

**LOWER NAZARETH TOWNSHIP
BOARD OF SUPERVISORS
MINUTES
September 23, 2026**

The Lower Nazareth Township Board of Supervisors held a public meeting on Wednesday, September 23, 2026, Chairperson Templeton called the meeting to order at 7:00PM.

Present were:

Amy L. Templeton	-	Chairperson	Justin Coyle	-	Township Engineer
Martin J Boucher	-	Vice-Chairman	Lori A. Stauffer	-	Manager
Stephen A. Brown	-	Supervisor	Tammi Dravec	-	Secretary/Treasurer
Nancy A. Teague	-	Supervisor			

Agenda Approval

S. Brown made a motion to approve the agenda. N. Teague seconded. Motion passed (4-0).

Proclamation – Detective Templeton

A. Templeton called Detective Templeton to the front to present him with a Proclamation and Plaque to thank him for his years of service.

Approval of Minutes

N. Teague made a motion to approve September 9th minutes. M. Boucher seconded. Motion passed (4-0).

Reports

Financial Report for August 2026 was presented and is available on the website.

Supervisor's Comments

Open Space Preservation – S. Brown noted that the EAC will meet in October.

Parks and Recreation – S. Brown said we had an excellent day for our Dogs Day Event and it was well attended. Our next event will be the tree lighting on December 4th.

Library News – N. Teague reminded everyone that Touch a Truck is October 3rd at Bushkill Township Park. She listed numerous other events which can be found on the library's website.

CRPC / HVFC – M. Boucher noted that Chief DePalma retired on September 11th and Lieutenant Darrin Wendling was promoted to Chief. Officer Mike Enstrom was promoted to Lieutenant.

COG – no report

A. Templeton, along with J. Pennington and L. Stauffer attended Chief DePalma's retirement party.

She thanks L. Stauffer for her efforts in grant writing as we have been awarded three LSA grants; \$97,853 for a new police vehicle, \$241,500 for recycling building improvements, and \$500,000 for a new fire truck. A. Templeton also thanked Lisa Boscola and Joe Emerick for their support.

Subdivision and Land Development

Caffese Lot Line Adjustment Amended Approval – Resolution #LNT-35-26 – L. Stauffer commented that at a prior meeting the Board decided to not follow through with road widening; therefore, this revised plan revised reflect the removal of the widening.

M. Boucher made a motion to approve Resolution #LNT-35-26. A. Templeton seconded. M. Boucher and A. Templeton voted yay; S. Brown and N. Teague noted nay. Motion did not pass.

Country Club Road Escrow – Acknowledge Receipt of Agreement & Authorize Disbursement – L. Stauffer noted the release of escrow was approved by the Board. Mr. Herman has assigned the escrow be released to Mr. Caffese. The money will be released upon recording of the amended plan.

Solicitor Asteak inquired on the timeline and that we need reason(s) for the denial. While the October 14th meeting is for budget discussion, if necessary, this matter can be placed on the agenda.

Solicitor's Report

No Truck Traffic Signage – Authorize Solicitor to Advertise Ordinance – N. Teague made a motion to authorize advertisement. S. Brown seconded. Motion passed (4-0).

Engineer's Report

Chick-fil-a – Letter of Credit Reduction and Commence Maintenance – J. Coyle reviewed his September 16th letter recommending the security be reduced by \$23,493.24 and to commence the 18-month maintenance period. N. Teague made a motion to reduce security and commence the maintenance period. M. Boucher seconded. Motion passed (4-0).

Nazareth Nest – Letter of Credit Reduction – J. Coyle reviewed his September 18th letter recommending the security be reduced by \$264,909.98 based upon inspections completed on September 16th. Mr. Huratiak appeared to dispute the amount of security being recommended for release. He stated that in his opinion, he has completed more work and the amount of security to be released should be higher. He stated he needs this money to pay his contractors. J. Coyle stated the request for security reduction was received on September 9th. The site was inspected on September 16th as it takes a few days to generate a recommendation letter. Additional work was performed after the date of inspection; however, that work has not been certified as part of the security release because it occurred after the September 16th inspection date. J. Coyle stated he stands behind his recommendation letter. He stated that the MPC allows a municipality up to 45 days to act on a request for security reduction. He stated he

attempted to get the security reduction request processed in a timely fashion so it could be addressed at this meeting. Otherwise, Mr. Huratiak would have to wait.

Mr. Huratiak further stated he had offered Mr. Miklos a sum of \$4 million dollars for his apartment project. He stated by the Township taking the development rights as it has robbed him of his right to develop the property. He threatened to sue the Township for taking his rights.

Mr. Huratiak became enraged and began threatening the Board members. He stated he was going to come after each one of the Board members personally and then began talking about their individual homes. He stated he was going to sue each one personally. He began screaming that he was going to get government clearances for HUD / low-income housing and see how much the Board likes that. Mr. Huratiak was highly enraged and eventually stormed out of the meeting room.

N. Teague made a motion to authorize a release of security in the amount of \$ 264,909.98 per the recommendation of the Township engineer for the Nazareth Nest project. M. Boucher seconded. Motion passed (4-0).

Newburg Park Concrete Project – Authorization to Release Final Payment – J. Coyle reviewed his September 18th letter recommending release of the final payment in the amount of \$4,935.94. S. Brown made a motion to release final payment. M. Boucher seconded. Motion passed (4-0).

Manager's Report

Update Fee Schedule – L. Stauffer reviewed the updated fee schedule with amended traffic impact fees. M. Boucher made a motion to approve the amended fee schedule. N. Teague seconded. Motion passed (4-0).

Grinder Pump Agreement – 4355 King George Drive – L. Stauffer requested authorization for Chairperson Templeton to execute the agreement. S. Brown made a motion to authorize Chairperson Templeton to execute. M. Boucher seconded. Motion passed (4-0).

Sewage Enforcement Officer Appointment – Steven Hawk – L. Stauffer reviewed Jake Schray's letter, requesting the Township appoint additional sewage enforcement officer, Steven Hawk. S. Brown made a motion to appoint Steven Hawk as an additional sewage enforcement officer. N. Teague seconded. Motion passed (4-0).

L. Stauffer noted that October 14th will be a budget meeting. The Board will have their binder by October 9th.

Payment of the Bills

N. Teague made a motion to pay the bills as presented. M. Boucher seconded. Motion passed (4-0).

Courtesy of the Floor

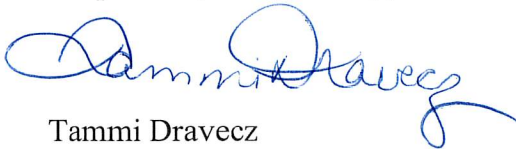
Anna and Andrew Miklos again requested for a meeting to be scheduled to discuss the appraisals. Solicitor Asteak stated that staff members are willing to meet with them; and one or two supervisors are welcome to join.

They continued to press to speak with supervisors. Solicitor Asteak stated that this is a litigation matter and this is not the place to discuss. A. Templeton asked A. Miklos to have Attorney Kaplan reach out to Solicitor Asteak.

Adjournment

The meeting adjourned at 7:38 pm

Respectfully submitted by,

A handwritten signature in blue ink, appearing to read "Tammi Dravec", with a stylized flourish at the end.

Tammi Dravec
Secretary/Treasurer

Lower Nazareth Township**Bills To Be Approved****September 23, 2026****GENERAL FUND CHECKING ACCOUNT**

Num	Name	Memo	Amount
ACH	Met-Ed	Park Electricity	\$ 1,084.60
ACH	Met-Ed	Traffic Signal / Street Light Electricity	\$ 343.12
ACH	Ryan Hocker	Building Permit Refund	\$ 555.00
ACH	Isolved	Timeclock	\$ 249.04
ACH	Flores	Employee Health Benefits	\$ 75.00
ACH	Flores	Employee Health Benefits	\$ 65.00
32636	Lower Nazareth Township Capital Reserve	Grant Reimbursement	\$ 18,492.78
32637	Trach Plumbing & Heating	Fire Company Maintenance	\$ 460.00
32638	Fire Pump Systems	Fire Company Equipment Maintenance	\$ 760.50
32639	Technology Reflections, Inc	Fire Company Web Service	\$ 1,384.40
32640	PPL, Inc.	Fire Company Electricity	\$ 31.99
32641	PPL, Inc.	Fire Company Electricity	\$ 660.99
32642	Fraser Advanced Info Systems	Fire Company Copier Lease/Maintenance	\$ 95.13
32643	Fraser Advanced Info Systems	Fire Company Copier Lease/Maintenance	\$ 71.12
32644	Verizon Wireless	Fire Company Wireless	\$ 276.92
32645	Verizon Wireless	Fire Company Wireless	\$ 340.22
32646	Automated Home Generators	Fire Company Contributions	\$ 175.00
32647	Wex Bank	Fire Company	\$ 745.20
32648	The Key	Advertisement	\$ 245.16
32649	NAPA Auto Parts		\$ 550.84
32650	Barry Issett & Associates, Inc.	Building Inspection Services	\$ 1,400.00
32651	Barry Issett & Associates, Inc.	Building Inspection Services	\$ 525.00
32652	Green Pond Nursery, Inc.	Parks Maintenance	\$ 47.00
32653	Security Service Company, Inc.	Security System Monitoring	\$ 333.51
32654	PA One Call System, Inc.	Monthly Activity	\$ 50.92
32655	Fraser Advanced Info Systems	Copier Lease/Maintenance	\$ 536.91
32656	FedEx	Postage	\$ 8.32
32657	PPL, Inc.	Traffic Signal/St Light/Municipal/PW/Park	\$ 3,445.55
32658	Target Corporation	Real Estate Tax Refund	\$ 5,286.84
32659	Bergey's, Inc	Equipment Parts/Supplies	\$ 1,656.55
32660	Tractor Supply Credit Plan	Public Works Supplies	\$ 449.99

Lower Nazareth Township
Bills To Be Approved
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GENERAL FUND CHECKING ACCOUNT

Num	Name	Memo	Amount
32661	Verizon Wireless	Municipal/Public Works Wireless	\$ 531.28
32662	Deer Country Farm & Lawn, Inc.	Public Works Equipment Parts/Supplies	\$ 132.29
32663	Star Buick GMC	Public Works Equipment Parts/Supplies	\$ 1,000.71
32664	Valley Tire of Nazareth	Public Works Tool & Equipment Repair	\$ 115.00
32665	City of Bethlehem	Hydrant Assessment	\$ 156.54
32666	ABE Laboratories, LLC	Park Maintenance	\$ 390.00
32667	Sunoco, LLC	Equipment Motor Fuel	\$ 4,701.51
32668	Allstate Septic Systems	Temporary Restrooms	\$ 240.00
32669	Hecktown Volunteer Fire Company	2026 Fire Relief	\$ 97,116.43
32670	Palmer Trophy & Awards	Administrative Expense	\$ 89.93
32671	State Worker's Insurance Fund	Workers Compensation - #05039711	\$ 1,500.00
32672	Bethlehem Township Volunteer Fire Co.	Ambulance Services	\$ 30,000.00
32673	Brown & Brown of Lehigh Valley	Personnel Bond	\$ 750.00
32674	Ascendance Trucks Pennsylvania, LLC	Public Works Equipment Parts/Supplies	\$ 2,508.19
32675	Fraser Advanced Info Systems	Copier Supplies	\$ 10.00
32676	Allstate Septic Systems	Temporary Restrooms	\$ 250.00
32677	Deschler Law LLC	Legal Services	\$ 1,245.50
32678	Innovative Designs & Publishing, Inc.	Subscription Renewal	\$ 15.00
32679	RCN	Internet & Telephone Services	\$ 19.95
32680	Infradapt	Computer Services	\$ 2,779.85
32681	Infradapt	Computer Services	\$ 2,779.85
32682	Campbell, Rappold & Yurasits, LLP	Audit Services	\$ 7,000.00
32683	Innovative Designs & Publishing, Inc.	Advertisement	\$ 335.00
32684	PSATS CDL Program	CDL Drug Testing	\$ 70.00
32685	Hanover Engineering Associates, Inc.	Engineering Services	\$ 3,022.95
32686	PPL, Inc.	Fire Company Electricity	\$ 630.03
32687	PPL, Inc.	Fire Company Electricity	\$ 32.08
32688	Fraser Advanced Info Systems	Fire Company Copier Lease/Maintenance	\$ 95.13
32689	Service Electric Cable TV Inc	Fire Company Internet	\$ 237.96
32690	DACER Fire Protection	Fire Company Equipment Maintenance	\$ 253.50
32691	Eppec Uniforms	Fire Company Uniforms	\$ 1,962.75

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Num	Name	Memo	Amount
32692	Assured Partners of Northeast PA	Fire Company Insurance	\$ 8,672.00
32693	Wex Bank	Fire Company	\$ 1,340.83
32694	Verizon Wireless	Fire Company Wireless	\$ 276.92
32695	Verizon Wireless	Fire Company Wireless	\$ 340.22
<i>Total General Fund Checking Account ...</i>			<u><u>\$ 211,004.00</u></u>

PAYROLL ACCOUNT

Num	Name	Memo	Amount
	September 18, 2026		<u><u>\$ 49,396.22</u></u>

LNT SEWER ACCOUNT

Num	Name	Memo	Amount
2042	PPL Electric Utilities	Main Meter Electricity	<u><u>\$ 27.22</u></u>

CAPITAL RESERVE ACCOUNT

Num	Name	Memo	Amount
1367	Koch 33 Ford	Capital Purchase - Police Vehicle	<u><u>\$ 48,972.00</u></u>

DEVELOPMENT & INSPECTION

Num	Name	Memo	Amount
3136	Barry Isett & Associates	Building Permit Inspections	\$ 8,010.00
3137	Barry Isett & Associates	Building Permit Inspections	\$ 84,395.33
<i>Total Development & Inspection Account ...</i>			<u><u>\$ 92,405.33</u></u>

TRAFFIC IMPACT ACCOUNT

Num	Name	Memo	Amount
ACH	Lower Nazareth Township	Engineering Services	<u><u>\$ 696.25</u></u>

CAPITAL RESERVE SEWER -SIGNAL ACCOUNT

Num	Name	Memo	Amount
0561	Nazareth Borough Municipal Authority	Georgetown Manor Sewer Project	<u><u>\$ 12,000.00</u></u>

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MASTER ESCROW ACCOUNT

Num	Name	Memo	Amount
ACH	Met-Ed	Traffic Signal Electricity	\$ 288.25
4339	PPL Electric Utilities	Traffic Signal Electricity	\$ 196.18
<i>Total Master Escrow Account ...</i>			<u>\$ 484.43</u>