

**LOWER NAZARETH TOWNSHIP  
BOARD OF SUPERVISORS  
MINUTES  
August 8, 2023**

The Lower Nazareth Township Board of Supervisors held a hybrid meeting on Tuesday, August 8, 2023, Chairman James Pennington called the meeting to order at 7:00PM.

Present were:

James S. Pennington	-	Chairman	Gary Asteak	-	Solicitor
Martin Boucher	-	Vice Chairman	Albert Kortze	-	Engineer
Robert J. Hoyer	-	Supervisor	Lori A. Stauffer	-	Manager
Stephen A. Brown	-	Supervisor	Tammi Dravec	-	Secretary/Treasurer
Amy L. Templeton	-	Supervisor	Lori B. Seese	-	Planning/Zoning Administrator

**Fantastic 1948, LLC (CU2023-01)** - The proposed use is a warehouse, requiring Conditional Use approval as prescribed in the Lower Nazareth Township 2001 Zoning Ordinance, amended January 27, 2021; Article 11, Section 1103.A.8, Section 1105.B, and Section 1107. The property locations are 312 Country Club Road, and 270 Country Club Road, Easton, PA 18045, specifically Tax Map #L8-8-3C and L8-8-3D, and they are zoned Light Industrial Campus (LI).

Solicitor Asteak re-opened the hearing; previous hearings were held on April 12<sup>th</sup>, May 22<sup>nd</sup>, and June 13<sup>th</sup>.

Attorney Erich Schock, Fitzpatrick, Lentz and Bubba, called his witness, Bryan Swindler, an acoustic engineer from Burns and McDonald.

Attorney Kevin Kelleher & Attorney Matt Deschler questioned Mr. Swindler.

The public was given an opportunity to question Mr. Swindler.

The Board, Township Engineer, and Solicitor Asteak questioned Mr. Swindler.

Attorney Erich Schock had follow-up questions for Mr. Swindler.

The Board took a brief recess from 8:55pm – 9:05pm.

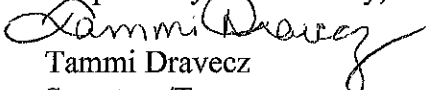
Attorney Erich Schock re-called his witness, John Wichner, a traffic engineer from McMahon Associates.

Attorney Kevin Kelleher & Attorney Matt Deschler questioned Mr. Wichner.

Solicitor Asteak closed the hearing for the evening at 10:00pm. The hearing will resume on September 28<sup>th</sup> at 7:00pm.

For the complete context of hearing testimony, please refer to the stenographic transcript.

Respectfully submitted by,



Tammi Dravec  
Secretary/Treasurer

Board of Supervisors Minutes  
August 8, 2023