

**LOWER NAZARETH TOWNSHIP  
BOARD OF SUPERVISORS  
MINUTES  
September 23, 2015**

The Lower Nazareth Township Board of Supervisors held a regularly scheduled meeting at the Lower Nazareth Municipal Building on Wednesday September 23, 2015. The Vice Chairman called the meeting to order at 6:30 PM.

Present were:

Gerald R. Green	- Vice Chairman	Albert Kortze	- Engineer
Eric E. Nagle	- Supervisor	Steve Mills (for Gary Asteak)	- Solicitor
Robert S. Kucsan	- Supervisor	Timm A. Tenges	- Manager, Secretary/Treasurer
		Eric A. Albert	- Operations Coordinator
		Lori B. Seese	- Zoning Administrator

**Absent were**

James S. Pennington	- Chairman
Martin J. Boucher	- Supervisor
Tammi Dravec	- Assistant Secretary/Treasurer

**Approval of Minutes**

A motion was moved by Mr. Kucsan and was seconded by Mr. Nagle to approve the minutes from the September 9<sup>th</sup> Board of Supervisors meeting. The motion carried.

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

There were no items to discuss under Reports.

**Conditional Use Hearing –O.R.E. Rentals CU2015-01**

Solicitor Mills opened the conditional use hearing by stating that no action will be taken until the next Board of Supervisors meeting on October 14, 2015. Solicitor Mills stated that Attorney Tom Schlegel would be representing O.R.E. and would be calling witnesses. Attorney Schlegel started by calling Matt Chartrand, engineer for O.R.E., to speak about the site plan for this application. Mr. Chartrand went on to state that this project is compliant with all of requirements for this district and that they would not be asking for any special conditions to comply with the existing zoning. Mr. Chartrand stated that they would comply with all of the existing covenants that exist regarding utilities with neighboring businesses. At the conclusion of his testimony Albert Kortze reviewed his letter dated September 21, 2015 and highlighted some of the main points.

Attorney Schlegel then called his second witness George Blobe, principal owner in O.R.E., to tell about what type of business they are. Mr. Blobe stated that they rent construction equipment to businesses and smaller construction equipment to residential home owners. Mr. Blobe stated that they have an operation currently running in Lower Nazareth Township but that they rent the property and are more interested in moving to a location where they own the property, which is the main reason for wanting to move the business to the new location. At the conclusion of his testimony Travis Gerould, 453 School House Road, asked if they would be keeping both locations open. Mr. Blobe reiterated that they would have no need for a second location once they moved and it was their desire to own the location rather than rent.

At the conclusion of the testimony Attorney Mills asked for the admittance of all of the exhibits used today. The hearing closed at 6:50.

### Correspondence

There were no items to discuss under Correspondence.

### Subdivision and Land Development

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

### Supervisors' Comments

Mr. Kucsan had no comments.

Mr. Nagle said that he reviewed the preliminary budget for the Colonial Regional Police Department and found a number of calculation errors in the arithmetic. Mr. Nagle said someone should communicate the list of the errors to Mr. Pennington so that he could address them at the next CRPC meeting.

Mr. Green stated that he went to the Nazareth Library meeting and that the 2016 proposed budget has an increase of \$1,062.00 for the contribution from Lower Nazareth Township. He stated that the contribution for next year would be \$92,062.00 and wanted Mr. Tenges to be aware of the increase so that he would have time to try and include this with next year's budget.

### Manager's Report

Time Extension Report -- Mr. Tenges stated that the Township accepted a time extension from O.R.E. for their land development plan through November 25, 2015.

Pension Plan Trust Agreement – National Penn Investors Trust – Mr. Tenges asked that the Board allow him to sign a Pension Plan Trust Agreement with National Penn Investors Trust who currently administers the Township's Pension Plan. A motion was made by Mr. Kucsan and seconded by Mr. Nagle to allow Mr. Tenges to sign. The motion carried.

Victory / ProLogis – Traffic Impact Fee Reduction – Resolution # LNT-15-15 -- Mr. Tenges asked the Board to pass this resolution for Traffic Impact Fee Reduction for Victory / ProLogis. A motion was made by Mr. Kucsan and was seconded by Mr. Nagle to approve resolution #LNT-15-15. The motion carried.

Traffic Signal Resolutions – Mr. Tenges asked that the Board approve three separate traffic signal resolutions for these intersections:

1. Jaindl Blvd / Hanoverville Rd / Township Line Rd – Resolution # LNT-12-15. A motion was made by Mr. Nagle and seconded by Mr. Kucsan to approve resolution #LNT-12-15. The motion carried.
2. Hanoverville Rd/ Greenfield Western Driveway – Resolution #LNT-13-15. A motion was made by Mr. Kucsan and seconded by Mr. Nagle to approve resolution #LNT-13-15. The motion carried.
3. Hanoverville Rd / Keystone Dr / Greenfield Eastern Driveway -- Resolution #LNT-14-15. A motion was made by Mr. Nagle and seconded by Mr. Kucsan to approve resolution #LNT-14-15. The motion carried.

Travis Gerould, 463 School House Road, asked who pays for the traffic lights. Mr. Tenges stated that these lights are paid by the developer.

2015 FDR Road Project -- Mr. Tenges then stated that the Public Works Department is hoping to finish up the paving project tomorrow.

Township Newsletters – Mr. Tenges stated that the Fall newsletters were mailed on September 21<sup>st</sup> and should be arriving to each resident any day now.

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Mr. Green asked if Mr. Tenges had any luck in setting up an electronic recycling event for the Fall for the residents of Lower Nazareth Township. Mr. Tenges said that they were not able to set one up for the Fall but are looking to set one up for the Spring for the Township.

Mr. Nagle stated that he would like it to go on record that he feels all supporting documentation should accompany the budget that is being proposed for the Colonial Regional Police Department and should be given to each municipalities delegates to accompany the budget.

#### **Engineer's Report**

**Brown-Daub Fiat – Letter of Credit Reduction & Commence Maintenance Period** – A motion was made by Mr. Nagle and seconded by Mr. Kucsan to reduce the letter of credit to \$5,253.90. The motion carried. A motion was made by Mr. Nagle and seconded by Mr. Kucsan to enter into an 18-month maintenance period. The motion carried.

#### **Solicitor's Report**

There were no items to discuss under the 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. Nagle and was seconded by Mr. Kucsan to approve payment of the bills dated September 23, 2015. The motion carried.

#### **Courtesy of the Floor**

Bert Smalley, 4335 King George Drive, asked if there was movement on the Liberty Property Appeal. Attorney Mills said that it was just being assigned to a judge and that there will be nothing done for several months.

Marcia Styles, 670 Lexington Road, wanted to know how many employees are covered by the pension plan. Mr. Tenges stated that all full-time employees are covered under the plan and he believed the number of full-time employees to be 13.

#### **Adjournment**

A motion was moved by Mr. Nagle and was seconded by Mr. Kucsan to adjourn the meeting at 7:10PM.

Respectfully submitted by,



Eric Albert  
Municipal Office Operations Coordinator

**Lower Nazareth Township  
Bills To Be Approved  
September 23, 2015**

**GENERAL FUND CHECKING ACCOUNT**

<b>Num</b>	<b>Name</b>	<b>Memo</b>	<b>Amount</b>
15632	PA Municipal Health Insurance Cooperati	Employee Health Insurance	\$ 20,233.20
15633	NCATO	County Convention	\$ 440.00
15634	USPS	Newsletter Postage	\$ 752.03
15635	PPL, Inc.	Municipal Drive Electricity	\$ 1,194.38
15636	Sam's Club MC/SYNCB	Fire Company Supplies	\$ 302.71
15637	Home Depot	Fire Company Supplies	\$ 129.66
15638	Kistler O'Brien	Fire Company Equipment Maintenance	\$ 564.00
15639	Horwith Freightliner	Fire Company Equipment Maintenance	\$ 215.85
15640	Bergey's, Inc	Fire Company Equipment Repairs	\$ 450.00
15641	Technology Reflections, Inc	Fire Company Web Service	\$ 1,234.40
15642	Easton Suburban Water Authority	Fire Company Water	\$ 66.77
15643	ExxonMobil	Fire Company Fuel	\$ 600.57
15644	Keystone Volunteer Insurance Group	Fire Company Insurance	\$ 6,169.00
15645	PPL, Inc.	Fire Company Electricity	\$ 553.56
15646	McGee Uniform	Fire Police Supplies	\$ 802.25
15647	East Penn Sanitation, Inc.	Municipal Trash Removal	\$ 78.40
15648	Lehigh Fuels, LLC	Equipment Motor Fuel	\$ 811.24
15649	Stotz & Fatzinger Office Supply	Office/Zoning/Tax Supplies	\$ 127.96
15650	RCN	Internet & Telephone Services	\$ 71.16
15651	Verizon Wireless	Municipal/Public Works Wireless	\$ 392.71
15652	PA One Call System, Inc.	Monthly Fax Activity	\$ 91.44
15653	Turf Equipment and Supply Co., LLC	Equipment Parts/Supplies	\$ 294.39
15654	CCC Heavy Duty Truck Parts Company	Equipment Parts/Supplies	\$ 32.68
15655	Diamond Mowers Inc.	Public Works Equipment Parts/Supplies	\$ 588.81
15656	Five Star International LLC	Public Works Equipment Parts/Supplies	\$ 83.92

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**GENERAL FUND CHECKING ACCOUNT CONTINUED**

15657	Kimball Midwest	Public Works Supplies	\$	335.74
15658	Advanced Auto Parts Professional	Public Works Equipment Parts/Supplies	\$	324.07
15659	Staples Credit Plan	Office Supplies	\$	48.43
15660	Staples Business Advantage	Office Supplies	\$	146.06
15661	Edwards Business Systems	Copier Maintenance	\$	67.39
15662	Edwards Business Systems	Copier Maintenance	\$	101.20
15663	Chase Card Services	Public Works Tools/Background Check/Office	\$	869.76
15664	RCN	Internet & Telephone Services	\$	19.95
15665	Integra One	Data Processing Equipment/Computer Services	\$	93.75
15666	Home Depot	Public Works Supplies/Tools/Equipment	\$	721.49
15667	George J. Kratzer, Inc.	Municipal Building Septic Tank	\$	490.00
15668	Buckno Lisicky and Company	Audit	\$	1,550.00
15669	RCN	Internet & Telephone Services	\$	763.10
15670	Sam's Club	Public Works Supplies	\$	229.74
15671	Integra One	Computer Services	\$	625.00
15672	Beyer-Barber Company	Penion Plan Administration	\$	2,075.00
15673	Hicks Portable Toilets	Temporary Restrooms	\$	140.00
15674	Lehigh Fuels, LLC	Equipment Motor Fuel	\$	424.81
15675	Service Electric Telephone Co.	Fire Company Telephone	\$	45.31
15676	Service Electric Cable TV, Inc.	Fire Company Internet	\$	44.35
15677	Verizon Wireless	Fire Company Wireless	\$	467.46
15678	IAFC Membership	Fire Company Membership Renewal	\$	234.00
15679	MG Appearance Products	Fire Company Maintenance	\$	33.00
15680	Witmer Public Safety Group	Fire Police Supplies	\$	330.18
			<b><i>Total General Fund Checking...</i></b>	<b><u><u>46,460.88</u></u></b>

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**PAYROLL ACCOUNT**

September 18, 2015

\$ 34,179.40

**HIGHWAY RECONSTRUCTION / REHABILITATION ACCOUNT**

<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
1017	Eastern Industries, Inc.	Construction / Rebuilding	<u><u>\$ 89,599.56</u></u>

**MASTER ESCROW CHECKING (LAB)**

<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
1503	General Highway Products	Traffic Signal Maintenance	\$ 325.00
1504	Met-Ed	Traffic Signal Electricity	\$ 151.43
1505	VOIDED	VOID: Engineering & Inspection Services	
1506	Keystone Consulting Engineers, Inc.	Engineering & Inspection Services	\$ 18,807.17
1507	Asteak Law Offices	Legal Services	\$ 4,550.00
1508	Gilmore & Associates, Inc.	Engineering & Consulting Services	<u>\$ 3,646.00</u>
		<i>Total LAB Master Escrow Account...</i>	<u><u>\$ 27,479.60</u></u>

**CAPITAL RESERVE ACCOUNT**

<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
916	Home Depot Credit Services	Capital Construction	\$ 424.36
917	Bath Supply Co., Inc.	Capital Construction	\$ 57.17
918	Design Floors, Inc.	Capital Construction	\$ 2,498.30
919	Sam's Club	Capital Purchase	<u>\$ 399.81</u>
		<i>Total Capital Reserve Account...</i>	<u><u>\$ 3,379.64</u></u>

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DEVELOPMENT & INSPECTION ACCOUNT

<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
1812	CodeMaster Inspection Services, Inc	Building Inspection Services	\$ 23,649.82

RECYCLING / REFUSE ACCOUNT

<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
1222	Hicks Portable Toilets	Temporary Restrooms	\$ 75.00