

**LOWER NAZARETH TOWNSHIP
BOARD OF SUPERVISORS
MINUTES
DECEMBER 12, 2013**

The Lower Nazareth Township Board of Supervisors held a special meeting at Lower Nazareth Elementary School on Thursday December 12, 2013. The Chairman called the meeting to order at 4:07 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	Tammi Dravec	- Assistant Secretary/Treasurer
Martin J. Boucher	- Supervisor	Lori B. Seese	- Zoning Administrator

Conditional Use Hearing – Industrial Developments International (IDI) CU#2013-02

Solicitor Asteak opened the hearing with some ground rules: (1) Redundant comments and questions will not be permitted. (2) Only those with a direct interest will be allowed to comment. (3) Be considerate, quiet (no commenting aloud & silence cell phones), and respectful.

Solicitor Asteak gave a brief presentation of the application. He inquired what attorneys were present and who they were presenting. Nick Noel represents residents on Val Vista and Oxford. He wanted to reserve the right for an air quality expert to make a presentation at a later date and for a traffic study as well. Joel Scheer represents Mr. and Mrs. Mineo. Michael Vargo represents Mr. Spitale.

Blake Marles, Attorney for IDI, gave a brief presentation on the application and the conditional use process. The application is for a warehouse facility with roughly 200 employees on 3 shifts, 24-hours a day. Mr. Marles commented that the adjacent properties have “standing” however others have little impact; none are within 900 feet of the facility. Solicitor Asteak explained that aggrieved residents are those with a direct interest or who would be directly harmed by this development. Mr. Marles stated they would establish standing prior to questioning by residents.

Frank Petkunas, IDI, answered numerous questions by Mr. Marles; followed by additional questions from residents and attorneys. A similar plan came before the Board in 2007. Key differences between that plan and this plan are: smaller square footage, fewer bays, less parking, and fewer car and truck trips. Additionally, there is now a law preventing idling, the facility has moved further from residential properties, and is now closer to Route 33 and other commercial uses. Mr. Marles reminded everyone that the use of the facility is the same as that which received conditional use approval in 2007.

***** Brief recess from 5:25pm – 5:40pm *****


Brian Evans, Evans Engineering, gave testimony as an expert witness; answering questions by Mr. Marles; followed by additional questions from attorneys. Mr. Evans gave numerous examples of similar facilities located near residential neighborhoods. He also presented line of sight profiles for properties neighboring this proposed facility.

***** Brief recess from 7:15pm -- 7:30pm *****

Mr. Evans took questions from residents.

Testimony concluded for the evening around 8:55pm. The hearing will continue on Monday February 10th at 4:00pm at Lower Nazareth Elementary School.

Respectfully submitted by,

A handwritten signature in cursive script, appearing to read "Tammi Dravecz", with a long, sweeping flourish extending to the right.

Tammi Dravecz
Assistant Secretary/Treasurer