

**LOWER NAZARETH TOWNSHIP  
BOARD OF SUPERVISORS  
MINUTES  
March 9, 2016**

The Lower Nazareth Township Board of Supervisors held a regularly scheduled meeting at the Lower Nazareth Municipal Building on Wednesday March 9, 2016. The Chairman called the meeting to order at 6:30 PM.

Present were:

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

**Absent were**

Tammi Dravec - Assistant Secretary/Treasurer

**Subdivision and Land Development**

Vinart Realty Associates CU2015-03 – Decision – A motion was made by Mr. Green and seconded by Mr. Kucsan to approve CU2015-03 and added that they must comply with the Zoning Hearing Boards conditions as well as comply with the engineers comments. It was also noted that a Certificate of Use and Occupancy will not be awarded until Sanitary Sewer is complete. A copy of the transcripts from the previous Conditional Use hearing was provided to Mr. Nagle so that he could review them and vote on this decision. The motion carried.

**Conditional Use Hearing** – CU2015-02 FGC Hecktown, LLC (Greek Development)

Solicitor Asteak opened the hearing by reviewing the application and by stating that the Township had received petitions against Greek Development and they will be marked into the record as Objective 1.

Tim Charlesworth, an attorney representing F. Greek Development, called his first witness William Lothian. Mr. Lothian is a senior consultant for Langan Engineering Environmental Services and prepared the traffic impact study for this site. He said that the traffic studies estimated an additional 40 truck trips per hour, which is less than one truck per minute on average. Mr. Lothian stated that actual counts taken at a site similar to the one being presented at peak hours showed an additional 17 trips in the morning and 11 additional trips in the evening. He stated that all of the traffic falls within PennDot's 10 second rules for traffic lights, and that the intersection would still be a level C. Mr. Pennington asked what exactly is a PennDot Level C. Mr. Lothian said that is how PennDot grades the volume of traffic at intersections in Pennsylvania.

Diane Halasz, 3002 Windsor Street, asked if he had looked at evening rush hour conditions when traffic is backed up all the way on to the ramp. Mr. Lothian said that signals will be provided so that traffic will actually run smoother than it does now.

Robert Resi, 3034 Hecktown Road, wanted to know what the percentage of tractor trailers will be in a one hour window with the truck delivers to this facility. Mr. Lothian stated it should be around 4 – 9 tractor trailers per hour.

Ginger Buchser, 2731 Newburg Road, wanted to know how they intend to keep traffic from turning left out of the facility and into residential neighborhoods. Mr. Lothian said this will be accomplished by signage and by the facility telling the drivers where they can go.

Laurie Ehasz, 4460 Hanoverville Road, stated that the roads are posted on Hanoverville Road and it doesn't stop them so why does he feel signage will work here. Mr. Lothian stated that in addition to signs employees will be instructing the drivers of where they can and can't go.

Bob Hoyer, 365 Country Club Road, wanted to know if stacking lanes were shown to be needed in the study. Mr. Lothian stated that the study showed that stacking lanes were not needed for this facility.

Anthony Andrews, 3148 Val Vista Drive, asked what kind of business this will be. Mr. Lothian said it's a distribution center that will bring items in and then send them out.

Ginger Buchser, 2731 Newburg Road, asked if cars exiting the facility can turn left and if curbing was discussed to prevent trucks from turning. Mr. Lothian said that cars will be allowed to turn left and that curbing could be discussed later on if it is felt that it may be needed.

Dan Scofield, 33 Alpine Drive, asked if it is possible for the trucks that will be delivering will be refrigerated for food. Mr. Lothian stated it is possible but it is not the usual for this type facility.

Mr. Charlesworth called his second witness, Ed Potenta, a noise consultant for Greek Development. Mr. Potenta stated that he took a look at the three closest residents to the purposed warehouse to determine the decibel level that they will hear. Mr. Potenta stated that the site will fully comply with the Township's local ordinance of no more than 68 decibels of sound between 7:00AM and 9:00PM and 61 decibels between 9:00PM and 7:00AM.

Mr. Pennington wanted to know if they would have a yard jockey will the backup beeper be below the decibel level. Mr. Potenta said that a jockey is not the norm for this type of facility but if they did it would meet with the decibel level.

Margret Schofield, 116 Oxford Drive, wanted to know how the decibel level would be affected if they have multiple trucks moving within the facility at one time. Mr. Potenta said it would not produce a significant rise in the decibel level.

Diane Halasz, 3002 Windsor Street, wanted to know if trucks are left on the property overnight what is the decibel level for an idling truck. Mr. Potenta said that they would not be allowed to idle overnight because Pennsylvania only allows a truck to idle for 3 minutes before it needs to be shut off.

Anthony Andrews, 3148 Val Vista Drive, wanted to know if the berm will block noise that is from the interior of the building. He was told he would not hear what was going on within the building.

Ethan Berkove, 2705 Cresmont Avenue, wanted to know if attenuation could come from noise bouncing off the walls and back to his property. He was told that earth and berm will absorb the sound and it will not reflect back to him.

Ginger Buchser, 2731 Newburg Road, wanted to know if trucks breaking while coming off the Route 33 exit were taken into consideration when the sound study was preformed. She was told that trucks are exempt from any sound restrictions while on the roadways.

\*\*\*The Board took a 5-minute recess at 8:15PM\*\*\*

**Board of Supervisors Minutes**  
**March 9, 2016**

At 8:20 the Board resumed the hearing and decided to continue the hearing until April 13<sup>th</sup> so that they could go on with the Board of Supervisors Meeting. It is Board's intention to finish the hearing at the April 13<sup>th</sup> meeting.

### **Approval of Minutes**

A motion was moved by Mr. Boucher and was seconded by Mr. Kucsan to approve the minutes from the February 10<sup>th</sup> Board of Supervisors meeting. Mr. Nagle abstained. The motion carried.

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

Mr. Pennington acknowledged the receipt of the Financial Report for January 2016.

### **Correspondence**

There were no items to discuss under Correspondence.

### **Subdivision and Land Development**

Phillips Feed Land Development Improvements Agreement – Authorization to Execute – This was tabled until the next meeting.

Greenfield Land Development Improvements Agreement – Authorization to Execute – A motion was made by Mr. Nagle and seconded by Mr. Green for authorization to execute. The motion passed.

Request for Zoning Map and Text Amendment – Lehigh Valley Hospital – Scott Pidcock of The Pidcock Company presented a preliminary outline calling for a mixture of low and mid-rise buildings for a health care campus that would spread out over 150 acres. This project would require a zoning map and text amendment to allow for a health care overlay district in the township light industrial zone. A motion was made by Mr. Nagle and seconded by Mr. Kucsan to send this to the Lower Nazareth Township Planning Commission and the Lehigh Valley Planning Commission so that they can review the project and return any comments to the Board of Supervisors within 30 days. The motion carried.

### **Supervisors' Comments**

There were no Supervisors Comments.

### **Manager's Report**

Time Extension Report – Mr. Tenges reported that a time extension has been accepted for the Charles Chrin Co. until March 31, 2017.

Tennis & Basketball Court Restoration – A motion was made by Mr. Green and seconded by Mr. Boucher for Mr. Kortze to prepare a bid package to resurface and paint the basketball court and to completely demo and reconstruct the tennis courts. It was noted that Lower Nazareth Township will complete any work to save money on the cost. The motion carried with Mr. Nagle voting no.

Background Check Policy Update – Mr. Tenges stated that the updated background check policy would apply to volunteers as well as Township staff that have regular contact with children. He also stated that this will be included with the application for volunteers as well as an arrest and certification form. He stated that he is waiting for Mr. Asteak's comments on the updated policy, but would like to move forward with it once it is completed from its draft form. A motion was made by Mr. Green and seconded by Mr. Boucher to move ahead with the Background Check Policy Update. The motion carried.

Electronics Recycling Event – Mr. Tenges also stated that Lower Nazareth Township will be participating in a Multi-Municipal Electronic Recycling Event that will be held at the Nazareth Intermediate School on April 16<sup>th</sup> from 9:00AM – 12:00noon.

G.I.S. System – Mr. Tenges ended by saying that the Township is in the early stages of starting a G.I.S. system where the Township will be actively mapping the entire township. He also said that this is a very large undertaking and that the Township may explore bringing on an intern to help with the fieldwork.

**Engineer's Report**

There was nothing to discuss under Engineer's Report.

**Solicitor's Report**

Industrial Waste Regulations Ordinance #217-03-16 – A motion was made by Mr. Boucher and seconded by Mr. Kucsan for authorization to adopt the ordinance. The motion carried.

**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. Boucher and was seconded by Mr. Green to approve payment of the bills dated March 9, 2016. 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. Green and was seconded by Mr. Boucher to adjourn the meeting at 9:28PM.

Respectfully submitted by,



Eric Albert  
Municipal Office Operations Coordinator

**Lower Nazareth Township  
Bills To Be Approved  
March 9, 2016**

**GENERAL FUND CHECKING ACCOUNT**

<b>Num</b>	<b>Name</b>	<b>Memo</b>	<b>Amount</b>
16027	State Worker's Insurance Fund	Workers Compensation - #05039711	\$ 1,286.00
16028	Edwards Business Systems	Copier Maintenance	\$ 353.95
16029	Asteak Law Offices	Legal Services	\$ 3,598.50
16030	Keystone Consulting Engineers, Inc.	Engineering & Inspection Services	\$ 411.50
16031	Safeguard Business Systems	Real Estate Tax Bills	\$ 1,809.67
16032	Liberty Propane Inc.	Municipal Building Propane	\$ 4,179.90
16033	Toshiba Business Solutions	Copier Maintenance	\$ 12.05
16034	Edwards Business Systems	Copier Maintenance	\$ 183.77
16035	Beyer-Barber Company	Pension Plan Administration	\$ 100.00
16036	NJ Advance Media	Advertisement	\$ 96.60
16037	Lori Peck, OCR	Stenographer	\$ 528.00
16038	Deborah L Statler	Local Services Tax Refund	\$ 48.00
16039	Meghan Atkins	Local Services Tax Refund	\$ 52.00
16040	Lynette Capone	Local Services Tax Refund	\$ 52.00
16041	Meghan Lokay	Local Services Tax Refund	\$ 47.00
16042	Verizon Wireless	Municipal/Public Works Wireless	\$ 395.89
16043	PA One Call System, Inc.	Monthly Fax Activity	\$ 19.15
16044	Keystone Municipal Insurance	Workers Comp Insurance	\$ 4,531.00
16045	Cumberland Truck Parts	Public Works Tools/Equipment/Supplies	\$ 1,290.92
16046	Deer Country Farm & Lawn, Inc.	Public Works Equipment Parts/Supplies/Repair	\$ 342.00
16047	Service Tire Truck Centers	Public Works Equipment Parts/Supplies	\$ 433.50
16048	Integra One	Public Works Supplies	\$ 47.30
16049	Certified Laboratories	Public Works Equipment Parts/Supplies	\$ 642.71
16050	Crafco, Inc.	Public Works Equipment Repair	\$ 138.00
16051	Sprayer Specialties Inc.	Public Works Equipment Parts/Supplies	\$ 77.15

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

<b>Num</b>	<b>Name</b>	<b>Memo</b>	<b>Amount</b>
16052	Nazareth Ford Inc.	Equipment Parts/Supplies	\$ 8.76
16053	Sharkan Supply Co.	Shop Tools/Equipment/Supplies	\$ 268.95
16054	PSATS CDL Program	CDL Drug Testing	\$ 225.00
16055	Lehigh Fuels, LLC	Equipment Motor Fuel	\$ 187.13
16056	Staples Business Advantage	Office / Public Works Supplies	\$ 194.69
16057	Advanced Auto Parts Professional	Public Works Equipment Parts/Supplies	\$ 11.48
16058	Hecktown Volunteer Fire Company	Fire Company Loan	\$ 965.26
16059	Volunteer Companies Loan Fund	Fire Company Loan	\$ 965.26
16060	Colonial Regional Police Department	Police Contract Payment	\$ 107,141.14
16061	Volunteer Companies Loan Fund	Fire Company Loan	\$ 1,011.77
16062	PA Municipal Health Insurance Cooperati	Employee Health Insurance	\$ 18,873.19
16063	Lower Nazareth Township	Replenish Petty Cash	\$ 64.00
16064	Met-Ed	Traffic Signal / Street Light Electricity	\$ 279.19
16065	Keystone Consulting Engineers, Inc.	Engineering & Inspection Services	\$ 1,346.25
16066	Linda & Ned Hower	Real Estate Tax Refund	\$ 1.92
16067	Lori Peck, OCR	Stenographer	\$ 277.00
16068	Keystone Municipal Insurance	Workers Comp Insurance	\$ 866.00
16069	Easton Suburban Water Authority	Municipal Bldg Water	\$ 203.25
16070	Jolynn Sauka	Local Services Tax Refund	\$ 18.00
16071	Barbara A. Stinner	Local Services Tax Refund	\$ 52.00
16072	Easton Suburban Water Authority	Municipal Bldg Water	\$ 35.91
16073	Suburban Propane	Park Fuel	\$ 354.86
16074	Suburban Propane	Public Works Fuel	\$ 1,386.25
16075	NJ Advance Media	Advertisement	\$ 327.60
16076	The Morning Call	Subscription Renewal	\$ 79.92

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

16077	EMC Insurance Companies	Township Insurance	\$	4,814.64
16078	Lehigh Fuels, LLC	Equipment Motor Fuel	\$	372.06
16079	Giles & Ransome, Inc.	Public Works Equipment Parts/Supplies	\$	2,292.97
16080	Cumberland Truck Parts	Public Works Tools/Equipment/Supplies	\$	383.41
16081	Eastern Industries, Inc.	Aggregate Supplies	\$	437.87
16082	RCN	Internet & Telephone Services	\$	803.95
16083	Security Service Company, Inc.	Security System Monitoring	\$	225.57
16084	PPL, Inc.	Municipal Drive Electricity	\$	872.92
16085	PPL, Inc.	Traffic Signal/St Light/Municipal/PW/Park Ele	\$	659.03
16086	France Anderson Basile and Company, P.C	Auditing Services	\$	2,420.00
16087	Fire Apparatus Services	Fire Company Equipment Maintenance	\$	5,567.39
16088	R.S. Security & Communications	Fire Company Service Contract	\$	420.00
16089	ExxonMobil	Fire Company Fuel	\$	268.54
16090	Jack Williams Tire Company, Inc.	Fire Company Vehicle Maintenance	\$	136.88
16091	PPL, Inc.	Fire Company Electricity	\$	662.22
16092	Fogels Fuel Service	Fire Company Fuel	\$	1,775.39
16093	Sam's Club MC/SYNCB	Fire Company Supplies	\$	75.49
16094	Easton Suburban Water Authority	Fire Company Water	\$	59.48
16095	Keystone Volunteer Insurance Group	Fire Company Insurance	\$	6,163.00
16096	Advanced Auto Parts Professional	Fire Company Equipment	\$	7.76
16097	Verizon Wireless	Fire Company Wireless	\$	468.11
16098	Service Electric Telephone Co.	Fire Company Telephone	\$	40.01
16099	Service Electric Cable TV Inc	Fire Company Internet	\$	44.60
16100	Signal Service, Inc.	Traffic Signal Maintenance	\$	1,775.00
16101	Pitney Bowes	Office Supplies	\$	77.98
16102	Williamson Law Book Company	Minutes Books	\$	288.56

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

16103	Chase Card Services	Mun Bldg Supplies/Training/Membership	\$ 46.74
16104	The Home Depot	Equipment Parts/Supplies/Facilities Maintenanc	\$ 418.75
16105	Berks Products	Aggregate Supplies	\$ 823.50
16106	Service Tire Truck Centers	Equipment Parts & Supplies	\$ 364.32
16107	J Smith Automotive	Public Works Equipment Repair	\$ 32.40
<i>Total General Fund Checking...</i>			<b><u>\$ 188,619.88</u></b>

**CAPITAL RESERVE ACCOUNT**

<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
934	Sherwin-Williams	Capital Construction	\$ 337.82
935	Chase Card Services	Capital Equipment Purchase	\$ 764.71
936	Keystone Precision Instruments	Capital Equipment Purchase	\$ 477.00
937	Trimble Navigation Ltd	Capital Equipment Purchase	\$ 12,616.00
938	The Home Depot	Capital Construction	\$ 1,640.24
939	Bath Supply Co., Inc	Capital Equipment Purchase	\$ 2,010.50
<i>Total Capital Reserve Checking...</i>			<b><u>\$ 17,846.27</u></b>

**DEVELOPMENT & INSPECTION ACCOUNT**

<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
1825	CodeMaster Inspection Services, Inc.	Building Inspection Services	<b><u>\$ 9,171.60</u></b>

**PAYROLL ACCOUNT**

February 19, 2016	\$ 31,868.88
March 4, 2016	\$ 33,061.29
<i>Total Payroll Account...</i>	
	<b><u>\$ 64,930.17</u></b>



**Lower Nazareth Township  
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**MASTER ESCROW CHECKING (LAB)**

<b>Num</b>	<b>Name</b>	<b>Memo</b>	<b>Amount</b>
1567	Met-Ed	Traffic Signal Electricity	112.59
1568	Keystone Consulting Engineers	Engineering & Inspection Services	\$ 9,481.13
1569	Asteak Law Offices	Legal Services	\$ 3,937.50
1570	County of Northampton	Parcel ID	\$ 10.00
1571	County of Northampton	Parcel ID	\$ 10.00
1572	Northampton County Recorder of Deeds	Plan Recording	\$ 35.00
1573	Northampton County Recorder of Deeds	Plan Recording	\$ 65.00
1574	Signal Service Inc.	Traffic Signal Maintenance	\$ 1,925.00
1575	Met-Ed	Traffic Signal Electricity	\$ 76.47
<b><i>Total LAB Master Escrow Account...</i></b>			<b><u><u>\$ 15,652.69</u></u></b>