

**LOWER NAZARETH TOWNSHIP  
BOARD OF SUPERVISORS  
MINUTES  
April 22, 2026**

The Lower Nazareth Township Board of Supervisors held a public meeting on Wednesday, April 22, 2026, Chairperson Templeton called the meeting to order at 7:02PM.

Present were:

Amy L. Templeton	-	Chairperson	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 S. Pennington	-	Supervisor	Lori Seese	-	Planning/Zoning Administrator

**Agenda Amendment and Approval**

L. Stauffer requested to add the Surrey Glen field use under Parks and Recreation. N. Teague made a motion to approve the amended agenda. J. Pennington seconded. Motion passed (5-0).

**Approval of Minutes**

The meeting minutes of April 8<sup>th</sup> were submitted for review and approval. N. Teague made a motion to approve the minutes as submitted. S. Brown seconded. A. Templeton abstained. Motion passed (4-0).

**Reports**

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

**Supervisor's Comments**

Open Space Preservation – S. Brown wished everyone a Happy Earth Day.

**Parks and Recreation**

Surrey Glen - Newburg Park has soccer goals and fields. Soccer would like to use Surrey Glen as well for practice. The Parks and Recreation Committee does not recommend this use. The park was designed for a playground and is unable to handle a large number of cars in the parking lot. The alternative would be to open additional field space at Newburg Park. S. Brown was looking for the Board's recommendation to use Newburg Park. The Board was in favor of Newburg versus Surrey Glen.

Hahns Meadow – The Board noted they need to decide on a plan to submit for the grant for walking trail. They discussed location and paved versus natural trails.

L. Stauffer said the Board authorized her to apply for the walking trail grant but also authorized Solicitor Asteak to go out to bid for farming. She noted that farmers will want a multi-year lease. We need long-term direction and what portion of the property to lease before we prepare plans to apply for the grant.

M. Boucher and S. Brown suggested the previously farmed fields. M. Boucher is interested in nature trails in original Hahns Meadow. A. Templeton also likes natural trails. N. Teague suggested paving to stream for wheelchair access. A. Templeton and S. Brown also would like to see a paved parking lot

N. Teague suggested a 3-year lease. M. Boucher noted another option would be to just let it grow. S. Brown noted it would be worth looking into getting a farmer to use the field. Solicitor Asteak inquired about the acreage; L. Stauffer stated 15 acres.

S. Brown noted that today is the Township's 219<sup>th</sup> Birthday.

Library News – N. Teague noted that their meeting is next Tuesday.

CRPC / HVFC – M. Boucher had no report.

COG – J. Pennington noted they held their meeting last week. The updated SALDO plans for Upper Nazareth and Lower Nazareth were approved by the COG.

A. Templeton reported that she attended the PSATS Conference this week. The big discussion was data centers. Lectures reinforced that we are on the right track. She noted discussion on having a decommissioning agreement. The ordinance is a living document, and we can add more as information comes.

The Board wished staff a Happy Administrative Assistants Day and thanked them for all their hard work.

### **Subdivision and Land Development**

Caffese Lot Line Adjustment – Country Club Road – Waiver Request – John & Amber Caffese were present and gave a presentation on the waiver request. J. Caffese noted that he is currently working on getting a plan ready for recording.

J. Caffese discussed current and future potential development and road widening. He argued that only widening a portion of the road does not make sense and widening the entire length of this portion of Country Club would require taking of land. He discussed the cost of this widening, and the Township only is holding \$18,500 but it will be much more costly. J. Caffese noted that he has large trees on his property that will need to be removed; adding to the cost of the project. He also discussed drainage issues, driveway removal (portion) and moving his mailbox.

L. Seese shared a prepared map showing the properties owners along Country Club and the ability to widen the entire length upon subdivision/development of the properties. S. Brown noted that we are

holding money for this widening and the longer we wait the more it will cost. N. Teague noted the risk of granting a waiver. J. Coyle said property improvements will trigger widening of the road. We would be setting a precedence if the waiver is granted. The widening of the road would improve sight distance. J. Coyle noted that the Board already approved the plan and the plan depicts the road widening. There will be no financial burden on the applicant, the Township will cover costs.

N. Teague said the road is scary and narrow. She is looking at the long term and knows more road will be widened. J. Caffesse asked for deferral until all properties widen the road. N. Teague noted the longer we wait the more it will cost. J. Caffese again asked for a waiver and it never be widened. He continued arguing about the length of time it will take for other properties to develop triggering additional road widening. N. Teague understood their concerns, but the Board is looking for betterment of entire township

N. Teague made a motion to deny to deferral / waiver request. J. Pennington seconded. M. Boucher voted nay. Motion passed (4-0).

J. Caffese requested communication on construction. A. Caffese requested to see engineer plans prior to work. They also requested a timeline. J. Coyle noted they will be notified two weeks prior to the start and all work will be within the right of way.

United Rentals Land Development – Solicitor Asteak reviewed the Board’s approval of the land development plan and the requirement of acceptance of the terms of the resolution within 5 days. The developer did not and filed an appeal. The Board then adopted a resolution to deny the plan. Now the matter is now in court. In an effort to move forward, the developer is now willing to agree to the terms of the resolution of conditional final approval. Solicitor Asteak asked the Board to adopt the original resolution again. The issue was the inclusion of setback comments. The developer will comply and seek zoning relief for setbacks issue.

Solicitor Asteak commented the developer will be required to submit a revised land development plan that complies with the conditional use approval and the resolution for conditional final approval prior to proceeding with any improvements to the property.

Settlement Agreement – The adoption of the settlement agreement will terminate the litigation. M. Boucher made a motion to approve the agreement and to authorize Solicitor Asteak to execute the agreement on behalf of the Township. S. Brown seconded. Motion passed (5-0).

Resolution #LNT-16-26 – J. Pennington made a motion to approve Resolution #LNT-16-26. N. Teague seconded. Motion passed (5-0).

Huratiak Homes – Nazareth Nest – Justin Huratiak reviewed his email with the Board and Solicitor Asteak.

1. Regarding acceptance of his letter of credit. After clarification J. Huratiak agreed to provide the additional \$1,200 security.

2. Requested to Board provide HHNN list of acceptable Engineering Firms for arbitration pursuant to Sections 509(g) and 510 of the Pennsylvania Municipalities Planning Code (“MPC”) regarding excessive, duplicative, and unauthorized Township Engineer inspection and construction observation fees invoiced by Carroll Engineering. Solicitor Asteak stated the MPC indicates that the options for a third-party review of the engineering bills is between the developer and the engineer. The Board does not have a role.

3. Confirmation that the HHNN application for minor modification of Residences of Meadow View application for Final Land Development approval is “Deemed Approved.” Solicitor Asteak noted that we just received this request and are not prepared to respond.

4. While waiting on revisions to LDIA, including ownership as HHNN now took title, will the BOS kindly release BIA to complete the footing inspections denied under our Indemnification Agreement. Again, you have and hold our letter of credit. Solicitor Asteak noted that the final draft of the land development improvements agreement; with Faust’s removal, has been provided to J. Huratiak. J. Huratiak questioned the agreement and until he can seek clarification on the open space fees, asked for a delay in paying the fee until the CO is issued versus at the time of building permit application.

Solicitor Asteak asked J. Huratiak to have his attorney draft a letter regarding requests #3 and #4.

### **Solicitor’s Report**

Agricultural Security Committee and LNT PC - Arphil Ag Security – Both Boards have recommended approval. The Board will act on this at their May 13<sup>th</sup> meeting.

Bourneuf vs. LNT Zoning Hearing Board – Solicitor Asteak reported that based on the recommendation of the Township Engineer, we will defer any action for 30 days. Public Works and J. Coyle met with contractor and work can be completed in two weeks or by the end of the month.

### **Engineer’s Report**

J. Coyle noted that the Township Line Road project has gone out to bid. The Butztown Road/Route 191 project will begin work again on May 4<sup>th</sup> and should run through mid/end June. He also noted that Public Works and himself met with DEP for the MS4 audit and Lower Nazareth is in full compliance.

### **Manager’s Report**

L. Stauffer thanked the staff for their dedication and work every day. She noted she refers to today as Employee Appreciation Day and all employees, including Public Works get noticed.

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

Disabled Veteran Real Estate Tax Exemption – L. Stauffer noted we received another veteran’s real estate tax exemption and recommended the Board approve this exemption to commence with the 2026 tax bill. N. Teague made a motion to approve the real estate exemption. M. Boucher seconded. Motion passed (5-0).

Zoning Hearing Board Member Appointment – M. Boucher made a motion to appoint Roberto Reyes to the zoning hearing board. J. Pennington seconded. Motion passed (5-0). J. Pennington made a motion to appoint Darrel Crook as an alternate. N. Teague seconded. Motion passed (5-0).

2026 GrowNorco Grant – L. Stauffer was looking for Board recommendations for a small project, about \$40,000 project. This grant could cover about \$20,000. She asked them to think so we can discuss next meeting. J. Pennington asked L. Stauffer to provide a list of options. L. Stauffer noted that codification might be a good choice.

2026 Road Project Bids – L. Stauffer reported that H&K was the low bidder at \$711,476.55 for both portions; Georgetown Manor and Country Club. L. Stauffer discussed funds available to cover this project as well as Township Line Road and a 2027 road project. M. Boucher made a motion to award the project to H&K. S. Brown seconded. Motion passed (5-0). L. Stauffer noted that we will need to reach out to H&K for a change order for the widening on Country Club. She will return with that info at a future meeting.

Township Line Road Project – Fuel Escalator Clause – Resolution #LNT-17-26 – J. Pennington made a motion to approve Resolution #LNT-17-26. N. Teague seconded. Motion passed (5-0).

Traffic Impact Act 209 Update – J. Pennington made a motion to approve the 2 plans draft and authorized forwarding them to LNT PC for comments; and LVPC if necessary. Solicitor Asteak is authorized to draft the ordinance for review on May 27<sup>th</sup> prior to advertising. M. Boucher seconded. Motion passed (5-0).

Hanover Township Land Development Plan Feedback – L. Stauffer felt it was important for the Board to review and comment on this proposed project. The ingress and egress would be on our portion of Township Line Road that does not allow truck traffic. LNT PC reviewed and provided comments which L. Stauffer and J. Pennington will share with Hanover.

J. Pennington said they shared the no truck traffic issue and Hanover Township didn't seem to care. M. Boucher and J. Pennington did not feel it was the appropriate place and inquired what leverage we have. A. Templeton noted that CRPD could ticket each truck. N. Teague inquired how they could submit a plan that doesn't comply with truck restriction. N. Teague thought the developer should be notified so they are aware there is a legal issue and we will ticket.

N. Teague made a motion to authorize a letter be sent to Hanover Township through the Naz COG and for Solicitor Asteak to reach out to the developer's attorney. J. Coyle will prepare a letter, and L. Stauffer will notify LVPC. J. Pennington seconded. Motion passed. (5-0)

Stafford Avenue Planting – L. Stauffer noted that we have a request for planting along walking trail. S. Brown verified that plants would be non-invasive. N. Teague had concerns that the efforts are not ruined by others using the trail. L. Stauffer noted that CRPD has placed trail cams notifying them of movement. S. Brown made a motion to approve planting along the trail. N. Teague seconded. Motion passed (5-0).

Data Center Ordinance – L. Stauffer noted that his ordinance is ready for public hearing and potential adoption at our May 27<sup>th</sup> meeting. The LNT PC has reviewed it and had comments. She inquired whether they should be included or taken under advisement. A. Templeton said we would take them under advisement; but move forward for now.

**Payment of the Bills**

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

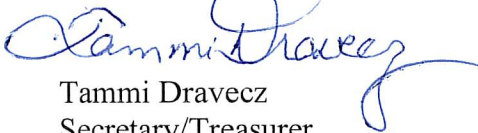
**Courtesy of the Floor**

There we no comments.

**Adjournment**

The meeting adjourned at 8:45pm.

Respectfully submitted by,

  
Tammi Dravecz  
Secretary/Treasurer

**Lower Nazareth Township  
Bills To Be Approved  
April 22, 2026**

**GENERAL FUND CHECKING ACCOUNT**

<b>Num</b>	<b>Name</b>	<b>Memo</b>	<b>Amount</b>
ACH	Met-Ed	Park Electricity	\$ 237.44
ACH	Met-Ed	Traffic Signal / Street Light Electricity	\$ 343.66
ACH	Easton Suburban Water Authority	Hydrant Assessment	\$ 10,280.00
ACH	Flores	Employee Health Benefits	\$ 65.00
ACH	Pitney Bowers	Postage	\$ 1,041.99
32330	Fraser Advanced Info Systems	Fire Company Copier Lease/Maintenance	\$ 95.00
32331	Bethlehem Sewerage & Excavating	Fire Company Septic Service	\$ 525.00
32332	Gilmore & Associates, Inc.	Engineering & Consulting Services	\$ 402.00
32333	Tractor Supply Credit Plan	Public Works Supplies	\$ 28.95
32334	North East Parts Group, LLC	Equipment Parts/Supplies	\$ 182.31
32335	Interstate Battery of Allentown	Public Works Equipment Parts/Supplies	\$ 661.80
32336	East Lawn Supply Co., Inc.	Fire Company Equipment Parts/Supplies	\$ 6.97
32337	Sherwin-Williams	Facilities Maintenance	\$ 449.70
32338	Lehigh Valley Janitorial Supply	Municipal Building Supplies	\$ 314.68
32339	Williamson Law Book Company	Minutes Books	\$ 881.26
32340	Best Line Equipment	Public Works Equipment Parts/Suuplies	\$ 1,226.03
32341	The Key	Advertisements	\$ 289.98
32342	LNT Highway Recon / Rehab Account	2025 Surplus Funds	\$ 300,000.00
32343	Lower Nazareth Township Capital Reserve	2025 Surplus Funds	\$ 275,000.00
32344	LNT Capital Reserve Equipment Replacem	2025 Surplus Funds	\$ 136,909.15
32345	Security Service Company, Inc.	Splash Park Security System Monitoring	\$ 120.00
32346	Sunoco, LLC	Equipment Motor Fuel	\$ 3,114.04
32347	Greensburg Machine & Driveline, LLC	Equipment Parts/Supplies	\$ 94.26
32348	Ascendance Trucks Pennsylvania	Public Works Equipment Parts/Supplies	\$ 221.58
32349	R.J. Walker Co.	Public Works Equipment Parts/Supplies	\$ 87.94
32350	Bergey's	Public Works Equipment Parts/Supplies	\$ 768.77
32351	Fraser Advanced Info Systems	Copier Lease/Maintenance	\$ 536.91
32352	Allstate Septic Systems	Temporary Restrooms	\$ 250.00
32353	Verizon Wireless	Municipal/Public Works Wireless	\$ 531.19
32354	City of Bethlehem	Hydrant Assessment	\$ 156.54
32355	PPL Electric Utilities	Traffic Signal / St Light/Bldg Electricity	\$ 2,366.97
32356	Corelogic Centralized Refunds	Real Estate Tax Refunds	\$ 2,585.04

**Lower Nazareth Township  
Bills To Be Approved  
April 22, 2026**

**GENERAL FUND CHECKING ACCOUNT**

<b>Num</b>	<b>Name</b>	<b>Memo</b>	<b>Amount</b>
32357	Providence Investment Group	Real Estate Tax Refund	\$ 30.00
32358	Attiq Ramin	Real Estate Tax Refund	\$ 20.31
32359	<i>VOIDED</i>		
32360	<i>VOIDED</i>		
32361	RCN	Internet & Telephone Services	\$ 19.95
32362	Allstate Septic Systems	Temporary Restrooms	\$ 250.00
<i>Total General Fund Checking Account ...</i>			<u><u>\$ 740,094.42</u></u>

**PAYROLL ACCOUNT**

<b>Num</b>	<b>Name</b>	<b>Memo</b>	<b>Amount</b>
	April 17, 2026		<u><u>\$ 59,497.93</u></u>

**DEVELOPMENT & INSPECTION ACCOUNT**

<b>Num</b>	<b>Name</b>	<b>Memo</b>	<b>Amount</b>
3090	Barry Isett & Associates	Building Permit Inspections	\$ 37,955.00
3091	Kevin / Rachel Bassler	Building Permit Refund	\$ 100.00
3092	Jeffrey / Barbara Lowrey	Building Permit Refund	\$ 500.00
3093	Vicki Stephens	Building Permit Refund	\$ 100.00
<i>Total Development &amp; Inspection Account ...</i>			<u><u>\$ 38,655.00</u></u>

**MASTER ESCROW ACCOUNT**

<b>Num</b>	<b>Name</b>	<b>Memo</b>	<b>Amount</b>
ACH	Met-Ed	Traffic Signal Electricity	\$ 277.58
ACH	Met-Ed	Traffic Signal Electricity	\$ 215.51
4295	County of Northampton	Parcel ID	\$ 10.00
4296	Northampton County Recorder of Deeds	Plan Recording	\$ 485.00
4297	PPL Electric Utilities	Traffic Signal Electricity	\$ 189.09
<i>Total Master Escrow Account ...</i>			<u><u>\$ 684.09</u></u>

**LOWER NAZARETH SEWER ACCOUNT**

<b>Num</b>	<b>Name</b>	<b>Memo</b>	<b>Amount</b>
2036	PPL Electric Utilities	Main Meter Electricity	<u><u>\$ 25.73</u></u>