.25
1044	RonDel Development Company	Escrow Refund - Plan Withdraw	\$ 1,096.12
1045	Pappas Construction	Escrow Refund	\$ 70.02
			<u>\$ 42,711.39</u>
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MASTER ESCROW CHECKING ACCOUNT (KNBT)

1945	Portobello Pizzeria	Summer Park Program	\$	135.00
1946	Zachariah Cobrinik	Escrow Refund	\$	124.01
		<i>Total Master Escrow Checking Account...</i>	\$	<u>259.01</u>