

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

The Lower Nazareth Township Board of Supervisors held a public meeting on Wednesday, March 11, 2026, Chairwoman Templeton called the meeting to order at 7:00PM.

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
			Emily Fucci	-	Asst. Planning/Zoning Administrator

Agenda Amendment and Approval

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

Approval of Minutes

The meeting minutes of February 25th were submitted for review and approval. S. Brown made a motion to approve the minutes as submitted. J. Pennington seconded. Motion passed (5-0).

Reports

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

Supervisor's Comments

Open Space Preservation – There was no EAC meeting in March.

Parks and Recreation – S. Brown noted that the Easter Egg Hunt is March 28th and again thanked all the local businesses for their donations.

Splash Pad Fees – S. Brown reported that the Recreation Committee took feedback on the inaugural year of the Splash Pad and we will be adding staff to monitor the Splash Pad this summer. They are requesting a small increase in fees; the cost will remain \$20 for residents and would be \$35 for non-residents. N. Teague made a motion to set the fees at \$20 for residents and \$35 for non-residents. M. Boucher seconded. Motion passed (5-0).

Library News – N. Teague reported that they had a successful Read Across America Day.

CRPC / HVFC – M. Boucher attended the HVFC mtg. The CRPC mtg is the last Monday of the month so he will have a report at our April meeting.

**Board of Supervisors Minutes
March 11, 2026**

Ag Security Appointment – L. Stauffer noted that a letter of interest has been received from Gary Mitman. M. Boucher made a motion to appoint Gary Mitman to the Ag Security Board. J. Pennington seconded. Motion passed (5-0).

COG – J. Pennington reported the COG will be meeting next week and discuss data centers.

A. Templeton report on their meeting with Upper Nazareth regarding data centers. An agreement could not be reached so it looks like both townships will prepare for all uses. Solicitor Asteak noted that it would be best for both townships to set up strict ordinances for the best outcome.

Subdivision and Land Development

United Rentals – LNT-14-26 – L. Stauffer noted that this plan was discussed at our February 11th meeting. The Board adopted the resolution granting conditional use approval. The developer must accept the terms of resolution within 5 days, which they did not. This resolution denies the plan. The Board needs to approve the resolution and direct Solicitor Asteak to communicate with the developer and their attorney. M. Boucher made a motion to approve Resolution #LNT-14-26 and authorize Solicitor Asteak to forward to the developer and their attorney. N. Teague seconded. Motion passed (5-0)

HH Nazareth Nest – Recreation Fees – Attorney Curcio was in attendance on behalf of her client Justin Huratiak to discuss her March 10th letter regarding his request that the Board consider applying the applicable recreation fee from Residences at Meadowview plan instead of the 2023 Recreation Fees. Solicitor Asteak noted that since the letter just was received the Board was not prepared to provide a response this evening. They will have a response at their March 25th meeting.

Solicitor's Report – No report.

Engineer's Report

J. Coyle reported that the Splash Pad Concrete Project is out to bid; bids are due in early April. The 2026 Road Project also is out to bid with bids due at the end of the month.

J. Coyle reported that he met with Verizon yesterday and all poles will be moved by March 27th. He noted there originally there was 8 or 9 poles to move and 4 remain left to move. Grace Industries will mobilize on April 7th. There are 6-8 weeks to completion, and the road should reopen at the end of May.

J. Coyle noted that Chik fil a will be closed for 4 months during the reconstruction project.

Manager's Report

L. Stauffer wanted to note on the Department of Labor & Industry's audit to ensure we are complying with UCC. They determined that we are complying and doing well. L Stauffer credited this to the Planning/Zoning Officer.

Appoint Assistant Planning/Zoning Administrator – L. Stauffer introduced Emily Fucci and requested the Board appoint her as Assistant Planning/Zoning Administrator. N. Teage made a motion to appoint Emily Fucci to this position. J. Pennington seconded. Motion passed (5-0).

Grinder Pump System Agreement – 4363 King George Drive – L. Stauffer requested authorization for Chairperson Templeton to execute this agreement on behalf of Lower Nazareth Township. J. Pennington made a motion for A. Templeton to execute the agreement. M. Boucher seconded. Motion passed (5-0).
Township Line Road – East Allen s ready rto go in 2026

Township Line Road

Authorization to Advertise Bids – N. Teague made a motion to advertise this project for bids. S. Brown seconded. Motion passed (5-0). J. Coyle gave a summary on scope of work which includes excavation and complete reconstruction of roadway, with no widening of roadway.

Financing Project – L. Stauffer reported that PA Infrastructure Bank has low interest loans for these projects. The term is 10 years, but we borrow the amount of the grant and once reimbursed pay the loan off. L. Stauffer requested authorization to apply and for Solicitor Asteak to prepare DCED submission. The difference between the loan and cost of the project will be split between East Allen and Lower Nazareth. East Allen has authorization up to \$200,000. J. Pennington inquired about the interest on the loan. L. Stauffer said it will be minimal as it will be short term. L. Stauffer noted that this is cleanest way to afford project. M. Boucher made a motion to authorize application for this loan and for Solicitor Asteak to prepare the DCED submission. N. Teague seconded. Motion passed (5-0).

Data Centers – Zoning Amendment Discussion – L. Stauffer presented a draft data center ordinance which was provided to board yesterday.

There was lengthy discussion about ordinance. The following were the points made by the supervisors:

1. Questioned if the proposed minimum acreage of 20 acres can be increased to 50 acres. L. Seese will review the properties zoned as TD-11 to determine if an undeveloped property exists that is at least 50 acres. A discussion occurred about possibly implementing a table based on the size of the proposed data center.
2. Increase the size of the setbacks from 500 feet to 1,000 feet. Concerns were discussed if this was excessive and could potentially lead to a challenge of the reasonability of the ordinance.
3. A discussion occurred on the noise levels. J. Coyle suggested the measurement would need to occur at the property line, not the outer wall of the building. Initially, the Board considered that no discernable noise should be heard at the property line; however, after extended discussion, the Board agreed that a decibel level of 55 dBA was appropriate. This is consistent with a calm conversation or light rainfall.
4. All individuals performing a study on behalf of the applicant as required by the ordinance shall be certified in the area of expertise and shall be approved by the Board of Supervisors
5. No vibration shall be detected at the property line.
6. All uses of the word "may" will be converted to "shall."
7. On-lot water and on-lot septic shall not be permitted in conjunction with this use.
8. Data centers shall be required to utilize a closed loop water system.

9. A plan for the discharge of greywater shall be submitted for Board of Supervisors review and approval.
10. Discussion on requiring the data center to generate their own electricity by solar. A discussion also occurred on the data center's contribution to expanding the existing power grid in the event they consume a large percentage of the capacity.

Ordinance will be revised and reviewed by the solicitor and engineer for additional feedback. The revised document will be placed on the March 25th agenda for review.

Payment of the Bills

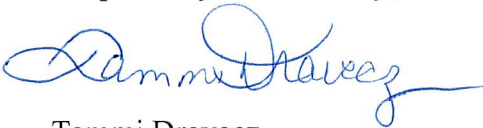
M. Boucher made a motion to pay the bills as presented. J. Pennington seconded. Motion passed (5-0).

Courtesy of the Floor – No comments

Adjournment

The meeting adjourned at 8:07 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
March 11, 2026**

GENERAL FUND CHECKING ACCOUNT

Num	Name	Memo	Amount
ACH	Met-Ed	Park Electricity	\$ 284.30
ACH	Met-Ed	Traffic Signal / Street Light Electricity	\$ 148.17
ACH	Highmark Blue Shield	Employee Health Insurance	\$ 1,169.62
ACH	Selective Insurance Company of America	Township Insurance	\$ 6,771.00
ACH	Capital Blue Cross	Employee Health Benefits	\$ 23,726.61
ACH	Flores	Employee Health Benefits	\$ 523.60
ACH	The Hartford	Employee Insurance	\$ 1,055.40
ACH	Flores	Employee Health Benefits	\$ 110.00
ACH	Flores	Employee Health Benefits	\$ 110.00
ACH	Flores	Employee Health Benefits	\$ 150.00
ACH	Flores	Employee Health Benefits	\$ 41.12
ACH	BMO	Credit Card Payment	\$ 32,648.57
32222	Hecktown Volunteer Fire Company	Fire Company Loan	\$ 2,269.14
32223	Revize LLC	Website Plan	\$ 3,900.00
32224	Memorial Library of Nazareth & Vicinity	Library Service	\$ 7,886.17
32225	Colonial Regional Police Department	Police Contract Payment	\$ 185,135.33
32226	Volunteer Companies Loan Fund	Fire Company Loan	\$ 1,011.77
32227	Signal Service, Inc.	Traffic Signal Maintenance	\$ 1,775.00
32228	Suburban Propane	Park Fuel	\$ 374.92
32229	J.C. Ehrlich	Ambulance Building Maintenance	\$ 132.50
32230	Suburban Propane	Public Works Fuel	\$ 795.06
32231	Kratzer Septic Service	Facilities Maintenance	\$ 650.85
32232	Keystone Municipal Insurance	Workers Comp Insurance	\$ 347.00
32233	Assured Partners of Northeast PA	Fire Company Insurance	\$ 8,651.00
32234	Service Electric Cable TV Inc	Fire Company Internet	\$ 122.48
32235	Fogels Fuel Service	Fire Company Fuel	\$ 3,613.01
32236	Wex Bank	Fire Company	\$ 969.72
32237	Verizon Wireless	Fire Company Wireless	\$ 425.42
32238	Verizon Wireless	Fire Company Wireless	\$ 276.92
32239	Campbell Supply Company	Fire Company Equipment Parts/Supplies/M	\$ 8,059.82
32240	R.M. Palmer Company	Community Events	\$ 534.48

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GENERAL FUND CHECKING ACCOUNT

Num	Name	Memo	Amount
32241	Easton Area Joint Sewer Authority	Operating and Capital Operating Expense	\$ 748.21
32242	RCN	Internet & Telephone Services	\$ 19.95
32243	PSATS CDL Program	CDL Drug Testing	\$ 70.00
32244	Sunoco, LLC	Equipment Motor Fuel	\$ 2,395.83
32245	Staver Hydraulics Co., Inc.	Public Works Parts/Supplies	\$ 69.88
32246	Sprayer Specialties Inc.	Public Works Equipment Parts/Supplies	\$ 233.02
32247	Deer Country Farm & Lawn, Inc.	Public Works Equipment Parts/Supplies	\$ 542.09
32248	Ascendance Trucks Pennsylvania, LLC	Public Works Equipment Parts/Supplies	\$ 205.06
32249	HRdirect	Personnel Posters	\$ 98.95
32250	Joelle Sutter	Mailbox Damage	\$ 75.00
32251	Erik & Sara Robertson	Zoning Permit Refund	\$ 75.00
32252	Marie Perkowski	Zoning Permit Refund	\$ 75.00
32253	American Rock Salt Company LLC	Winter Maintenance	\$ 7,999.05
32254	Fraser Advanced Info Systems	Copier Supplies	\$ 10.00
32255	Suburban Propane	Public Works Fuel	\$ 1,301.86
32256	Security Service Company, Inc.	Security System Monitoring	\$ 333.51
32257	Sunoco, LLC	Equipment Motor Fuel	\$ 1,901.60
32258	Infradapt	Computer Services	\$ 6,214.25
32259	Turf Equipment and Supply Co., LLC	Public Works Equipment Parts/Supplies	\$ 293.39
32260	Bergey's, Inc	Equipment Parts/Supplies	\$ 274.31
32261	PA Municipal, Inc.	Equipment Parts/Supplies	\$ 3,058.10
32262	Tractor Supply Credit Plan	Public Works Supplies	\$ 115.47
32263	Interstate Battery of Allentown	Public Works Equipment Parts/Supplies	\$ 409.90
32264	Foley, Incorporated	Public Works Equipment Parts/Supplies	\$ 385.45
32265	Ascendance Trucks Pennsylvania, LLC	Public Works Equipment Parts/Supplies	\$ 500.89
		Total General Fund Checking Account ...	\$ 321,074.75

PAYROLL ACCOUNT

Num	Name	Memo	Amount
	March 6, 2026		\$ 54,946.20

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MASTER ESCROW ACCOUNT

Num	Name	Memo	Amount
4284	Signal Service, Inc.	Traffic Signal Maintenance	\$ 3,300.00
4285	Signal Service, Inc.	Traffic Signal Maintenance	\$ 280.00
4286	Carroll Engineering Corporation	Engineering Services	\$ 19,535.00
<i>Total Master Escrow Account ...</i>			<u><u>\$ 23,115.00</u></u>

CAPITAL RESERVE ACCOUNT

Num	Name	Memo	Amount
1360	County of Northampton	Real Estate Property Tax	\$ 1,195.99
1361	LNT Real Estate Tax Collector	Real Estate Property Tax	\$ 609.07
<i>Total Capital Reserve Account ...</i>			<u><u>\$ 1,805.06</u></u>

REFUSE / RECYCLING ACCOUNT

Num	Name	Memo	Amount
2060	AllState Septic Systems, LLP	Temporary Restrooms	<u><u>\$ 115.00</u></u>