

**LOWER NAZARETH TOWNSHIP
BOARD OF SUPERVISORS
MINUTES
March 25, 2026**

The Lower Nazareth Township Board of Supervisors held a public meeting on Wednesday, March 25, 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

Agenda Amendment and Approval

S, Brown requested to add the leasing of fields at Hahns Meadow under Open Space Preservation. J. Pennington made a motion to approve the agenda. M. Boucher seconded. Motion passed (5-0).

Approval of Minutes

The meeting minutes of March 11th were submitted for review and approval. N. Teague made a motion to approve the minutes as submitted. M. Boucher seconded. Motion passed (5-0).

Reports

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

Supervisor's Comments

Open Space Preservation – S. Brown would like to explore leasing the additional fields at Hahns Meadow to a farmer. M. Boucher thought it was a great idea. M. Boucher made a motion to lease the fields. N. Teague seconded. Motion carried (5-0). Solicitor Asteak will advertise for bids.

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

Hahns Meadow Trail Project – The Park and Rec Committee has an idea for a trail around park. There is a grant available and applications are due May 31st. J. Pennington made a motion to authorize L. Stauffer to apply for the grant. N. Teague seconded. Motion carried (5-0).

Library News – N. Teague noted that Kate Micucci celebrated the publication of her book and visited the library this past weekend. She added that the Pet Parade is in May and they are looking for sponsors.

CRPC / HVFC – M. Boucher attended the CRPC meeting with J. Pennington on Monday. He commented that new vehicles have been ordered that will be purchased with the assistance of grants.

COG – J. Pennington said the COG met last week. Data centers were discussed and they compared notes among townships to ensure all potential issues are addressed. They received input from those that already have an ordinance.

A. Templeton noted that she attended a National Incident Management System class at the 911 center, along with Scott from Public Works, and the Fire Chief. She found it very informative. If there is additional interest, let A. Templeton know and they will run the class again.

Subdivision and Land Development

Caffesse Lot Line Adjustment – Resolution #LNT-15-26 – The applicant, John Caffesse was in attendance. J. Coyle reviewed his Marh 24th letter. S. Brown made a motion to approve Resolution #LNT-15-26. M. Boucher seconded. Motion passed (5-0).

J. Caffesse said he is hoping to have the plans recorded before April 10th. L. Seese noted that it is not likely that will be possible as it takes time to prepare plans, including getting all the required signatures.

J. Caffesse questioned the requirement the road widening and doesn't see the need for this improvement. He also questioned the timeline for the possible paving of Country Club Road. L. Seese noted that the agreement came with the subdivision and Mr. Herman put up \$18,000. The road only needs widened in front of J. Caffesse's property. J. Coyle noted that Country Club Road is out for bid right now.

Cottages at Meadowstone – Attorney Mike Peters, representing the applicant, One More Properties, reviewed the application under review. The proposed development has 19 duplexes for a total of 38 dwelling units. Each individual dwelling unit is proposed to be held in fee simple ownership.

The definition of duplex under the zoning ordinance is two dwelling units on one lot. The Township Zoning Officer questioned the proposed fee simple ownership and whether that means the duplex is not on one lot. Attorney Peters believed a text amendment is needed to resolve the issue.

A. Templeton agreed that the language in the ordinance is awkward. N. Teague believed it is worth reviewing. M. Peters was directed to work with Solicitor Asteak.

Everson Tesla – Proposed Land Development Discussion – Joseph Plunkett, representing Everson Tesla, shared plans for expanding their facility. Their adjoining property owner has 2.79 acres available. They looked at the conditions and believe they can meet those conditions; but want to sure before moving forward.

Solicitor Asteak told J. Plunkett to speak with the Zoning Officer for determination and if necessary file an appeal with the Zoning Hearing Board before returning to the Board of Supervisors. Solicitor Asteak asked to be copies of correspondence so he can share with the Board.

HH Nazareth Nest – Recreation Fees – Attorney Charlesworth (on behalf of Faust) and Attorney Curcio (on behalf of Huratiak) were in attendance to discuss the March 10th letter regarding J. Huratiak's request that the Board consider applying the applicable recreation fee from Residences at Meadowview plan instead of the 2023 Recreation Fees.

Attorney Charlesworth spoke about the Recreation Fee increase and the reasoning for the increase. He didn't see how this is a new plan as it is similar to the previous approved plan. He inquired about the township's plan with the money collected from this project. A. Templeton stated that recreation fees collected are used for general park improvements. Attorney Charlesworth commented on the large balance in our Open Space account. L. Stauffer noted that the Open Space fund has \$173,479 and the Open Space EIT has \$6 million. Solicitor Asteak clarified that the EIT fund is for land and easement purchasing, not recreation/park improvements. It may only be used for acquisition of land.

Attorney Charlesworth had concerns about use of the funds, saying the funds are to be used for that community. M. Boucher noted that the kids living there would use the township parks. Attorney Charlesworth commented that Lower Nazareth's recreation fees are one of the highest in the area and asked for justification on how the fee level was set.

Attorney Curcio reviewed her letter and agreed with Attorney Charlesworth. They were offering an off ramp, or her client will continue to review his options.

Solicitor Asteak noted that the fee was set by a study by the staff and a proper formula was used to come up with the fee. There is a lot of land to improve and noted that the walking paths in this proposed community are a small portion of needs of our residents. The applicant changed the plan from an age qualified to a new plan, requiring higher levels of recreation use by residents. This new plan falls under the new fee schedule. Solicitor Asteak noted that the applicant can always return to original plan and pay the old fee. Solicitor Asteak told the applicant that he is welcome to challenge the fee

L. Stauffer said the fee schedule was adjusted mid-year based on recommendation of the Parks, Recreations and Open Space plan. The recreation fee was \$1,500 for quite some time. A. Templeton noted that park improvements are costly. L. Stauffer gets grants to decrease costs, but it is still costly. We just received bids for the Splash Pad project, and the lowest bidder came in at \$90,000. We have made significant improvements in our parks since 2018.

Attorney Curcio noted that the timing appears suspect, and is directed to her client. N. Teague noted that this is not a fee that changed overnight. It's been years since the fee was increased and the increase is commiserated with the time frame that has passed. This increase was set to accommodate our needs for parks and recreation and is not a punishment to developers but a reward to our residents.

J. Huratiak challenged the fee, threatening further action and believes we will lose as we have no study to back up the need for the increase. He said we should look at all the anticipated tax revenue and ended his argument with the request for a motion to accept the lower fee. A. Templeton inquired with the Board; no motion was made.

Solicitor's Report

Speed Limit Ordinance – Greemar Road - #260-03-06 – Solicitor Asteak reviewed the proposed ordinance. The speed limit change is for Greemar Road from Newburg Road to Daniels Road. J. Pennington made a motion to adopt ordinance #260-03-06. N. Teague seconded. Motion passed (5-0).

Engineer’s Report

Splash Pad Concrete Project Bids – J. Coyle reviewed his March 25th letter and bids received. The low bid came in at \$90,110.80. This is the same company that completed the tree project. This project is their normal type of work so he has a higher level of comfort. N. Teague made a motion to award the project to Delaware Environmental Construction Services. S. Brown seconded. Motion passed (5-0). We are aiming to get started to have the work completed by the Memorial Day opening.

Manager’s Report

Data Centers – Zoning Amendment Discussion – L. Stauffer provided a revised draft ordinance to the Board and was looking for any additional comments.

N. Teague inquired about requiring a renewable energy source and upgrading if drawing too much energy. L. Stauffer noted that the longer we delay, the Township is exposed. N. Teague stated she was comfortable with the draft ordinance and said we can amend after we approve the final draft. J. Pennington made a motion to advertise and transmit to the Lower Nazareth Planning Commission, the Lehigh Valley Planning Commission, and the Naz COG for review. M. Boucher seconded. Motion passed (5-0).

Zoning Hearing Board Member Appointment – Applications were received from Darrell Crook, David McGinnis, Hisham Elmanzalawy, Roberto Reyes, Sherri Bourneuf, and Tom Cramer. Applicants present were available to answer questions. S. Bourneuf was not in attendance.

A. Templeton noted the Board would be questioning applicants individually; asking others to leave the meeting room and return one at a time. Solicitor Asteak asked each applicant to make a brief statement prior to questioning.

Applicants were queried on their definition of hardship and handling variances when they don’t agree with the ordinance or when neighbors are not in favor of the variance application.

No determination was made this evening.

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 - There were no comments.

Adjournment

The meeting adjourned at 8:37pm.

Respectfully submitted by,

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

Tammi Dravec
Secretary/Treasurer

Lower Nazareth Township
Bills To Be Approved
March 25, 2026

GENERAL FUND CHECKING ACCOUNT

Num	Name	Memo	Amount
ach	Marie Perkowski	Zoning Permit Refund	\$ 75.00
ACH	Met-Ed	Traffic Signal / Street Light Electricity	\$ 352.47
ACH	Met-Ed	Park Electricity	\$ 242.16
ACH	Flores	Employee Health Benefits	\$ 855.00
ACH	Flores	Employee Health Benefits	\$ 35.00
32266	USPS	Newsletter Postage	\$ 809.04
32268	Richard B. Hasonich	Community Event	\$ 350.00
32269	Paige LaBar	Stenographer	\$ 910.00
32270	American Rock Salt Company LLC	Winter Maintenance	\$ 9,950.32
32271	PPL, Inc.	Fire Company Electricity	\$ 784.75
32272	Fraser Advanced Info Systems	Fire Company Copier Lease/Maintenance	\$ 95.00
32273	R.S. Security & Communications	Fire Company Service Contract	\$ 480.00
32274	Campbell Supply Company	Fire Company Equipment Parts/Supplies/M	\$ 3,977.13
32275	Tyler Technologies, Inc	Fire Company Networking	\$ 500.00
32276	First Responder Chaplain Corps, LLC	Fire Company	\$ 4,000.00
32277	Interstate Billing Service, Inc.	Public Works Equipment Parts/Supplies	\$ 2,226.15
32278	Gilmore & Associates, Inc.	Engineering & Consulting Services	\$ 1,648.75
32279	Associated Fire Equipment Co., Inc.	Municipal Facilities Maintenance	\$ 2,274.40
32280	City of Bethlehem	Hydrant Assessment	\$ 156.54
32281	PPL, Inc.	Traffic Signal/St Light/Municipal/PW/Park	\$ 2,237.97
32282	Suburban Propane	Park Fuel	\$ 263.91
32283	Fraser Advanced Info Systems	Copier Lease/Maintenance	\$ 536.91
32284	Memorial Library of Nazareth & Vicinity	Library Service	\$ 7,886.17
32285	Interstate Billing Service, Inc.	Public Works Equipment Parts/Supplies	\$ 136.65
32286	Hanover Engineering Associates, Inc.	Engineering Services	\$ 740.48
32287	Barry Issett & Associates, Inc.	Building Inspection Services	\$ 525.00
32288	Krock's Sales & Service Inc.	Public Works Equipment Parts/Supplies	\$ 42.00
32289	Berman Truck Group	Public Works Equipment Repair	\$ 4,622.28
32290	Sullivan Oil and Propane	Municipal Building Heating Fuel	\$ 2,898.68
32291	Deer Country Farm & Lawn, Inc.	Public Works Equipment Parts/Supplies	\$ 526.75
32292	Innovative Designs & Publishing, Inc.	Advertisement	\$ 249.80
32293	Nazareth Area Council of Government	2026 Membership Dues	\$ 250.00

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GENERAL FUND CHECKING ACCOUNT

Num	Name	Memo	Amount
32294	Campbell, Rappold & Yurasits, LLP	Audit Services	\$ 8,000.00
32295	Verizon Wireless	Municipal/Public Works Wireless	\$ 531.33
32296	State Worker's Insurnce Fund	Workers Compensation	\$ 2,997.00
32297	Fogels Fuel Service	Fire Company Fuel	\$ 1,360.76
32298	Wex Bank	Fire Company Fuel	\$ 686.69
32299	Verizon Wireless	Fire Company Wireless	\$ 340.22
32300	Verizon Wireless	Fire Company Wireless	\$ 276.92
32301	PPL Electric Utilities Corporation	Fire Company Electricity	\$ 29.47
32302	Service Electric Cable TV Inc	Fire Company Internet	\$ 118.86
<i>Total General Fund Checking Account ...</i>			<u>\$ 64,979.56</u>

PAYROLL ACCOUNT

Num	Name	Memo	Amount
	March 20, 2026		<u>\$ 60,268.41</u>

MASTER ESCROW ACCOUNT

Num	Name	Memo	Amount
ACH	Met-Ed	Traffic Signal Electricity	\$ 288.23
ACH	Met-Ed	Traffic Signal Electricity	\$ 208.59
4287	PPL Electric Utilities	Traffic Signal Electricity	\$ 198.64
4288	Signal Service, Inc	Traffic Signal Maintenance	\$ 350.00
4289	Carroll Engineering Corporation	Engineering Services	\$ 36,394.25
4290	Hanover Engineering Associates	Sewage Enforcement Services	\$ 973.77
<i>Total Master Escrow Account ...</i>			<u>\$ 38,413.48</u>

CAPITAL RESERVE SEWER-SIGNALS ACCOUNT

Num	Name	Memo	Amount
551	Signal Service	Traffic Signal Repair	\$ 99,274.26
552	Nazareth Borough Municipal Authority	Georgetown Manor Sewer Project	\$ 48,000.00
<i>Total Capital Reserve Sewer-Signals Account ...</i>			<u>\$ 147,274.26</u>

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DEVELOPMENT & INSPECTION ACCOUNT

Num	Name	Memo	Amount
3088	Dimitrios & Jessica Paxos	Building Permit Refund	\$ 404.50
3089	Barry Isett & Associates	Building Permit Inspections	\$ 20,363.13
ACH	Lower Nazareth Township	Zoning Permit	\$ 75.00
ACH	Lower Nazareth Township	Zoning Permit	\$ 75.00
<i>Total Development & Inspection Account ...</i>			<u>\$ 20,917.63</u>

CAPITAL RESERVE ACCOUNT

Num	Name	Memo	Amount
1362	Lower Nazareth Township	Facilities Maintenance	<u>\$ 5,250.00</u>

COMMUNITY EVENTS ACCOUNT

Num	Name	Memo	Amount
ACH	Lower Nazareth Township	Egg Hunt	<u>\$ 3,067.88</u>

TRAFFIC IMPACT ACCOUNT

Num	Name	Memo	Amount
ACH	Lower Nazareth Township	Engineering Services	<u>\$ 3,163.25</u>

LOWER NAZARETH SEWER ACCOUNT

Num	Name	Memo	Amount
2035	PPL Electric Utilities	Main Meter Electricity	<u>\$ 25.72</u>