

**LOWER NAZARETH TOWNSHIP
BOARD OF SUPERVISORS
MINUTES
SEPTEMBER 11, 2013**

The Lower Nazareth Township Board of Supervisors held a regularly scheduled meeting in the Township Municipal Building on Wednesday September 11, 2013. The Chairman called the meeting to order at 6:30 PM.

Present were:

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

Approval of Minutes

A motion was moved by Mr. Boucher and was seconded by Mr. Pennington to approve the meeting minutes for August 27, 2013. Mr. Nagle abstained. The motion carried.

Conditional Use Hearing

Brown Daub Fiat – CU2011-02 – Solicitor Asteak opened the hearing with a brief synopsis of the application. The proposed development is for a Fiat Automotive Dealership on a 10.05 acre tract located at Hecktown and Country Club Roads. The proposed dealership would be built on the same lot as the existing Brown-Daub Auto Sales Building. The dealership would be 12,807 square feet with parking spaces for 84 vehicles, 62 will be within an existing paved area used as vehicle parking/display for the current dealership. Solicitor Asteak noted that the Planning Commission, at its December 2011 meeting recommended conditional use approval based upon Section 118 of the Lower Nazareth Township Zoning Ordinance.

Attorney Graham Simmons; Norris, McLaughlin, and Marcus was there on behalf of the applicant. Also present was, the applicant, Tom Daub; President of Brown Daub, Inc. and Paul Szwczak; with Liberty Engineering. Attorney Simmons questioned Mr. Daub and Mr. Szwczak on various aspects of the proposed project to show that they meet the applicable requirements of Section 118. Those aspects include compliance with the comprehensive plan, traffic, safety, storm water management, neighborhood, and design.

Solicitor Asteak stated that traffic, lighting, geotechnical, storm water, and sewage issues would need to be further explored during the land development review.

A motion was moved by Mr. Kucsan and was seconded by Mr. Boucher to grant conditional use subject to the conditions suggested by Solicitor Asteak. The motion carried.

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

Mr. Nagle acknowledged the receipt of the Hecktown Volunteer Fire Company Incident Report for August 2013.

Correspondence

Trio Fields Petition – Mr. Nagle read a letter from residents of Trio Fields requesting the Township expedite their plans for the Lower Nazareth Township Community Center off of Gremar Road. There are no immediate plans to construct a community center and Mr. Tenges added that Lower Nazareth does not have the tax base to support a community center like our neighbors.

Subdivision and Land Development

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

Supervisors' Comments

Mr. Kucsan, Mr. Nagle, and Mr. Boucher had no comments.

Mr. Pennington attended the August 26th Colonial Regional Police Meeting (CRPC) where a 2014 preliminary budget was presented. Also discussed was the potential magistrate redistricting. Solicitor Asteak gave a brief history and the reason for the proposed redistricting. A motion was moved by Mr. Pennington and was seconded by Mr. Green to authorize Mr. Tenges to send a letter to the court expressing our concern over redistricting. The motion carried.

Mr. Green received an email from a resident in the King George Development in regards to the condition of the roads. Mr. Tenges stated that repairs are the best we can do at this time and we do our best to do full-depth reclamation projects when funds are available.

Manager's Report

2014 Minimum Municipal Obligation (MMO) – Mr. Tenges reported on the pension obligation for 2014. A motion was moved by Mr. Pennington and was seconded by Mr. Boucher to approve the 2014 MMO. The motion carried.

Georgetown Road – Mr. Tenges stated that he reviewed the Manual on Uniform Traffic Control Devices (MUTCD) and further consideration for a traffic signal, based on crash experience, requires three criteria to be met. One of which is “Five or more reported crashes, of types susceptible to correction by a traffic control signal, have occurred within a 12-month period...” Mr. Tenges reviewed the reportable crashes from July 2012 through July 2013 finding only four crashes; of which only one, Mr. Burritt's accident, met the criteria.

Mr. Tenges asked if the Board wanted him to investigate this any further but the Board was satisfied with his investigation. Mr. Green felt that as long as people stop at the stop sign there should be no problem.

Mr. Tenges stated there are flashing lights with an advanced warning in the westbound direction and a reduced speed limit of 40mph.

Engineer's Report

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

Solicitor's Report

4504 Stephanie Drive – Solicitor Asteak reviewed his May 2, 2013 letter regarding the issue the group home located at 4504 Stephanie Drive. He suggested zoning inspections to ensure compliance but reminded the Board that we cannot treat residents of group homes any differently than other township residents. Solicitor Asteak recommended that we do not tinker with our zoning ordinance. He also understands how neighbors could view this group home as a business, but it is not. It really is no different than having full-time nursing care for a family member in their home.

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 September 11, 2013. The motion carried.

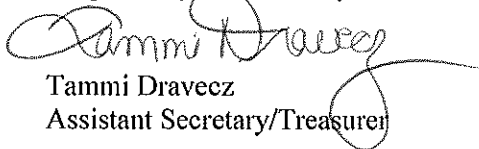
Courtesy of the Floor

Michael Vonelli, 4498 Stephanie Drive, thanked Solicitor Asteak for his comments regarding the group home however he reiterated his concerns regarding the activities at 4504 Stephanie Drive and his belief that this is a business, not a residence. He wants the Township to hold the "business" accountable. Solicitor Asteak stated that the police are our frontline and need to be contacted when there is an issue. If Mr. Vonelli believes the residents are being mistreated, Solicitor Asteak directed him to contact the Department of Public Welfare as they issue the group home's license and violations could cause them to lose their license or not have it renewed.

Adjournment

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

Respectfully submitted by,


Tammi Dravecz
Assistant Secretary/Treasurer

**Lower Nazareth Township
Bills To Be Approved
September 11, 2013**

<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
<u>GENERAL FUND CHECKING ACCOUNT</u>			
13717	Postmaster	Newsletter Postage	\$ 520.47
13718	PAPCO	Equipment Motor Fuel	\$ 879.04
13719	Home Depot	Public Works Equipment/Supplies	\$ 424.88
13720	Staples Business Advantage	Office Supplies	\$ 117.01
13721	PPL, Inc.	Municipal Drive Electricity	\$ 583.26
13722	PPL, Inc.	Traffic Signal/St Light/Municipal/PW/Park Ele	\$ 1,234.37
13723	Eastern Industries, Inc.	Aggregate Supplies	\$ 927.59
13724	Met-Ed	Traffic Signal Electricity	\$ 246.99
13725	Verizon	Municipal / Public Works Telephone	\$ 580.54
13726	East Penn Sanitation, Inc.	Municipal Trash Removal	\$ 289.68
13727	Exeter Supply Co., Inc.	Construction/Rebuilding	\$ 154.03
13728	BWP-Carquest Auto Parts	Equipment Parts/Supplies	\$ 19.73
13729	TransEdge Truck Centers	Equipment Parts/Supplies	\$ 63.39
13730	Horwith Freightliner	Fire Company Equipment Maintenance	\$ 749.42
13731	Fogels Fuel Service	Fire Company Fuel	\$ 88.97
13732	Easton Suburban Water Authority	Fire Company Water	\$ 69.56
13733	Mansfield Oil Company	Equipment Motor Fuel	\$ 381.95
13734	Nazareth Area School District	Real Estate Tax Collection Supplies	\$ 119.74
13735	Northampton County Seed Company, Inc.	Public Works Supplies	\$ 13.00
13736	Sherwin-Williams	Park Supplies	\$ 404.70
13737	Oldcastle Precast Inc.	Construction/Rebuilding	\$ 474.00
13738	U.S. Municipal Supply, Inc.	Public Works Equipment Parts/Supplies	\$ 384.41
13739	Green Pond Nursery, Inc.	Park Facilities Maintenance	\$ 266.50

**Lower Nazareth Township
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GENERAL FUND CHECKING ACCOUNT CONTINUED

13740	Interstate Battery of Allentown	Public Works Equipment Parts/Supplies	\$ 96.95
13741	Suburban Propane	Park Fuel	\$ 324.42
13742	Easton Suburban Water Authority	Municipal Bldg Water	\$ 36.82
13743	Edwards Business Systems	Copier Maintenance	\$ 289.58
13744	JD Miller Construction	Zoning Permit Refund	\$ 50.00
	<small>PAID ONLINE</small> Chase Card Services	Conference/Office Supplies/Postage	\$ 1,032.59
13745	Keystone Consulting Engineers, Inc.	Engineering & Inspection Services	\$ 2,177.00
13746	Hecktown Volunteer Fire Company	Fire Company Loan	\$ 965.26
13747	Volunteer Companies Loan Fund	Fire Company Loan	\$ 965.26
13748	Colonial Regional Police Department	Police Contract Payment	\$ 89,830.78
13749	PA Municipal Health Insurance Cooperati	Employee Health Insurance	\$ 18,518.08
13750	Volunteer Companies Loan Fund	Fire Company Loan	\$ 1,011.77
13751	NCATO	County Convention	\$ 715.00
13752	Harris Computer Systems	Land Records Software	\$ 3,000.00
			<u>\$ 128,006.74</u>

PAYROLL ACCOUNT

September 6, 2013

\$ 31,734.26

CAPITAL RESERVE - CAPITAL PURCHASES ACCOUNT

797	Timm Tenges, Tax Collector	NASD Real Estate Taxes	\$ 24,358.73
798	Eastern Lift Truck Co., Inc.	Capital Purchases	\$ 21,950.00
799	G & L's Sign Factory	Capital Construction	\$ 1,366.00
<i>Total Capital Reserve Account...</i>			<u>\$ 47,674.73</u>

**Lower Nazareth Township
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MASTER ESCROW CHECKING (LAB)

1199	Met-Ed	Traffic Signal Electricity	\$ 67.99
1200	Asteak Law Offices	Legal Services	\$ 1,137.50
1201	Keystone Consulting Engineers, Inc.	Engineering & Inspection Services	\$ 4,971.75
1202	Kay Builders, Inc.	Escrow Refund	\$ 6,000.00
1203	Hidden Oaks IV, LLP	Escrow Refund	\$ 2,103.00
<i>Total Master Escrow Checking Account...</i>			<u><u>\$ 14,280.24</u></u>

RECYCLING/REFUSE ACCOUNT

1183	First Regional Compost Authority	4th Quarter 2013 Payment	<u><u>\$ 4,681.05</u></u>
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DEVELOPMENT & INSPECTION ACCOUNT

1748	DCED	Training Contribution - 2nd Quarter 2013	\$ 204.00
1749	CodeMaster Inspection Services	Building Inspection Services	\$ 11,590.00
1750	Grew Construction	Building Permit Refund	\$ 265.00
<i>Total Development & Inspection Account...</i>			<u><u>\$ 12,059.00</u></u>