

**LOWER NAZARETH TOWNSHIP
BOARD OF SUPERVISORS
MINUTES
May 13, 2026**

The Lower Nazareth Township Board of Supervisors held a public meeting on Wednesday, May 13, 2026, Vice-Chairman Boucher called the meeting to order at 7:00PM.

Present were:

Martin J. Boucher	-	Vice-Chairman	Gary Asteak	-	Solicitor
Stephen A. Brown	-	Supervisor	Justin Coyle	-	Engineer
Nancy A. Teague	-	Supervisor	Lori A. Stauffer	-	Manager
			Tammi Dravec	-	Secretary/Treasurer
			Lori Seese	-	Planning/Zoning Administrator

M. Boucher announced that executive sessions we held on April 22nd and May 5th for litigation matters.

Agenda Amendment and Approval

S. Brown made a motion to approve the agenda. N. Teague seconded. Motion passed (3-0).

Approval of Minutes

The meeting minutes of April 22nd were submitted for review and approval. S. Brown made a motion to approve the minutes as submitted. N. Teague seconded. Motion passed (3-0).

Reports

The Hecktown Fire Incident Report for April 2026 is on the Township website.

Supervisor's Comments

Open Space Preservation – S. Brown had no report.

Parks and Recreation – No report

Library News – N. Teague reported that the Pet Parade is May 30th. June 16th is the summer kick-off event. She also announced a book sale & June 2nd event with Betsy Ross.

CRPC / HVFC – M. Boucher provided the CRPD incident report.

COG – No report

Subdivision and Land Development

Arphil Properties – Ag Security Area – Resolution #LNT-18-26 – Solicitor Asteak reviewed the application, advertisement, and review by the LNT PC. There was public comment or comments from the Board. N. Teague made a motion to approve Resolution #LNT-18-26. S. Brow seconded. Motion passed (3-0).

Cottages at Meadowstone Zoning Amendment – L. Stauffer noted that Attorney Peters previously attending a meeting to address issues with the proposed subdivision. L. Seese presented a proposal for Board review.

L. Seese proposed changing the zoning from TD-4 to TD-5; not spot zoning as it is adjacent to an existing TD-5 property. This would allow for half the lot size and width as in a TD-4.

She also proposed text changes; removing duplex from TD-4, adding the lot size criteria to the minimum lot size in TD-5 and changing the definition of dwelling.

L. Stauffer asked the Board for a motion to authorize the preparation of ordinance for an upcoming meeting. Solicitor Asteak noted he would draft an ordinance to amend the map and text. He will transmit to the LVPC and LNT PC for review and comment. NT made a motion to authorize the preparation of an ordinance. SB seconded. Motion passed (3-0).

Solicitor's Report

Nazareth Area School District (NASD) – Curative Amendment – Solicitor Asteak noted we are in receipt of an application for a Curative Amendment to our zoning ordinance. NASD's application purports that a school district should be able to preempt our zoning ordinance. Alternatively, they are seeking an amendment to permit a school, by conditional use in all districts.

He noted the Board has options and can deny upon receipt or schedule public hearings and then deny or amend and adopt their own amendment.

Solicitor Asteak noted that we can acknowledge receipt of the application. He will transmit to LVPC and LNT PC for review and comment. The Board will need to appoint counsel to defend our ordinance. A hearing date needs to be set within 60 days. The school is granting an extension of time to start hearings. Solicitor Asteak noted we are looking at the third Tuesday of July; and the third Tuesdays each month until completed.

S. Brown noted that he will be recusing himself from these hearings. Solicitor Asteak noted that no action will be taken tonight; however to avoid time issues he will proceed with forwarding to LVPC and LNT PC and advertise.

Engineer's Report

J. Coyle presented his monthly Engineer's Report to the Board.

Keystone Real Estate Management – Letter of Credit Reductions & Commence Maintenance

Koch 33 Collision – J. Coyle reviewed his letter recommending a reduction in security and to commence the 18-month maintenance period. S. Brown made a motion to reduce the letter of credit and commence the maintenance period. N. Teague seconded. Motion passed (3-0).

Koch Toyota – J. Coyle reviewed his letter recommending a reduction in security and to commence the 18-month maintenance period. N. Teague made a motion to reduce the letter of credit and commence the maintenance period. S. Brown seconded. Motion passed (3-0).

Nazareth Real Estate Management – Letter of Credit Reduction & Commence Maintenance

Nazareth Ford Pro – J. Coyle reviewed his letter recommending a reduction in security and to commence the 18-month maintenance period. S. Brown made a motion to reduce the letter of credit and commence the maintenance period. N. Teague seconded. Motion passed (3-0).

Stop Sign Traffic Study – J. Coyle reviewed his report, recommending three T-intersections becoming three-way stops to optimize the safety for motorists and pedestrians. The Township would be responsible for installation. Solicitor Asteak inquired about an ordinance. L. Stauffer noted that these are not Township roads yet. N. Teague wanted to be sure it is done correctly. N. Teague made a motion to authorize to proceed and do what is needed to erect signs. S. Brown seconded. Motion passed (3-0).

Manager's Report

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. S. Brown seconded. Motion passed (3-0).

Traffic Impact Committee Appointment – Resolution #LNT-19-26 – L. Stauffer noted that this resolution appoints the members to the committee. N. Teague made a motion to approve Resolution #LNT-19-26. S. Brown seconded. Motion passed (3-0).

Township Line Road Financing – L. Stauffer reviewed project, grant, and financing. The Board authorized her to seek a construction loan to cover cost of the project prior to applying for the grant reimbursement. We have a letter of commitment from Peoples Security. While it is an 18-month loan; it will be paid off as soon as grant reimbursement is received. She noted that we need permission from the DCED and Local Government Unit Debt Act. S. Brown made a motion to authorize L. Stauffer and Solicitor Asteak to advertise the ordinance for the May 27th meeting and for filing with DCED. N. Teague seconded. Motion passed (3-0).

Street Lighting Agreement – L. Stauffer reviewed the agreement. First Energy is requesting to update our streetlights to LEDs which will be more energy efficient. N. Teague made a motion to authorize the Vice-Chairman to execute the agreement. S. Brown seconded. Motion passed (3-0).

Traffic Signal Battery Backup – There are four intersections that, following inspections, need replacement of the battery backup. S. Brown made a motion to authorize the replacement. N. Teague seconded. Motion passed (3-0). L. Stauffer noted that three of the intersections will be paid through escrow accounts for traffic signal maintenance; only one is at our cost and will be paid from the Sewer-Signal Fund. N. Teague inquired on how long this equipment lasts and if there is a warranty.

Grinder Pump System Agreement – 677 Lexington Road – L. Stauffer requested authorization for Chairperson Templeton to execute. N. Teague made a motion to authorize Chairperson Templeton to execute. S. Brown seconded. Motion passed (3-0).

2026 Paving Project Change Order – TABLE until next meeting – info has not been received.

Greenways, Trails, and Recreation Grant – Resolution #LNT-- -26 – TABLE until next meeting

No Truck Traffic Signage – L. Stauffer provided the Board with information on signage. S. Brown made a motion to authorize L. Stauffer to work with J. Coyle to determine which roads qualify for no truck traffic and take the appropriate measures. N, Teague seconded. Motion passed (3-0).

2026 GrowNorCo Grant – L. Stauffer provided the Board with the grant guidelines. She asked for ideas... a small project as this grant typically awards about \$20,000. We are looking at a \$30,000 - \$40,000 project. N. Teague asked L. Stauffer for ideas; she answered, codification. J. Coyle suggested planting trees at Hahn's for the pollution reduction plan. M. Bocher inquired about the grant application deadline. L. Stauffer noted May 29th. N. Teague liked the tree planting. L. Stauffer noted that codification is important as well. S. Brown said we have been talking about codification for years. M. Boucher said we will decide at the next meeting.

NABSA Day – D. Conus was present and looking to the Board for their thoughts on this event. They will be holding the event and splitting games between Friday and Saturday to ease the impact. He also noted the size of event will be smaller due to the later date. Due to Friday night games, he asked for an additional ½ hour on lights that night.

N. Teague inquired on the food vendors. D. Conus said DonutNV Saturday morning and Kona Ice on both days.

S. Brown's only concern is that the participants avoid the construction area; and they need to avoid parking at church and crossing triangle to reach park.

N. Teague also had parking concerns. She would prefer people to park in Saratoga Farms but to not park on both sides so emergency vehicles are able to get through if necessary. She asked that attendees not park at the church forcing them to cross Route 191 and through the construction area. D. Conus will post signs to not park at the church.

N. Teague noted it is a worthwhile event and wants it to continue but we need to keep people safe.

D. Conus again discussed using the lights until 10pm on Friday to hold more games. N. Teague noted that we will post to website and Facebook letting residents know about the extended lighting.

L. Stauffer added that we need to ensure that the kids stay away from construction equipment and materials. D. Conus stated they will have volunteers at the entrance of the complex to keep attendees safe.

S. Brown made a motion to authorize the event on Friday May 29th and Saturday May 30th and to permit lighting on Friday until 10pm. N. Teague seconded. Motion passed (3-0).

Payment of the Bills

N. Teague made a motion to pay the bills as presented. S. Brown seconded. Motion passed (3-0).

Courtesy of the Floor

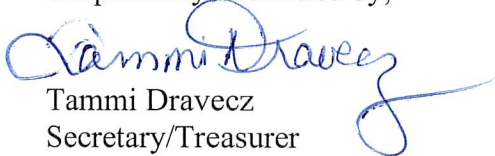
Robert Hoyer had questions about the Curative Amendment application and the additional counsel required for the hearings. Solicitor Asteak noted that he is counsel for Board and the additional counsel defends our ordinance.

Andrew Miklos inquired about the security for the Nazareth Ford Pro project and why his required security is so much higher for his project. J. Coyle noted the cost estimate is determined by the applicant's engineer.

Adjournment

The meeting adjourned at 8:00pm.

Respectfully submitted by,


Tammi Dravecz
Secretary/Treasurer

**Lower Nazareth Township
Bills To Be Approved
May 13, 2026**

GENERAL FUND CHECKING ACCOUNT

Num	Name	Memo	Amount
ACH	Met-Ed	Traffic Signal / Street Light Electricity	\$ 144.49
ACH	Met-Ed	Park Electricity	\$ 214.08
ACH	Highmark Blue Shield	Employee Health Insurance	\$ 1,300.40
ACH	Capital Blue Cross	Employee Health Benefits	\$ 26,213.83
ACH	The Hartford	Employee Insurance	\$ 967.84
ACH	Fraser Advanced Info Systems	Copier Maintenance	\$ 189.00
ACH	Flores	Employee Health Benefits	\$ 290.00
ACH	BMO	Credit Card Payment	\$ 47,747.39
ACH	Pitney Bowes	Office Supplies	\$ 68.84
ACH	Selective Insurance Company of America	Township Insurance	\$ 6,771.00
ACH	LNT Development/Inspection Account	Building Permit	\$ 150.00
ACH	Flores	Employee Health Benefits	\$ 283.00
ACH	Kratzer Septic Service	Facilities Maintenance	\$ 333.31
32363	State Worker's Insurance Fund	Workers Compensation - #05039711	\$ 1,500.00
32364	R.J. Walker Co.	Equipment Parts/Supplies	\$ 150.11
32365	Sprayer Specialties Inc.	Public Works Equipment Parts/Supplies	\$ 94.33
32366	Valley Tire of Nazareth	Public Works Tool & Equipment Repair	\$ 129.00
32367	Thyssenkrupp Elevator Corporation	Elevator Maintenance	\$ 100.00
32368	Fogels Fuel Service	Municipal Heating Fuel Maintenance	\$ 399.95
32369	Sunoco, LLC	Equipment Motor Fuel	\$ 3,029.69
32370	Fogels Fuel Service	Fire Company Fuel	\$ 844.37
32371	PPL, Inc.	Fire Company Electricity	\$ 30.57
32372	PPL, Inc.	Fire Company Electricity	\$ 557.73
32373	Service Electric Cable TV Inc	Fire Company Internet	\$ 118.80
32374	Verizon Wireless	Fire Company Wireless	\$ 276.85
32375	Verizon Wireless	Fire Company Wireless	\$ 340.22
32376	Wex Bank	Fire Company	\$ 1,286.79
32377	Signal Service, Inc.	Traffic Signal Maintenance	\$ 3,713.60
32378	New Enterprise Stone & Lime Co., Inc.	Road Maintenance	\$ 795.25
32379	Valley Industrial Rubber Products	Public Works Equipment Parts/Supplies	\$ 604.94
32380	Lori Seese	Conference Expenses	\$ 127.17
32381	Amy Templeton	Conference Expenses	\$ 187.01

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GENERAL FUND CHECKING ACCOUNT

Num	Name	Memo	Amount
32382	Carroll Engineering Corporation	Engineering Services	\$ 2,166.00
32383	Hanover Engineering Associates, Inc.	Engineering Services	\$ 2,497.51
32384	Hecktown Volunteer Fire Company	Fire Company Loan	\$ 2,269.14
32385	Memorial Library of Nazareth & Vicinity	Library Service	\$ 7,886.17
32386	Colonial Regional Police Department	Police Contract Payment	\$ 185,135.33
32387	Volunteer Companies Loan Fund	Fire Company Loan	\$ 1,011.77
32388	Infradapt	Computer Services	\$ 25.79
32389	Fraser Advanced Info Systems	Copier Lease/Maintenance	\$ 248.22
32390	Tractor Supply Credit Plan	Public Works Supplies	\$ 389.97
32391	Brooke Spencer	Stenographer	\$ 230.00
32392	Green Pond Nursery, Inc.	Parks / Facilities Maintenance	\$ 1,503.50
32393	Bath Supply Co., Inc.	Facilities Maintenance	\$ 108.27
32394	Allstate Septic Systems	Temporary Restrooms	\$ 120.00
32395	Allstate Septic Systems	Temporary Restrooms	\$ 130.00
32396	Suburban Propane	Public Works Fuel	\$ 1,026.39
32397	J.C. Ehrlich	Ambulance Building Maintenance	\$ 132.50
32398	Integra One	Computer Services	\$ 810.01
32399	Turf Equipment and Supply Co., LLC	Public Works Equipment Parts/Supplies	\$ 519.17
32400	GenServe LLC	Facilities Maintenance	\$ 680.00
32401	Security Service Company, Inc.	Splash Park Security System Access Cards	\$ 5,000.00
32402	Williamson Law Book Company	Minutes Book Pages	\$ 28.95
32403	Interstate Battery of Allentown	Public Works Equipment Parts/Supplies	\$ 1,829.45
32404	North East Parts Group, LLC	Equipment Parts/Supplies	\$ 434.99
32405	Northampton County Seed Company, Inc.	Park Facilities Maintenance	\$ 82.74
32406	New Enterprise Stone & Lime Co., Inc.	Road Maintenance	\$ 158.72
32407	Fitzpatrick, Lentz & Bubba PC	Legal Services	\$ 305.00
32408	The Key	Advertisements	\$ 535.14
32409	Fraser Advanced Info Systems	Copier Maintenance	\$ 536.91
32410	Richard B. Hasonich	Community Event	\$ 350.00
32411	City of Bethlehem	Hydrant Assesment	\$ 156.54
32412	Verizon Wireless	Municipal / Public Works Wireless	\$ 531.23
32413	PPL, Inc.	TS/St Light/Municipal/PW/Park	\$ 2,248.22

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GENERAL FUND CHECKING ACCOUNT

Num	Name	Memo	Amount
32414	Valley Industrial Rubber Products	Public Works Equipment Parts/Supplies	\$ 25.28
32415	Associated Fasteners	Public Works Equipment Parts/Supplies	\$ 67.67
		<i>Total General Fund Checking Account ...</i>	<u>\$ 318,140.14</u>

PAYROLL ACCOUNT

Num	Name	Memo	Amount
	May 1, 2026		\$ 54,157.36
	May 15, 2026		\$ 53,265.85
			<u>\$ 107,423.21</u>

MASTER ESCROW ACCOUNT

Num	Name	Memo	Amount
4298	Asteak Law Offices	Legal Services	\$ 7,343.75
4299	Carroll Engineering Corporation	Engineering Services	\$ 7,199.50
4300	Carroll Engineering Corporation	Engineering Services	\$ 3,955.75
4301	Hanover Engineering Associates	Sewage Enfoircement Services	\$ 876.01
4302	County of Northampton	Parcel ID	\$ 5.00
4303	County of Northampton	Parcel ID	\$ 10.00
4304	Northampton County Recorder of Deeds	Plan Recording	\$ 65.00
4305	Northampton County Recorder of Deeds	Plan Recording	\$ 95.00
		<i>Total Master Escrow Account ...</i>	<u>\$ 19,550.01</u>

CAPITAL RESERVE SEWER-SIGNALS ACCOUNT

Num	Name	Memo	Amount
0553	Nazareth BoroughMunicipal Authority	Georgetown Manor Sewer Project	\$ 24,000.00
0554	Lower Nazareth General Fund	MVA Traffic Signal Damages	\$ 38,725.74
		<i>Total Capital Reserve Sewer Signals Account ...</i>	<u>\$ 62,725.74</u>

COMMUNITY EVENTS ACCOUNT

Num	Name	Memo	Amount
ACH	Lower Nazareth Township	Reimburse Egg Hunt Purchases	\$ 954.51

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TRAFFIC IMPACT ACCOUNT

Num	Name	Memo	Amount
ACH	Lower Nazareth Township	Reimburse CEC Invoice	\$ 59,497.93

REFUSE / RECYCLING ACCOUNT

Num	Name	Memo	Amount
2062	AllState Septic Systems	Temporary Restrooms	\$ 115.00
2063	LNT Petty Cash	Clean Up Day	\$ 100.00
2064	First Regional Compost Authority	2nd Quarter 2026	\$ 7,527.68
<i>Total Refuse / Recycling Account ...</i>			<u>\$ 7,742.68</u>