

**LOWER NAZARETH TOWNSHIP  
BOARD OF SUPERVISORS  
MINUTES  
June 11, 2025**

The Lower Nazareth Township Board of Supervisors held a public meeting on Wednesday, June 11, 2025, Chairman Pennington called the meeting to order at 7:03PM.

Present were:

James S. Pennington	-	Chairman	Gary Asteak	-	Solicitor
Martin J. Boucher	-	Vice-Chairman	Justin Coyle	-	Engineer
Stephen A Brown	-	Supervisor	Lori A. Stauffer	-	Manager
Nancy A. Teague	-	Supervisor	Tammi Dravec	-	Secretary/Treasurer
Amy L. Templeton	-	Supervisor	Lori Seese	-	Planning/Zoning Officer

\*\*The Board met in an executive session prior to this evening's meeting to discuss legal matters. No action was taken \*\*

**Moment of Silence for Jeffrey Setzer**

Chairman Pennington noted that Jeff was a life-long dedicated resident and served on the Ag Security Committee.

**Agenda Amendment and Approval**

L. Stauffer requested to remove the Fantastic 1948 plan withdrawal from under Subdivision and Land Development.

**Approval of Minutes**

The meeting minutes of May 28<sup>th</sup> were submitted for review and approval. S. Brown made a motion to approve the minutes as presented. Vice-Chairman Boucher seconded. Motion passed (5-0).

**Reports**

There were no reports.

**Supervisor's Comments**

Open Space Preservation – S. Brown noted that the EAC met on Monday.

Parks and Recreation – A. Templeton had nothing to report.

Library News – N. Teague reported that the summer reading kickoff will take place on June 17<sup>th</sup> at library.

CRPC – Vice-Chairman Boucher reported that their next meeting will be June 23<sup>rd</sup>.

Political Signs on Municipal Property – Chairman Pennington briefly reviewed the discussion from our previous meeting. A. Templeton still would like to restrict signs in the parks. Solicitor Asteak noted that we need to be cautious, but we have the right to limit signs on our property. N. Teague noted that we are looking to ban all signs, not just political signs.

Jeff Shepherd questioned the numerous signs posted throughout Township. N. Teague noted that after a period of time, Township crews remove the signs.

Vice-Chairman Boucher made a motion that Lower Nazareth will not permit third party signs on our main office property. N. Teague seconded. S. Brown abstained. Motion passed (4-0).

### **Conditional Use Order & Opinion – HH Nazareth Nest (Residences at Meadow View) CU2025-01**

Solicitor Asteak discussed the approval and terms in the order and opinion. There were two main issues: one being placement of the fire hydrants. We will follow the recommendation in the Fire Chief's letter. Second was the walking path lighting and no lighting will be required. Vice-Chairman Boucher made a motion to approve the Order and Opinion. S. Brown seconded. Motion passed (5-0).

### **Subdivision & Land Development**

173 Nazareth Pike & 281-283 Nazareth Pike Self Storage – Request for Extension – Attorney Tim Charlesworth was present on behalf of his client. He requested a one-year extension; factors contributing to the request include economic slowdown along with the pending sale of the two properties to a new owner. L. Seese noted this is a request for an extension of the ZHB relief.

A. Templeton made a motion to grant the one-year time extension. N. Teague seconded. Motion passed (5-0). The time extension will run through August 14, 2026

### **Solicitor's Report**

Kay Builders / Trio Fields – Phase 7 Default – Resolution #LNT-21-25 – N. Teague made a motion to approve Resolution #LNT-21-25. S. Brown seconded. Motion passed (5-0). Solicitor Asteak noted there are pending requests to reduce security at our next meeting.

### **Engineer's Report**

J. Coyle reviewed his monthly report.

Land Use Assumption Report & Map Approvals – A. Templeton made a motion to approve the land use assumption report and map. N. Teague seconded. Motion passed (5-0).

Newburg Tree Planting – Change Order – J. Coyle noted that we added trees to the contract, increasing the cost of the project by \$5,490. Vice-Chairman Boucher made a motion to approve the change order. N. Teague seconded. Motion passed (5-0).

Newburg Tree Planting – First Payment – J. Coyle noted that they will be meeting with an arborist tomorrow 10am to check on the planting of the trees. Some of the trees were planted too deep so he is only recommending a partial payment (80%). A. Templeton made a motion to release 80% of the payment. Vice-Chairman Boucher seconded. Motion passed (5-0).

### **Manager's Report**

Act 4 – L. Stauffer noted that she still has not received a response from school.

### **Township Line Road** –

- (1) A resident reached out with concerns with the bridge construction on Route 512 and that PADOT tends to redirect traffic to Township Line. He asked that the Board consider corresponding with PADOT to find an alternate route. Vice-Chairman Boucher made a motion to correspond with PADOT. S, Brown seconded. Motion passed (5-0).
- (2) Reconstruction/Rehabilitation – PA DCED Multi Modal Grant. They would consider our project for this grant. This would need to be a joint application with East Allen Township. We need a joint resolution and execution of a cooperation agreement. The analyst said Lower Nazareth would need to cover the costs up front and then get reimbursement from East Allen.
- (3) Solicitor Asteak sent a letter to Attorney Piperato for this matter to be added to their June 26th agenda. L. Stauffer reported that this item has not been added to the agenda for tomorrow night. She will still attend the meeting tomorrow night to try to move this matter forward.

J. Pennington noted that he also contacted East Allen's Chair with no response.

Authorization to Execute SALDO Update Contract – N. Teague made a motion for Chairman Pennington to execute the contract. A. Templeton seconded. Motion passed (5-0).

### **Payment of the Bills**

S. Brown made a motion to pay the bills as presented. A. Templeton seconded. Motion passed (5-0).

### **Courtesy of the Floor**

Jeff Shepherd thanked the Board for the trees planted at Newburg Park; noting they are beautiful. He inquired how we plan to keep the deer from bothering them. J. Coyle noted they would ask the arborist when they meet with him tomorrow.

J. Shepherd added that he is again requesting a path from the neighborhood to the park. He has concern for parents who end up in the street with their kids to access the park amenities.

J. Shepherd thanked J. Coyle for assistance at the previous meeting. Tonight, he has another resident, Richard Morrissey, 4401 Beech Drive, who has issues accessing his driveway since the paving.

R. Morrissey requested that this issue be added to the punch list to address prior to releasing funds to the developer.

Steve Fehnel wanted to discuss his farmland preservation application and the County's opinion that the land now has a less value due to the zoning.

L. Stauffer noted that she met with the County Farmland Preservation, and they had indicated the per acre price to be higher.

Chairman Pennington said we need to find out and understand why the difference. S. Fehnel noted that it is the zoning and the County feels there is no need to use preservation funds for property because it can't be developed.

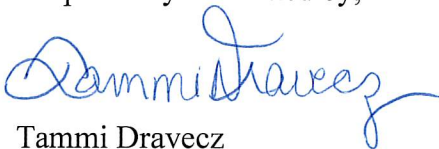
Chairman Pennington would like L. Stauffer to follow up with Northampton County for more information.

Solicitor Asteak asked Mr. Fehnel to share his appraisal with the Township.

**Adjournment** – Chairman Pennington noted that we will not have our regularly scheduled meeting on June 25<sup>th</sup>. Our next meeting will be July 9<sup>th</sup>.

The meeting adjourned at 8:05pm.

Respectfully submitted by,

A handwritten signature in blue ink that reads "Tammi Dravec". The signature is written in a cursive style with a long, sweeping underline.

Tammi Dravec  
Secretary/Treasurer

**Lower Nazareth Township  
Bills To Be Approved  
June 11, 2025**

**GENERAL FUND CHECKING ACCOUNT**

<b>Num</b>	<b>Name</b>	<b>Memo</b>	<b>Amount</b>
ACH	Capital Blue Cross	Employee Health Benefits	\$ 24,546.63
ACH	Highmark Blue Shueld	Employee Health Benefits	\$ 1,200.83
ACH	Met-Ed	Traffic Signal Electricity	\$ 141.62
ACH	Met-Ed	Park Electricity	\$ 168.59
ACH	Flores	Employee Health Benefits	\$ 20.92
ACH	BMO	Credit Card Payment	\$ 38,832.30
ACH	Flores	Employee Health Benefits	\$ 300.00
31598	Tri-Boro Fencing Contractors, Inc.	Park Maintenance	\$ 430.00
31599	Lower Nazareth Towsnhip	Escrow Replenishment	\$ 500.00
31600	Integra One	Computer Services	\$ 50.63
31601	PSATS CDL Program	CDL Drug Testing	\$ 140.00
31602	Service Electric Cable TV Inc	Fire Company Internet	\$ 119.40
31603	Sam's Club MC/SYNCB	Fire Company Supplies	\$ 1,551.85
31604	Fraser Advanced Info Systems	Fire Company Copier Lease/Maintenance	\$ 95.00
31605	Fraser Advanced Info Systems	Fire Company Copier Supplies	\$ 23.59
31606	Wex Bank	Fire Company	\$ 643.61
31607	Automated Home Generators	Fire Company Contributions	\$ 532.50
31608	Verizon Wireless	Fire Company Wireless	\$ 334.53
31609	Verizon Wireless	Fire Company Wireless	\$ 170.17
31610	Johnstone Supply	Municipal Facilities Maintenance	\$ 219.11
31611	Turf Equipment and Supply Co., LLC	Public Works Equipment Parts/Supplies	\$ 185.68
31612	Colonial Intermediate Unit 20	Office Supplies	\$ 178.95
31613	Staver Hydraulics Co., Inc.	Public Works Parts/Supplies	\$ 50.09
31614	Whitehall Turf Equipment	Public Works Equipment Parts/Supplies	\$ 1,350.00
31615	New Enterprise Stone & Lime Co., Inc.	Paving Materials	\$ 973.50
31616	Hanover Engineering Associates, Inc.	Engineering Services	\$ 11,640.38
31617	Gilmore & Associates, Inc.	Engineering & Consulting Services	\$ 1,670.00
31618	Sunoco, LLC	Equipment Motor Fuel	\$ 996.93
31619	Main Line Commercial Pools	Park Facilities Maintenance	\$ 2,160.00
31620	William Kocher	Public Works Equipment	\$ 280.00
31621	Eckroth Equipment Company	Equipment Parts/Supplies	\$ 217.64
31622	Valley Tire of Nazareth	Public Works Tool & Equipment Repair	\$ 45.00

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**GENERAL FUND CHECKING ACCOUNT**

<b>Num</b>	<b>Name</b>	<b>Memo</b>	<b>Amount</b>
31623	Deer Country Farm & Lawn, Inc.	Public Works Equipment Parts/Supplies	\$ 690.47
31624	Interstate Battery of Allentown	Public Works Equipment Parts/Supplies	\$ 291.90
31625	Whitehall Turf Equipment	Public Works Equipment Parts/Supplies	\$ 33.99
31626	Gilmore & Associates, Inc.	Engineering & Consulting Services	\$ 125.00
31627	City of Bethlehem	Hydrant Assessment	\$ 156.54
31628	Fraser Advanced Info Systems	Copier Lease/Maintenance	\$ 504.14
31629	ABE Laboratories, LLC	Park Maintenance	\$ 219.00
31630	Easton Area Joint Sewer Authority	Operating and Capital Operating Expense	\$ 748.21
31631	Suburban Propane	Public Works Fuel	\$ 1,046.10
31632	Keystone Municipal Insurance	Workers Comp Insurance	\$ 5,244.50
31633	The Hartford	Employee Insurance	\$ 1,108.99
31634	Allstate Septic Systems	Temporary Restrooms	\$ 550.00
31635	Allstate Septic Systems	Temporary Restrooms	\$ 130.00
31636	Allstate Septic Systems	Temporary Restrooms	\$ 130.00
31637	Eastern Telephone & Telecommunications	Telephone Maintenance	\$ 537.50
31638	Philadelphia Insurance Companies	Summer Park Program Insurance	\$ 495.00
31639	Sunoco, LLC	Equipment Motor Fuel	\$ 889.52
		<i>Total General Fund Checking Account ...</i>	<u>\$ 102,670.31</u>

**PAYROLL ACCOUNT**

<b>Num</b>	<b>Name</b>	<b>Memo</b>	<b>Amount</b>
	June 13, 2025		<u>\$ 48,235.81</u>

**REFUSE / RECYCLING ACCOUNT**

<b>Num</b>	<b>Name</b>	<b>Memo</b>	<b>Amount</b>
2044	AllState Septic Systems, LLP	Temporary Restrooms	\$ 115.00
2045	WM Recycle America	Clean Up Day	\$ 4,075.85
		<i>Total Refuse / Recycling Account ...</i>	<u>\$ 4,190.85</u>

**OPEN SPACE EIT ACCOUNT**

<b>Num</b>	<b>Name</b>	<b>Memo</b>	<b>Amount</b>
2012	Laudone & Associates, Inc.	Appraisal Fee	<u>\$ 2,900.00</u>

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**TRAFFIC IMPACT ACCOUNT**

<b>Num</b>	<b>Name</b>	<b>Memo</b>	<b>Amount</b>
2027	Carroll Engineering Corporation	Engineering Services	<u>\$ 14,195.50</u>

**MASTER ESCROW ACCOUNT**

<b>Num</b>	<b>Name</b>	<b>Memo</b>	<b>Amount</b>
4209	Carroll Engineering Corporation	Engineering Services	\$ 37,924.75
4210	Asteak Law Offices	Legal Services	\$ 587.50
4211	Hanover Engineering Associates, Inc	Sewage Enforcement Services	\$ 327.35
4212	Gilmore & Associates, Inc.	Sewage Enforcement Services	\$ 174.00
		<i>Total Master Escrow Account ...</i>	<u>\$ 39,013.60</u>