

**LOWER NAZARETH TOWNSHIP  
BOARD OF SUPERVISORS  
MINUTES  
January 28, 2026**

The Lower Nazareth Township Board of Supervisors held a public meeting on Wednesday, January 28, 2026, Chairwoman Templeton called the meeting to order at 7:00PM.

Present were:

Amy L. Templeton	-	Chairman	Steven Mills	-	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
James Pennington	-	Supervisor	Lori Seese	-	Planning/Zoning Administrator

**Agenda Amendment and Approval**

L. Stauffer requested to add Board of Auditors Interim appointment and Disabled Veterans Real Estate Tax Exemption under Manager’s Report. M. Boucher made a motion to approve the amended agenda. N. Teague seconded. Motion passed (5-0).

**Approval of Minutes**

The meeting minutes of January 14<sup>th</sup> were submitted for review and approval. J. Pennington made a motion to approve the minutes as submitted. M. Boucher seconded. Motion passed (5-0).

**Reports**

No reports.

**Supervisor’s Comments**

Open Space Preservation – S. Brown had nothing new to report.

Parks and Recreation – S, Brown noted that the Egg Hunt will be on March 28<sup>th</sup>. The Township is always thankful for business donations.

Library News – Nate Golub is the Library Board president. The library is expanding programs and would like to offer technology classes. They are looking for people to instruct / teach these sessions.

CRPC / HVFC – M. Boucher reported on 2025 total incidents and hours.

COG – J. Pennington reported that he attended a meeting last week. The Borough will be holding a parade on July 4<sup>th</sup> for the 250<sup>th</sup> celebration. The COG is looking for their participants to join in the event possibly constructing a float.

**Board of Supervisors Minutes  
January 28, 2026**

## **Subdivision and Land Development**

Lehigh Valley Underground Contractor Office / Yard – Resolution #LNT-09-26 – Mark Bahnick and Andrew Milklos were in attendance. M. Bahnick spoke on behalf of the applicant and reviewed comments from J. Coyle’s letter. J. Coyle reviewed his comments and recommendation for approval.

There are 3 waivers requested which have received a recommendation of approval from the Planning Commission.

Article 7 Section 774.31 - J. Pennington made a motion to grant the waiver. N. Teague seconded. Motion passed (5-0).

Article 7 Section 774.36 - N. Teague made a motion to grant the waiver. J. Pennington seconded. Motion passed (5-0).

Article 7 Section 774.32b - S. Brown made a motion to grant the waiver. M. Boucher seconded. Motion passed (5-0).

N. Teague made a motion to approve Resolution #LNT-09-26. J. Pennington seconded. Motion passed (5-0).

## **Solicitor’s Report**

Nothing to report.

## **Engineer’s Report**

CarMax Phase I – End of Maintenance & Security Release – J. Coyle reviewed his January 20<sup>th</sup> letter. There is a list of items that need to be addressed therefore no action is needed until items are addressed.

CarMax Phase II – Commence Maintenance & Reduce Security – J. Coyle reviewed letter his January 20<sup>th</sup> letter recommending a reduction in security to a balance of \$150,798.42 and to commence the 18-month maintenance period. J. Pennington made a motion to reduce security and commence maintenance. M. Boucher seconded. Motion passed (5-0).

## **Manager’s Report**

Time Extension Report – L. Stauffer presented a report of time extensions granted.

Destruction of Municipal Records – Resolution #LNT-10-26 – L. Stauffer requested approval of Resolution #LNT-10-26 authorizing destruction of records in accordance with the Municipal Records Manual. N. Teague made a motion to approve Resolution #LNT-10-26. S. Brown seconded. Motion passed (5-0).

IT Services – L. Stauffer noted this has been a long process. Along with N. Teague she reviewed 19 proposals, narrowing it down to 4 which were sent to Purple Cyber for review. L. Stauffer requested

authorization for herself and N. Teague to reach out to Lancesoft to discuss a contract. S. Brown made a motion to authorize L. Stauffer and N. Teague meet with Lancesoft. J. Pennington seconded. Motion passed (5-0).

Data Center Zoning Ordinance Amendment – L. Stauffer discussed a Municipal Law Colloquium she attended along with J. Pennington discussing the importance of regulating data centers. Data centers are a huge draw on resources including water and power (requiring numerous centers). She noted that we have a shared zoning arrangement...if one of the other two are willing to host data centers, then we do not need to. She noted that there is an urgency to begin the process. L. Stauffer requested the Board authorize her and Solicitor Asteak to meet with Upper Nazareth and Chapman to discuss who will amend their Zoning Ordinance to address this.

N. Teague inquired what happens if one of the other accepts, if we need language to prevent it in our township. She is concerned because the existing empty warehouses are prime locations for these data centers.

M. Boucher made a motion to authorize Solicitor Asteak, along with L. Stauffer, to meet with Upper Nazareth and Chapman. S. Boucher seconded. Motion passed (5-0).

2026 Road Project – Authorization to Advertise – L. Stauffer discussed the proposed 2026 road project.

The primary roads proposed for this project are Georgetown Manor and James Drive. The secondary would be Country Club from Newburg Road to Hollo Road. S. Brown made a motion to advertise for bids. N. Teague seconded. Motion passed (5-0).

623 Municipal Drive HVAC Replacement – L. Stauffer noted that a reorganization there was discussion on us not being awarded the funding for a new HVAC system. The current system is 31 years old and in dire need of replacement. The Board decided they were not interested in reapplying. L. Stauffer asked for authorization to go out to bid for HVAC replacement. S. Brown made a motion to authorize advertising for bids to replace the system. M. Boucher seconded. Motion passed (5-0).

Splash Pad Concrete - Authorization to Advertise – As discussed at budget time, the grass around pad is not holding up. At that time the Board was presented with three options, and they determined the concrete was the best option. M. Boucher made a motion to authorize advertising. J. Pennington seconded. Motion passed (5-0).

Township Line Road – L. Stauffer proudly announced we were awarded the Multi Modal grant in the amount of \$1.25 million for this project. Township Line would be reconstructed from the Hanover Township Line to Silver Crest Road. If completed in full, we are short \$827,000 for this project. J. Coyle said we could cut back (not widen road completely) and perhaps only another \$200,000 from each Lower Nazareth and East Allen would be needed. She will attend the next East Allen meeting to discuss. A. Templeton thanked L. Stauffer for her hard work in getting this grant!

Board of Auditors – L. Stauffer reported that one of the members of the Board of Auditors has resigned. Marc Suhr, a previous Board member has expressed interest in the vacant position. M. Boucher made a motion to appoint Marc Suhr to the Board of Auditors. S. Brown seconded. Motion passed (5-0).

RE Tax Exemption – NT, MB

Disabled Veteran Real Estate Tax Exemption – L. Stauffer reviewed the requirements to qualify and recommended the Board approve this exemption to commence with the 2026 tax bill. A. Templeton made a motion to approve the real estate exemption. N. Teague seconded. Motion passed (4-0).

**Payment of the Bills**

S. Brown a motion to pay the bills as presented. J. Pennington 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.

A. Templeton noted that she met with J. Coyle and Chief DePalma last week on site. While there they observed two people not stopping at the stop sign. They all agreed the sign needs to stay and Chief agreed with J. Coyle that an additional sign should be erected.

M. Sylvain does not see the need and again stated that it is illegally placed. He commented that as a resident he is required to follow ordinances, so he expects the Township to do the same and follow the stop sign installation requirement.

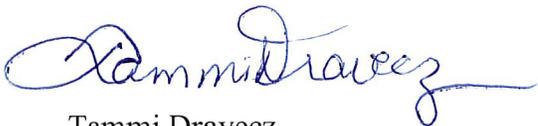
J. Coyle said he stands behind his recommendation and again stated that the third stop sign needs to be added.

J. Pennington and M. Boucher brought this up at the CRPC meeting and Chief had the same safety concerns.

J. Pennington made a motion to have the Township Engineer review other intersections in the development to see if additional stop signs are required. M. Boucher seconded. Motion passed (5-0).

**Adjournment** - The meeting adjourned at 7:35 pm.

Respectfully submitted by,



Tammi Dravec  
Secretary/Treasurer

**Lower Nazareth Township**  
**Bills To Be Approved**  
**January 28, 2026**

**GENERAL FUND CHECKING ACCOUNT**

<b>Num</b>	<b>Name</b>	<b>Memo</b>	<b>Amount</b>
ACH	Flores	Employee Health Benefits	\$ 497.02
ACH	Flores	Employee Health Benefits	\$ 82.04
ACH	Easton Suburban Water Authority	Hydrant Assessment	\$ 10,280.00
ACH	Selective Insurance	Township Insurance	\$ 6,771.00
32114	Verizon Wireless	Fire Company Wireless	\$ 475.06
32115	Fraser Advanced Info Systems	Fire Company Copier Lease/Maintenance	\$ 95.00
32116	Fogels Fuel Service	Fire Company Fuel	\$ 1,853.42
32117	Glick Fire Equipment Co.	Fire Equipment Maintenance	\$ 961.17
32118	Wex Bank	Fire Company	\$ 1,044.27
32119	Brown- Daub Solt Chevrolet-Oldsmobile	Fire Company Equipment Parts/Supplies	\$ 191.63
32120	Fraser Advanced Info Systems	Copier Supplies	\$ 10.00
32121	PA One Call System, Inc.	Monthly Activity	\$ 21.33
32122	Verizon Wireless	Municipal/Public Works Wireless	\$ 531.29
32123	Suburban Propane	Park Fuel	\$ 272.82
32124	Suburban Propane	Public Works Fuel	\$ 741.18
32125	Sunoco, LLC	Equipment Motor Fuel	\$ 304.40
32126	Sullivan Oil and Propane	Municipal Building Heating Fuel	\$ 2,086.21
32127	Certified Laboratories	Public Works Equipment Parts/Supplies	\$ 613.43
32128	Hanover Engineering Associates, Inc.	Engineering Services	\$ 5,497.05
32129	American Rock Salt Company LLC	Winter Maintenance	\$ 34,837.19
32130	GenServe LLC	Facilities Maintenance	\$ 375.00
32131	RCN	Internet & Telephone Services	\$ 19.95
32132	Valley Tire of Nazareth	Public Works Tool & Equipment Repair	\$ 540.00
32133	Powerco, Inc.	Public Works Parts & Supplies	\$ 696.48
32134	R.J. Walker Co.	Equipment Parts/Supplies	\$ 357.17
32135	Interstate Billing Service, Inc.	Public Works Equipment Parts/Supplies	\$ 136.65
32136	Staver Hydraulics Co., Inc.	Public Works Parts/Supplies	\$ 101.08
32137	New Enterprise Stone & Lime Co., Inc.	Road Maintenance	\$ 152.59
32138	PA Municipal, Inc.	Equipment Parts/Supplies	\$ 219.28
32139	Sunoco, LLC	Equipment Motor Fuel	\$ 872.60
32140	Suburban Propane	Public Works Fuel	\$ 802.54
32141	City of Bethlehem	Hydrant Assessment	\$ 156.54

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**GENERAL FUND CHECKING ACCOUNT**

<b>Num</b>	<b>Name</b>	<b>Memo</b>	<b>Amount</b>
32142	Hecktown Volunteer Fire Company	Fire Company Loan	\$ 2,269.14
32143	Memorial Library of Nazareth & Vicinity	Library Service	\$ 7,886.17
32144	Colonial Regional Police Department	Police Contract Payment	\$ 185,135.33
32145	Volunteer Companies Loan Fund	Fire Company Loan	\$ 1,011.77
32146	E.M. Kutz, Inc.	Equipment Parts/Supplies	\$ 587.71
<i>Total General Fund Checking Account ...</i>			<u>\$ 268,485.51</u>

**PAYROLL ACCOUNT**

<b>Num</b>	<b>Name</b>	<b>Memo</b>	<b>Amount</b>
January 23, 2026			<u>\$ 54,335.51</u>

**MASTER ESCROW ACCOUNT**

<b>Num</b>	<b>Name</b>	<b>Memo</b>	<b>Amount</b>
ACH	Met-Ed	Traffic Signal Electricity	\$ 228.94
4274	PPL Electric Utilities	Traffic Signal Electricity	\$ 219.25
4275	Hanover Engineering Associates	Sewage Enforcement Officer	\$ 272.25
4276	GPS Hospitality	Escrow Refund	\$ 2,631.72
4277	Triple Net	Escrow Refund	\$ 1,742.56
4278	KRE Lower Nazareth	Escrow Refund	\$ 1,382.97
<i>Total Master Escrow Account ...</i>			<u>\$ 6,477.69</u>

**LNT SEWER ACCOUNT**

<b>Num</b>	<b>Name</b>	<b>Memo</b>	<b>Amount</b>
2033	PPL Electric Utilities	Main Meter Electricity	<u>\$ 25.79</u>

**CAPITAL RESERVE ACCOUNT**

<b>Num</b>	<b>Name</b>	<b>Memo</b>	<b>Amount</b>
1358	Environmental Planning & Design	Professional Services	<u>\$ 70.50</u>

**DEVELOPMENT AND INSPECTION ACCOUNT**

<b>Num</b>	<b>Name</b>	<b>Memo</b>	<b>Amount</b>
3086	Trinity Solar	Building Permit Refunds	<u>\$ 1,070.00</u>