

**LOWER NAZARETH TOWNSHIP  
BOARD OF SUPERVISORS  
MINUTES  
OCTOBER 10, 2012**

The Lower Nazareth Township Board of Supervisors held a regularly scheduled meeting in the Township Municipal Building on Wednesday October 10, 2012. The Chairman called the meeting to order at 6:38 PM.

Present were:

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

*\*\*\* Mr. Nagle reported that the Board held a brief executive session prior to this evening's meeting to discuss possible litigation. \*\*\**

**Approval of Minutes**

A motion was moved by Mr. Pennington and was seconded by Mr. Boucher to approve the meeting minutes for September 24, 2012. The motion carried.

**Reports**

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

Mr. Nagle acknowledged the receipt of the Financial Report for August 2012, the Hecktown Volunteer Fire Company Incident Report for September 2012, and the Zoning Administrator's Report for September 2012.

**Correspondence**

There were no items to discuss under Correspondence.

**Subdivision and Land Development**

Miller Solar Energy System – Preliminary/Final Site Plan – Resolution #LNT-18-12 – Mr. Kortze reviewed his October 4<sup>th</sup> letter recommending Preliminary/Final approval. The applicant's engineer, Terry DeGroot, gave a brief presentation and requested if the buffer trees were necessary. Both of the Millers' neighbors, Mr. Pitsko and Mr. McElroy, were present and had no issue with this project or the request for no buffer. Mr. Tenges commented that the buffer is a zoning requirement; therefore the Board of Supervisors cannot waive that requirement. The applicant would have to go to the Zoning Hearing Board for this waiver. A motion was moved by Mr. Kucsan and was seconded by Mr. Boucher to approve Resolution #LNT-18-12. The motion carried.

Stone Post Meadows – Proposed Zoning Change – Martin Gilchrist, Urban Research and Development Corporation (URDC), gave a presentation on the proposed development which would consist of residential units and an office complex. This type of development would be consistent with the Township's Comprehensive Plan.

Mr. Gilchrist explained there would be 2 & 3 story upscale apartments on 40 acres and an office complex on 10 acres. The interior would be privately owned and maintained. The applicant is proposing more than 25% of the area to be open space, would include passive recreation, a clubhouse and pool, a pedestrian trail and links to neighboring Louise Moore Park. This type of development is geared towards retired couples, empty nesters and young professionals; there would be few, if any families with children.

Mr. Gilchrist stated there would be four (4) access points; two (2) on Hecktown and two (2) on Country Club. The applicant would also widen Hecktown Road and improve the intersection. Mr. Gilchrist noted that the proposed traffic counts are ½ the number of vehicles than if the site was entirely office park.

Mr. Gilchrist reported that the township could expect to see and added \$150,000 in tax revenue and \$2.5 million from traffic impact fees, open space fees, and impact contingency money. In addition, the township would receive an improved road, intersection and a sewer extension.

Mr. Gilchrist commented that it would take 5-6 years to complete the project.

Mr. Green inquired about site lines for the entrances exiting onto Hecktown Road. He also still has concerns about apartments being near the park. Mr. Gilchrist feels that the park is underused and this would help the park be better utilized. Mr. Green wanted to be sure the County was involved since the applicant wants to develop walking paths to the park. Mr. Green also inquired if a 3-story building was permitted. Mr. Tenges replied that is the changed they are looking for.

Mr. Boucher inquired if there was a plan to install elevators; especially for emergency services. Mr. Pektor commented that when they developed the apartments at Routes 412 and 78 they polled the people and they were not desired. They didn't intend to install them here either, but might if requested or desired. Mr. Boucher was also concerned because the fire company doesn't have the equipment for a 3-story building. Mr. Tenges commented that these buildings will be equipped with sprinklers.

Mr. Tenges stated that the next step is for the developer to take the idea to the Planning Commission for comments.

A motion was moved by Mr. Pennington and was seconded by Mr. Kucsan to authorize the applicant to take this idea to the Planning Commission for comments. The motion carried.

### **Supervisors' Comments**

There were no items to discuss under Supervisor's Comments.

### **Manager's Report**

Time Extension Report – Mr. Tenges reported that the township accepted a time extension for Adnan Qayyum Preliminary/Final Land Development through December 15, 2012.

Touch – a – Truck Event – Mr. Tenges reported that Mr. Beruta and himself took a vehicle to the Library's Touch-a-Truck Event that was held last weekend.

Clean-Up Day – Mr. Tenges reminded everyone that Township Clean-Up Day will be Saturday October 20<sup>th</sup>.

Leaf Collection – Mr. Tenges reported that leaf collection would be starting soon, perhaps this Friday.

FEMA Map Update – Mr. Tenges reported that it recently came to the township’s attention that FEMA prefers if the township collects any and all appeals and submit them as one package to FEMA. The township is only collecting the appeals and will not be reviewing submissions.

2013 Budget – Mr. Tenges commented that we will need to adopt the 2013 budget at our December 12<sup>th</sup> meeting. He will have a draft budget for the Board to review at our October 24<sup>th</sup> meeting and will need authorization to advertise at our November 14<sup>th</sup> meeting.

**Engineer’s Report**

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

**Solicitor’s Report**

There were no items to discuss under Solicitor’s Report.

**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. Boucher to approve payment of the bills dated October 10, 2012. 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. Boucher and was seconded by Mr. Pennington to adjourn the meeting. The meeting adjourned at 7:34pm.

Respectfully submitted by,



Tammi Dravec  
Assistant Secretary/Treasurer

**Lower Nazareth Township**  
**Bills To Be Approved**  
 October 10, 2012

<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
<b><u>GENERAL FUND CHECKING ACCOUNT</u></b>			
12874	Commonwealth of PA Clean Water Fund	MS4 Application Fee	\$ 2,500.00
12875	Municipal Emergency Services	Fire Company Equipment Supplies	\$ 216.27
12876	Met-Ed	Traffic Signal Electricity	\$ 270.19
12877	Easton Area Joint Sewer Authority	Operating and Capital Operating Expense	\$ 894.86
12878	Easton Area Joint Sewer Authority	Debt Service	\$ 182.25
12879	Memorial Library of Nazareth & Vicinity	4th Quarter Library Service	\$ 21,250.00
12880	Valley Wide Signs & Graphics	Fire Company Supplies	\$ 178.08
12881	TRM Emergency Vehicle Specialists	Fire Company Equipment Supplies	\$ 320.55
12882	Easton Suburban Water Authority	Fire Company Water	\$ 56.16
12883	Alert-All Corp	Fire Company Supplies	\$ 903.50
12884	Home Depot	Fire Company Supplies	\$ 270.63
12885	ExxonMobil	Fire Company Fuel	\$ 626.03
12886	Easton Suburban Water Authority	Fire Company Water	\$ 275.00
12887	PPL, Inc.	Fire Company Electricity	\$ 663.41
12888	Colonial Regional Police Department	2012 Pension Allocation	\$ 64,449.01
12889	Hecktown Volunteer Fire Company	2012 Fire Relief	\$ 76,511.14
12890	National Penn Investors Trust Company	2012 Pension Plan Contribution	\$ 110,000.00
12891	Hecktown Volunteer Fire Company	Fire Company Loan	\$ 965.26
12892	Volunteer Companies Loan Fund	Fire Company Loan	\$ 965.26
12893	Colonial Regional Police Department	Police Contract Payment	\$ 86,944.36
12894	PA Municipal Health Insurance Cooperati	Employee Health Insurance	\$ 17,574.37
12895	Volunteer Companies Loan Fund	Fire Company Loan	\$ 1,011.77
12896	Northampton County Seed Company, Inc.	Capital Projects Construction	\$ 201.00
12897	Gates Flag & Banner Co., Inc.	Parks Capital Construction	\$ 645.00
12898	Stephenson Equipment, Inc.	Equipment Parts/ Supplies	\$ 287.67

**Lower Nazareth Township  
Bills To Be Approved  
October 10, 2012**

**GENERAL FUND CHECKING ACCOUNT CONTINUED**

12899	Faust Heating & A/C Co., Inc.	Municipal Building Maintenance	\$ 370.00
12900	Keystone Precision Instruments	Shops Tools/Equipment	\$ 350.00
12901	PrintConcepts	Office Supplies	\$ 315.95
12902	Pitney Bowes	Postage Meter Tape	\$ 25.48
12903	Highway Materials, Inc.	Paving/Patching Material	\$ 1,152.43
12904	Printex	Tax Collection Supplies	\$ 185.00
12905	Easton Suburban Water Authority	Water Hydrant Assessment	\$ 13,530.00
12906	East Penn Sanitation, Inc.	Municipal Trash Removal	\$ 34.68
12907	Home Depot	Shops Tools/Park & Facility Maint./Supplies	\$ 574.41
12908	Modern Precast Concrete	Pipe and Drainage Supplies	\$ 219.24
12909	Chase Card Services	Equipment Parts/Supplies	\$ 27.40
12910	Bursich Associates, Inc.	Act 537 Plan Update	\$ 321.75
12911	Pitney Bowes	Postage Meter	\$ 199.00
12912	EMC Insurance Companies	Township Insurance	\$ 18,950.00
12913	PA Department of Labor & Industry - B	Boiler Inspection	\$ 62.00
12914	Keystone Consulting Engineers, Inc.	Engineering & Inspection Services	\$ 403.50
12915	Valley Industrial Rubber Products	Equipment Parts/Supplies	\$ 93.64
12916	PPL, Inc.	Traffic Signal/St Light/Municipal/PW/Park Ele	\$ 1,721.69
12917	PPL, Inc.	Selvaggio Drive Electricity	\$ 640.78
12918	PA One Call System, Inc.	Monthly Fax Activity	\$ 46.20
12919	Old National Leasing	Fire Company Lease Payment	\$ 53,052.57
12920	Nextel Communications	Municipal/Public Works Wireless	\$ 334.18
12921	AT&T	Municipal/Public Works Long Distance	\$ 51.22
12922	Mansfield Oil Company	Equipment Motor Fuel	\$ 922.33
12923	BWP - Carquest Auto Parts	Equipment Parts/Supplies	\$ 64.62
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			<b><i>Total General Fund Checking Account...</i></b>
			<b><i>\$ 481,809.84</i></b>
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**Lower Nazareth Township  
Bills To Be Approved  
October 10, 2012**

**PAYROLL ACCOUNT**

October 5, 2012

**\$ 28,392.42**

**RECYCLING/REFUSE ACCOUNT**

1157	Northampton County Seed Co., Inc.	Capital Construction	<b>\$ 63.00</b>
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**CAPITAL RESERVE ACCOUNT**

767	Fellheimer & Eichen LLP	Legal Services	<b>\$ 37,198.09</b>
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**DEVELOPMENT & INSPECTION ACCOUNT**

1715	CodeMaster Inspection Services, Inc.	Building Inspection Services	<b>\$ 13,907.64</b>
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**MASTER ESCROW CHECKING ACCOUNT (LAB)**

1080	Gates Flag & Banner Co., Inc.	Parks Capital Construction	\$ 1,145.00
1081	Keystone Consulting Engineers, Inc.	Engineering & Inspection Services	\$ 5,494.13
1082	Met-Ed	Traffic Signal Electricity	\$ 180.94
1083	Jason Turkovich	Escrow Refund	\$ 5.65
1084	Woodside Custom Homes, Inc.	Escrow Refund	\$ 2,182.50
		<i>Total Master Escrow Checking Account...</i>	<b>\$ 9,008.22</b>

**MASTER ESCROW CHECKING ACCOUNT (KNBT)**

1957	Keystone Consulting Engineers, Inc.	Engineering & Inspection Services	<b>\$ 1,672.25</b>
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