

**LOWER NAZARETH TOWNSHIP
BOARD OF SUPERVISORS
MINUTES
February 11, 2026**

The Lower Nazareth Township Board of Supervisors held a public meeting on Wednesday, February 11, 2026, Chairwoman Templeton called the meeting to order at 7:12PM.

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	Tammi Dravec	-	Secretary/Treasurer
James Pennington	-	Supervisor	Lori Seese	-	Planning/Zoning Administrator

*** An Executive Session was held prior to this evening's meeting to discuss personnel and real estate matters – No action was taken. ***

Agenda Amendment and Approval

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

Approval of Minutes

The meeting minutes of January 28th were submitted for review and approval. S. Brown made a motion to approve the minutes as submitted. N. Teague seconded. Motion passed (5-0).

Reports

The Hecktown Fire Incident Report for January was presented and is available on the website.

Supervisor's Comments

Open Space Preservation – No report.

Parks and Recreation – This year's Egg Hunt will be March 28th at Lower Nazareth Park. S. Brown thanked local businesses for their support.

Library News – N. Teague reported that local celebrity Kate Micucci is coming to the library for a very special event!

CRPC / HVFC – M. Boucher reported that the CRPD meeting will be February 23rd so he will have a report for our February 25th meeting.

Subdivision and Land Development

Preserve at Green Pond – Joseph Piperato, Lew Rauch, and Ron DellSerro were present.

J. Piperato presented a proposed plan and requested the Board's opinion and comments prior to redrafting this plan.

A. Templeton commented it is the nicest plan they've seen with two outlets: one at Cobblestone and one at Saddle.

M. Boucher was not sure of lots at Mallard and Hecktown at Saddle.

J. Pennington was concerned about the adjacent subdivision in Bethlehem Township, so the additional access is helpful.

L. Stauffer noted that L. Seese spoke with Bethlehem Township and the current plan does not depict the connection from Jandl's subdivision through this subdivision, but Bethlehem Township will require the connection.

J. Piperato noted they are preparing to appear before the Planning Commission with this proposed plan.

J. Coyle stated that he appreciated the updated plan with the two points of access noting that it makes a lot more sense.

United Realty – Land Development – Resolution #LNT-11-26 – John McShay and Justin Klee appeared on behalf of applicant. J. McShay noted that there is no proposed development as they will use the existing building on property. He noted the applicant has an issue with L. Seese's January 19th letter regarding setbacks. The applicant does not believe the setbacks apply to the storage area only to paved areas. J. McShay argued that there was an existing nonconformity. Historically it has been used this way and setbacks were not enforced.

L. Seese noted that the plan depicts 133 units and if stacked three high would be 399; above the 300-maximum permitted. She added that the previous tenant was in violation storing in setbacks and continued violation shouldn't be permitted. The Planning Commission agrees with L. Seese's letter and their motion was the applicant needs to revise plan or seek zoning relief.

Solicitor Asteak did not believe the Board has the authority to grant relief and the applicant needs to go to the Zoning Hearing Board. The plan needs to reflect zoning ordinance compliance for approval.

L. Stauffer pointed out that the land development plan needs to depict the final layout of storage containers so we have assurance that the property will be set up to allow emergency vehicles to access the property.

N. Teague made a motion to approve resolution #LNT-11-26 and require the plan comply with the zoning officer's letter as well as engineer's letter. J. Pennington seconded. Motion passed (5-0).

Solicitor's Report – No report

Engineer's Report – J. Coyle represented his monthly report to the Board.

Manager's Report

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

Real Estate Tax Exoneration – L. Stauffer received a request from the school district to have an exemption for their property at Country Club and Hecktown Road. She recommended that the Board pass a motion to grant the exemption from the 2026 Lower Nazareth Real Estate Taxes for this property. S. Brown made a motion to exempt the school district from this tax. N. Teague seconded. Motion passed (5-0).

Speed Limit Ordinance – Greomar Road – L. Stauffer reviewed Carroll Engineering's Greomar Road speed study with a recommendation to increase the speed limit from 25mph to 35mph. She asked the Board for authorization for Solicitor Asteak to draft the ordinance. J. Pennington made a motion for Solicitor Asteak to draft an ordinance. M. Boucher seconded. Motion passed (5-0).

Polling Locations – Memorandum of Understanding – Northampton County has indicated they intend to add two new polling locations beginning with the Primary Election in May. The Butztown Road building will continue to be one location, and they are adding 623 Municipal Drive. The County has presented memorandums of understanding for execution.

N. Teague made a motion to authorize execution of the Memorandum of Understanding with Northampton County for the polling location at 306 Butztown Road. S. Brown seconded. Motion passed (5-0).

J. Pennington made a motion to authorize execution of the Memorandum of Understanding with Northampton County for the polling location at 623 Municipal Drive. M. Boucher seconded. Motion passed (5-0).

Data Center Zoning Ordinance Amendment – L. Stauffer noted that this is truly an important topic. It will be on every agenda moving forward to keep an eye on the issue and make progress. Upper Nazareth also discussed this issue at their meeting

Solicitor Asteak noted that Upper Nazareth does not want data centers in their township. L. Stauffer noted that it is not realistically logical to place them in Chapman. Solicitor Asteak stated the data centers need to go in Upper, Lower or both. J. Pennington did not see the value in permitting them in both townships. Solicitor Asteak noted that there are good ordinances out there and we should look at adopting an ordinance that would define and regulate the use.

N. Teague noted that Lower Nazareth chose warehouses and Upper Nazareth did not. She believes we should encourage Upper Nazareth to take on the data centers.

L. Stauffer does not want to waste valuable time arguing. J. Pennington agreed and doesn't want to drag our feet.

N. Teague believes that we should have the conversation with Upper Nazareth, but in the meantime, start drafting the ordinance.

L. Stauffer will draft an ordinance for our next meeting. All Board members agreed to discuss with Upper Nazareth but proceed with our own ordinance.

Payment of the Bills

J. Pennington made a motion to pay the bills as presented. M. Boucher seconded. Motion passed (5-0).

Courtesy of the Floor

Linda Crook, stated that when it became obvious that the previous tenant was not following the ordinance, the Planning Commission thought it would be a good idea to have someone go around to conduct inspections for commercial properties, but as a taxpayer she was concerned. She noted Nazareth Borough requires apartment building owners to pay an annual fee to cover the outside inspections. L. Crook asked the Board to consider collecting fees from commercial property owners to pay for the inspections to ensure they are complying.

Bob Hoyer noted that Public Works, Fire and Ambulance crews did an excellent job in the recent storm.

Toni Shoemaker, 399 Little Creek Drive, attended a previous meeting and thought the Board was on their side to preserve this land. Solicitor Asteak noted that multiple developments were proposed and the Township sought to condemn the property. He noted that the cost was to be \$4-\$5 million, but the developer's amount was way larger. To save money and still preserve over 200 acres, an agreement was reached after months of negotiations. Silver Crest will be preserved at no cost to Lower Nazareth in agreement for the development of Monocacy. The ultimate result is saved money and preserved land.

N. Teague noted that we were able to stop two of the three proposed developments. The money saved will be used to preserve other lands.

J. Pennington commented that we tried for a long period of time to preserve the land for all the proposed projects; it is difficult to preserve land.

Board members noted they proposed many options, including a 55+ community to prevent impact on schools which already are increasing taxes, but noted that we can't tell property owners to not develop property.

T, Shoemaker asked why the Board can't just say no as residents are upset that we have left in outsiders. J. Pennington understood her view as he has lived here 50 years.

Pat Dilliard, 354 Township Line Road, inquired why the decision was to preserve Silver Crest versus Monocacy. M. Boucher noted that we tried for Silver Crest but sewer was not an option. N. Teague noted that flooding was also a concern at Silver Crest.

P. Dillard inquired the type of improvements will come with development. Solicitor Asteak said the developer will provide plans.

Donna Sigley, 4780 Steuben Road, inquired about the number of homes permitted by the agreement. L. Stauffer said 227 and noted that there is only a concept plan for review. The developer has significant engineering to complete prior to submitting the first plan. That plan will go to the Planning Commission, the Lehigh Valley Planning Commission, and the Board of Supervisors for approval. D. Sigley noted the proposed road would be right in front of her house and wants to know if it is necessary. L. Stauffer said it is premature to answer. Adjacent residents will receive notice from the developer when he makes submission to the Planning Commission. L. Stauffer has a list of residents to contact once a plan is submitted so they can come in and review the plan.

Serges Salivonchik, 376 Little Creek Drive, was concerned about the lack of transparency in this process. He reviewed the minutes and thought the land would be condemned. It sounded like a dead issue so he, along with other residents didn't seek counsel to protect their interest. L. Stauffer said because of the condemnation action, they were in litigation and able to negotiate privately.

A. Templeton said this was our first time going through this process and while our intent was to preserve the land, the cost was more than anticipated.

N. Teague said that the resident made a fair point and appreciated the feedback; noting that the Board will take these comments and see where we can do better in the future. She pointed out that the agreement was presented at a public meeting and the Board asked for public comments prior to signing the agreement.

S. Salvinochik inquired if counsel could have helped residents. Solicitor Asteak could not answer but noted that Monocacy would have been developed had the Board not made the attempt to preserve. While S. Salvinochik believed residents could have done something to protect the land, Solicitor Asteak said we could not prevent the development of that land.

T. Shoemaker, inquired about the deadline to be added to the agenda. L. Stauffer noted the Thursday before a meeting. T. Shoemaker asked why the agenda is posted only 24 hours prior. L. Stauffer said that while we like to finalize the agenda early, things come up during that week that alters the agenda. T. Shoemaker noted that 24-hour notice is not even time to plan. N. Teague understands it may be inconvenient but those are the rules.

J. Pennington said the early deadline gives the staff time to prepare for the meeting. Residents can always speak under courtesy of the floor.

Charles Iszard, 363 Little Creek Drive, inquired about public notice. L. Stauffer noted the zoning update was an advertisement notice because it was township wide. If the change affects an individual property notices are sent. In this case, the property was not rezoned, it was subject of a settlement agreement.

C. Iszard's bigger concern was the smaller lots, even with sewer, he has concerns of runoff and environment impacts. Solicitor Asteak noted that stormwater will be part of the engineering design when plans are submitted. J. Coyle said this will have multiple reviews by the Conservation District, DEP, and FEMA. N. Teague commented that she tried during warehouse conditional use hearings and could find nothing to stop developers for environmental reasons.

Adjournment – Prior to adjournment, M. Boucher introduced the new fire chief Kevin Lambert who was in attendance this evening.

The meeting adjourned at 9:10 pm.

Respectfully submitted by,

A handwritten signature in blue ink, appearing to read "Tammi Dravec", with a long, sweeping flourish extending to the right.

Tammi Dravec
Secretary/Treasurer

**Lower Nazareth Township
Bills To Be Approved
February 11, 2026**

GENERAL FUND CHECKING ACCOUNT

Num	Name	Memo	Amount
ACH	Met-Ed	Traffic Signal / Street Light Electricity	\$ 145.83
ACH	Met-Ed	Park Electricity	\$ 246.57
ACH	Highmark Blue Shield	Employee Health Insurance	\$ 1,169.62
ACH	Capital Blue Cross	Employee Health Benefits	\$ 23,726.61
ACH	Flores	Employee Health Benefits	\$ 449.00
ACH	The Hartford	Employee Insurance	\$ 1,055.40
ACH	BMO	Credit Card Payment	\$ 42,045.82
ACH	Flores	Employee Health Benefits	\$ 205.00
ACH	Pitney Bowes	Office Supplies	\$ 137.68
32147	American Rock Salt Company LLC	Winter Maintenance	\$ 24,755.86
32148	Service Electric Cable TV Inc	Fire Company Internet	\$ 236.18
32149	Verizon Wireless	Fire Company Wireless	\$ 564.11
32150	Fogels Fuel Service	Fire Company Fuel	\$ 2,011.76
32151	PPL, Inc.	Fire Company Electricity	\$ 670.92
32152	PPL, Inc.	Fire Company Electricity	\$ 30.89
32153	Wex Bank	Fire Company	\$ 460.73
32154	Sam's Club MC/SYNCB	Fire Company Supplies	\$ 1,081.72
32155	Suburban Propane	Public Works Fuel	\$ 464.38
32156	Suburban Propane	Park Fuel	\$ 238.73
32157	GenServe LLC	Facilities Maintenance	\$ 1,045.00
32158	Consolidated Graphic Communications	Real Estate Tax Bills	\$ 2,152.23
32159	Sullivan Oil and Propane	Municipal Building Heating Fuel	\$ 1,773.33
32160	Brooke Spencer	Stenographer	\$ 136.50
32161	Bergey's, Inc	Equipment Parts/Supplies	\$ 175.06
32162	Powerco, Inc.	Public Works Parts & Supplies	\$ 124.15
32163	Ascendance Trucks Pennsylvania, LLC	Public Works Equipment Parts/Supplies	\$ 498.05
32164	PA Municipal, Inc.	Equipment Parts/Supplies	\$ 192.01
32165	Lehigh Valley Janitorial Supply	Municipal Building Supplies	\$ 360.56
32166	Williamson Law Book Company	Minutes Books	\$ 508.37
32167	Staver Hydraulics Co., Inc.	Public Works Parts/Supplies	\$ 389.54
32168	Innovative Designs & Publishing, Inc.	Advertisement	\$ 104.00
32169	The Center for Animal Health & Welfare	Animal Control	\$ 100.00

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GENERAL FUND CHECKING ACCOUNT

Num	Name	Memo	Amount
32170	PA Chapter - American Planning Assoc.	Membership Renewal	\$ 112.00
32171	American Rock Salt Company LLC	Winter Maintenance	\$ 30,605.46
32172	Sunoco, LLC	Equipment Motor Fuel	\$ 5,053.21
32173	Sullivan Oil and Propane	Municipal Building Heating Fuel	\$ 1,546.17
32174	Brown & Brown of Lehigh Valley	Treasurer Bond	\$ 750.00
32175	Keystone Municipal Insurance	Workers Comp Insurance	\$ 5,414.00
32176	Suburban Propane	Public Works Fuel	\$ 888.28
32177	Fraser Advanced Info Systems	Copier Lease/Maintenance	\$ 170.82
32178	J.C. Ehrlich	Ambulance Building Maintenance	\$ 132.50
32179	Staver Hydraulics Co., Inc.	Public Works Parts/Supplies	\$ 229.87
32180	Lehigh Valley Janitorial Supply	Winter Maintenance	\$ 676.20
32181	Bergey's, Inc	Equipment Parts/Supplies	\$ 259.28
32182	Interstate Billing Service, Inc.	Public Works Equipment Parts/Supplies	\$ 578.03
32183	Valley Tire of Nazareth	Public Works Tool & Equipment Repair	\$ 25.00
32184	New Enterprise Stone & Lime Co., Inc.	Road Maintenance	\$ 151.06
32185	Interstate Battery of Allentown	Public Works Equipment Parts/Supplies	\$ 678.50
32186	Wilson Products	Public Works Supplies	\$ 303.51
32187	The Key	Advertisement	\$ 300.16
32188	Tractor Supply Credit Plan	Public Works Supplies	\$ 429.92
32189	ORE Rentals	Equipment Rental	\$ 693.00
Total General Fund Checking Account ...			\$ 156,252.58

PAYROLL ACCOUNT

Num	Name	Memo	Amount
	February 6, 2026		\$ 64,807.23

TRAFFIC IMPACT ACCOUNT

Num	Name	Memo	Amount
ACH	Lower Nazareth Township	Engineering Services	\$ 778.00
ACH	Lower Nazareth Township	Engineering Services	\$ 7,980.39
Total Traffic Impact Account ...			\$ 8,758.39

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MASTER ESCROW ACCOUNT

Num	Name	Memo	Amount
4279	Carroll Engineering Corporation	Engineering Services	\$ 27,080.75
4280	Northampton County Recorder of Deeds	Plan Recording	\$ 65.00
4281	County of Northampton	Parcel ID	\$ 10.00
<i>Total Master Escrow Account ...</i>			<u>\$ 27,155.75</u>

CAPITAL RESERVE FIRE ACCOUNT

Num	Name	Memo	Amount
154	Witmer Public Safety Group	Fire Company Equipment	<u>\$ 47,651.00</u>

CAPITAL RESERVE ACCOUNT

Num	Name	Memo	Amount
1359	Lower Nazareth Township	Facilities Maintenance	<u>\$ 5,250.00</u>

DEVELOPMENT AND INSPECTION ACCOUNT

Num	Name	Memo	Amount
3087	Barry Isett & Associates, Inc	Building Permit Inspections	<u>\$ 57,487.00</u>

COMMUNITY EVENTS ACCOUNT

Num	Name	Memo	Amount
ACH	Lower Nazareth Township	Easter Egg Hunt	<u>\$ 919.95</u>

REFUSE / RECYCLING ACCOUNT

Num	Name	Memo	Amount
2058	AllState Septic Systems, LLP	Temporary Restrooms	<u>\$ 115.00</u>