

**LOWER NAZARETH TOWNSHIP  
BOARD OF SUPERVISORS  
MINUTES  
January 14, 2026**

The Lower Nazareth Township Board of Supervisors held a public meeting on Wednesday, January 14, 2026, Chairwoman Templeton called the meeting to order at 7:02 PM.

Present were:

|                   |   |               |                  |   |                               |
|-------------------|---|---------------|------------------|---|-------------------------------|
| Amy L. Templeton  | - | Chairman      | Gary Asteak      | - | Solicitor                     |
| Martin J. Boucher | - | Vice-Chairman | Justin Coyle     | - | Engineer                      |
| Stephen A. Brown  | - | Supervisor    | Lori A. Stauffer | - | Manager                       |
| Nancy A. Teague   | - | Supervisor    | Lori Seese       | - | Planning/Zoning Administrator |
| James Pennington  | - | Supervisor    |                  |   |                               |

\*\*Chairwoman Templeton announced an executive session was held for real estate and potential litigation. No action was taken.\*\*

**Agenda Amendment and Approval**

M. Boucher made a motion to approve the agenda. N. Teague seconded. Motion passed (5-0).

**Approval of Minutes**

The meeting minutes of January 5<sup>th</sup> were submitted for review and approval. M. Boucher made a motion to approve the minutes as submitted. N. Teague seconded. Motion passed (5-0).

**Reports**

The Financial Report for December 2025 was presented and is available on the website.

**Supervisor's Comments**

Open Space Preservation – S. Brown reported the EAC met on January 12<sup>th</sup>. They are continuing to work on revising the evaluation forms.

Parks and Recreation – S. Brown reported the Parks and Recreation Committee will meet at the end of the month. We are working on the upcoming 2026 community events, including the celebration of the 250<sup>th</sup> anniversary of the country.

Library News – N. Teague has nothing to report.

M. Boucher reported on the 2025 incident and training statistics for the Hecktown Volunteer Fire Company.

## **Subdivision and Land Development**

### Approval of Jandl Settlement Agreement –

Solicitor Asteak reviewed the history of this matter. In December, 2023, Lower Nazareth Township filed an action in condemnation on the development rights for the approximately 202 acres of land that is the subject of the Monocacy Estates subdivision plan. The condemnation of development rights is authorized under the Township's duly adopted Official Map.

As part of the process, the Township acquired an appraisal that reflected the costs of the development rights would be \$4,510,000. Mr. Jandl has presented an appraisal reflecting the costs of the development rights to be significantly higher.

As a result, negotiations between the Township and Mr. Jandl were initiated in an effort to resolve the matter without appearing before the Board of View. After over a year of negotiations, the Township and Mr. Jandl have come to a final draft settlement agreement. The essence of the agreement entails:

- Mr. Jandl shall execute a conservation easement on approximately 295 acres of land along Silvercrest. This conservation easement is at no cost to Lower Nazareth Township.
- Lower Nazareth Township shall permit Mr. Jandl to develop the Monocacy Estates tract for 227 single-family homes, including open space areas.
- Mr. Jandl at his expense will run the public sewer to the property and the Township agrees to sell the required treatment capacity necessary for the development.

N. Teague stated she appreciates Mr. Jandl and his team coming to the table. As a big proponent of open space, she thinks this is a good deal.

J. Pennington stated he feels this is a credit to the open space program.

With no further comment from the Board and no comment from the public, J. Pennington made a motion to authorize the execution of the settlement agreement. S. Brown seconded. Motion passed (5-0).

Nazareth Nest Land Development – Justin Huratiak appeared to discuss with the Board a fundamental disagreement he is having with Township administration as it pertains to permitted work under the pre-recording indemnification agreement, which has resulted in an impasse that needs to be resolved.

Mr. Huratiak explained the project began as the Residences of Meadowview and was ultimately granted conditional final approval as the Nazareth Nest plan. After receipt of his conditional final plan approval from the Board of Supervisors, he entered into a pre-recording indemnification agreement with the Township that would allow him to perform certain work prior to the recording of the land development plan. Upon execution of the indemnification agreement, he had a pre-construction meeting with the Township and a pre-construction meeting with PennDOT. He has been engaging in earthmoving since August.

Mr. Huratiak stated he believes the agreement allows him to pour the foundation walls for the garages at the northern end of the property; however, he was denied the footer inspections necessary for the garages. He stated that Ms. Seese disagreed with him, and she stated that work is not permitted under the indemnification agreement. He is requesting the Board to acknowledge his position and authorize him to proceed with the foundations for the garages on the northern end.

L. Stauffer stated that Mr. Huratiak seems focused on the last sentence of the first paragraph of the indemnification agreement; however, when you look at the totality of the paragraph, in her opinion, it is clear what work he is limited to performing under the agreement. She stated she concurs with Ms. Seese's position that the foundations of the garages at the northern end of the property are not permitted under the agreement. Furthermore, the agreement is clear that vertical construction is not allowed. Foundations are considered vertical construction.

Solicitor Asteak stated that similar agreements entered into with other developers have operated smoothly; however, that is not the case here. He stated that the first paragraph clearly states what the developer is allowed to do. It is clear in his mind that it does not include the foundations of those garages; however, this can all be a moot point if an improvements agreement is executed and the appropriate security posted. He recommended the Board adopt a motion to approve execution of a land development improvements agreement contingent with the receipt of proper security.

Mr. Huratiak stated under Section 509(a) of the Municipalities Planning Code he has the right to proceed with improvements at his own risk and cost. He further explained to the Board that he is unable to obtain a letter of credit for another 60 days and the letter of credit cannot exceed \$750,000. The current cost estimates exceed his abilities for a letter of credit.

Mr. Huratiak provided the Board with photographs of the present-day site conditions. J. Coyle stated the developer had been going in construction sequence; however, he went out of construction sequence at some point. Mr. Huratiak stated the Township contacted PennDOT and Northampton County Conservation District for further oversight of the work. J. Coyle stated that he has been trying to work with the developer within the confines of the agreement.

N. Teague stated the language in the Notice to Proceed only allows the garage foundations that are part of the retaining wall for the stormwater detention basin. Mr. Huratiak stated he signed the Notice to Proceed under duress. G. Asteak questioned if L. Seese threatened Mr. Huratiak forcing him to sign. J. Pennington stated the burden is on the developer to get the plan recorded, provide security and bring the project to conclusion.

Mr. Huratiak stated the Township is halting his work and creating a hardship for him as every month he is saddled with \$50,000 in carrying costs for this project. L. Seese stated the issue of the northern garage foundations was clearly discussed at the pre-construction meeting. As a matter of fact, it was a specific agenda item that was discussed extensively during the pre-construction meeting. She denied any threats regarding the developer's execution of the Notice to Proceed.

The Board consensus was that the existing Indemnification Agreement does not include the northern garage foundations; therefore, the Developer is limited to the earthmoving and utility work as stated in the first paragraph of the agreement. Troy Faust questioned whether the Board would allow Mr.

Huratiak to pour the footers to protect the rebar that was installed. M. Boucher stated that request was just discussed and the answer is no.

### **Solicitor's Report**

Tax Assessment Appeal – Solicitor Asteak stated the school district is declining to pursue the appeal of LF & JW Real Estate. J. Pennington made a motion to follow the school district and agree with the county. M. Boucher seconded. Motion passed (5-0).

### **Engineer's Report**

J. Coyle provided an update on current engineering issues, including inspections. He also informed the Board that Verizon and Met-Ed are on site moving poles at the Butztown Road project location.

### **Manager's Report**

Nothing to report.

### **Payment of the Bills**

N. Teague a motion to pay the bills as presented. S. Brown seconded. Motion passed (5-0).

### **Courtesy of the Floor**

Michael Sylvain, 4261 Beech Drive, returned to discuss his concerns over the stop sign near his property. He is still requesting to have the stop sign removed. J. Pennington stated the Board is not prepared to make a decision tonight. This matter will be discussed at the next meeting on January 28<sup>th</sup>.

**Adjournment** - The meeting adjourned at 8:04 pm.

Respectfully submitted by,



Lori A. Stauffer  
Township Manager

**Lower Nazareth Township**  
**Bills To Be Approved**  
**January 14, 2026**

**GENERAL FUND CHECKING ACCOUNT**

| <b>Num</b>                                     | <b>Name</b>                           | <b>Memo</b>                               | <b>Amount</b>        |
|------------------------------------------------|---------------------------------------|-------------------------------------------|----------------------|
| ACH                                            | Met-Ed                                | Traffic Signal / Street Light Electricity | \$ 359.05            |
| ACH                                            | Met-Ed                                | Park Electricity                          | \$ 257.56            |
| ACH                                            | Flores                                | Employee Health Benefits                  | \$ 65.00             |
| ACH                                            | BMO                                   | Credit Card Payment                       | \$ 44,470.49         |
| ACH                                            | Flores                                | Employee Health Benefits                  | \$ 181.57            |
| 32100                                          | Barry Issett & Associates, Inc.       | Building Inspection Services              | \$ 525.00            |
| 32101                                          | PPL, Inc.                             | Traffic Signal/St Light/Municipal/PW/Park | \$ 2,116.74          |
| 32102                                          | Suburban Propane                      | Public Works Fuel                         | \$ 1,369.06          |
| 32103                                          | The Key                               | Advertisement                             | \$ 533.76            |
| 32104                                          | Service Tire Truck Centers            | Public Works Equipment                    | \$ 1,794.36          |
| 32105                                          | Interstate Battery of Allentown       | Public Works Equipment Parts/Supplies     | \$ 443.85            |
| 32106                                          | Bergey's, Inc                         | Equipment Parts/Supplies                  | \$ 60.00             |
| 32107                                          | Star Buick GMC                        | Public Works Equipment Parts/Supplies     | \$ 96.58             |
| 32108                                          | Fitzpatrick, Lentz and Bubba, P.C.    | Legal Services                            | \$ 88.50             |
| 32109                                          | Fraser Advanced Info Systems          | Copier Lease/Maintenance                  | \$ 504.14            |
| 32110                                          | Security Service Company, Inc.        | Splash Park Security System Monitoring    | \$ 120.00            |
| 32111                                          | New Enterprise Stone & Lime Co., Inc. | Paving Materials                          | \$ 1,155.00          |
| 32112                                          | LNT Highway Recon / Rehab Account     | 2024 Surplus Funds                        | \$ 190,607.07        |
| 32113                                          | Sunoco, LLC                           | Equipment Motor Fuel                      | \$ 2,205.74          |
| <i>Total General Fund Checking Account ...</i> |                                       |                                           | <b>\$ 246,953.47</b> |

**PAYROLL ACCOUNT**

| <b>Num</b> | <b>Name</b>     | <b>Memo</b> | <b>Amount</b>       |
|------------|-----------------|-------------|---------------------|
|            | January 9, 2026 |             | <b>\$ 55,607.51</b> |

**MASTER ESCROW ACCOUNT**

| <b>Num</b>                             | <b>Name</b>                     | <b>Memo</b>                | <b>Amount</b>       |
|----------------------------------------|---------------------------------|----------------------------|---------------------|
| ACH                                    | Met-Ed                          | Traffic Signal Electricity | \$ 290.85           |
| 4272                                   | Signal Service                  | Traffic Signal Maintenance | \$ 260.00           |
| 4273                                   | Carroll Engineering Corporation | Engineering Services       | \$ 27,434.00        |
| <i>Total Master Escrow Account ...</i> |                                 |                            | <b>\$ 27,984.85</b> |

**Lower Nazareth Township  
Bills To Be Approved  
January 14, 2026**

**CAPITAL RESERVE ACCOUNT**

| <b>Num</b>                               | <b>Name</b>  | <b>Memo</b>            | <b>Amount</b>      |
|------------------------------------------|--------------|------------------------|--------------------|
| 1356                                     | GenServe LLC | Building Maintenance   | \$ 5,521.22        |
| 1357                                     | ICC CDS LLC  | Office Records Program | \$ 3,312.55        |
| <i>Total Capital Reserve Account ...</i> |              |                        | <u>\$ 8,833.77</u> |

**DEVELOPMENT AND INSPECTION ACCOUNT**

| <b>Num</b> | <b>Name</b>                   | <b>Memo</b>                 | <b>Amount</b> |
|------------|-------------------------------|-----------------------------|---------------|
| 3085       | Barry Isett & Assoiates, Inc. | Building Permit Inspections | \$ 89,500.50  |