

**LOWER NAZARETH TOWNSHIP  
BOARD OF SUPERVISORS  
MINUTES  
May 23, 2007**

The Lower Nazareth Township Board of Supervisors held a regularly scheduled meeting in the Township Municipal Building on Wednesday May 23, 2007. The Vice-Chairman called the meeting to order at 7:30p.m.

Present were:

Eric E. Nagle	- Vice Chairman	Timm A. Tenges	- Manager, Secretary/Treasurer
Robert S. Kucsan	- Supervisor	Tammi Dravec	- Assistant Secretary/Treasurer
Ricky T. Johnson	- Supervisor	Lori B. Seese	- Zoning Administrator
		Gary Asteak	- Solicitor
		Albert Kortze, P.E.	- Engineer

Absent were:

Dr. Alan Dilsaver - Chairman                      Patrick J. Murphy - Supervisor

**Approval of Minutes**

Motion to approve the meeting minutes from May 9, 2007 was moved by Mr. Johnson and was seconded by Mr. Kucsan. The motion carried unanimously.

**Conditional Use Hearing – Industrial Developments International (IDI)**

Mr. Asteak announced that the Conditional Use Hearing commenced on May 9<sup>th</sup> and due to a large resident turn-out, was continued until tonight's meeting in order to announce the date and location for hearing.

Mr. Tenges announced that the hearing would be held on June 13<sup>th</sup> and the Nazareth Area Middle School. The Board of Supervisors will meet at 6PM to conduct normal business and the hearing will follow, beginning no earlier than 7PM. The auditorium will be available until 11PM.

Motion to continue the Conditional Use Hearing for IDI until June 13<sup>th</sup> at 7PM and to hold it at the Nazareth Area Middle School Auditorium was moved by Mr. Kucsan and seconded by Mr. Johnson. The motion carried unanimously.

The hearing date and location will be advertised and posted.

There were no comments under **Correspondence.**

**New Business**

**Memorial Library of Nazareth & Vicinity – Summer Program** – Catherine Stewart is the Assistant Director and the Children's Librarian. She thanked the Township for allowing the library to use the room for story time and for the playground which the children enjoy afterwards.

Ms. Stewart stated that the Library's Summer Program will run for six weeks beginning June 11<sup>th</sup>. There are programs for children, teen, and adults. Last year they had about 600 participants. Ms. Stewart travels to schools to promote the program and get children interested in reading.

**Reports**

**Memorial Library of Nazareth & Vicinity – 2006 Annual Report** – Ms. Capecci is the Lower Nazareth representative on the Library Board. She presented the Board of Supervisors with the 2006 Annual Report

and pointed out that the library services about 22,700 residents, of which 21% are from Lower Nazareth Township.

Ms. Capecci also encouraged everyone to write letters to the state asking to increase funding for the library.

Mr. Tenges thanked Ms. Capecci for her presentation and her dedication.

### **Subdivision/Land Development**

Hanover Group Builders – Stivala Minor Subdivision – Waiver Request and Resolution #LNT-16-07 – Mr. Kortze reviewed his letter dated May 21<sup>st</sup>, recommending preliminary/final approval provided his comments are addressed. He also had no issue with the waiver request.

Motion to grant a waiver from SALDO 424.7 was moved by Mr. Johnson and seconded by Mr. Kucsan. The motion carried unanimously.

Motion to approve Resolution #LNT-16-07 was moved by Mr. Kucsan and seconded by Mr. Johnson. The motion carried unanimously.

Logisticcenter East – Sewage Facilities Planning Module – Resolution #LNT-18-07 – Motion to approve Resolution #LNT-18-07 was moved by Mr. Kucsan and seconded by Mr. Johnson. The motion carried unanimously.

Country Club Road Business Park – Final Land Development – Time Extension – The Board received a letter from Mr. Doyle of Van Cleef Engineering, granting the Township a time extension through June 15<sup>th</sup>. Motion to accept the time extension through June 15, 2007 was moved by Mr. Johnson and seconded Mr. Kucsan. The motion carried unanimously.

Trio Farms Clubhouse – Preliminary/Final Land Development – Time Extension – The Board received a letter from Mr. Doyle of Van Cleef Engineering, granting the Township a time extension through August 31<sup>st</sup>. Motion to accept the time extension through August 31, 2007 was moved by Mr. Kucsan and seconded Mr. Johnson. The motion carried unanimously.

### **Supervisor's Comments**

Mr. Johnson and Mr. Nagle had no comments.

Mr. Kucsan thanked the public for voting.

### **Manager's Report**

Fee Schedule Revision – Due to recent requests for zoning certification letters, this item was added to the fee schedule. The inspection fee schedule is also now generalized since the fees are the same for both inspection agencies. Motion to revise the 2007 Fee Schedule was moved by Mr. Johnson and seconded by Mr. Kucsan. The motion carried unanimously.

Trio Farms – Sewer Issue – At the May 9<sup>th</sup> meeting Mr. Tenges told the Board that in order to install the sewer; the developer will need to pass over private property. He wanted the Board and Mr. Asteak's opinion on the matter. Mr. Asteak believes the easements can be used and that the Township should establish conditions such as the property owner should be notified, given the construction schedule, and their property should be restored afterwards. The Township should also be listed as an additional issued on the Certificate of Insurance.

### **Engineer's Report**

Trio Farms Phase 1-1 – Letter of Credit Reduction – Mr. Kortze reviewed his letter dated May 22, 2007 recommending the Letter of Credit be reduced by \$298,528.46 from \$2,920,345.66 to \$2,621,817.20. Motion to grant the letter of credit reduction was moved by Mr. Kucsan and seconded by Mr. Johnson. The motion carried unanimously.

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RonDel Development – Letter of Credit Reduction – Colt’s Run – Mr. Kortze reviewed his letter dated May 23, 2007 recommending the Letter of Credit be reduced by \$9,564.71 from \$226,649.91 to \$217,085.20. Motion to grant the letter of credit reduction was moved by Mr. Johnson and seconded by Mr. Kucsan. The motion carried unanimously.

RonDel Development – Letter of Credit Reduction – Colt’s Ridge – Mr. Kortze reviewed his letter dated May 23, 2007 recommending the Letter of Credit be reduced by \$141,536.43 from \$413,171.06 to \$271,634.63. Motion to grant the letter of credit reduction was moved by Mr. Johnson and seconded by Mr. Kucsan. The motion carried unanimously.

RonDel Development – Letter of Credit Reduction – Stone Briar – Mr. Kortze reviewed his letter dated May 23, 2007 recommending the Letter of Credit be reduced by \$35,532.35 from \$211,267.56 to \$175,735.21. Motion to grant the letter of credit reduction was moved by Mr. Kucsan and seconded by Mr. Johnson. The motion carried unanimously.

There were no comments under Solicitor’s Report.

**Old Business**

Colonial Regional Police Department – 248 Brodhead Road Building – Discussion was tabled until Mr. Murphy and Dr. Dilsaver could be present to participate.

**Courtesy of the Floor**

Tara Capecci, 3964 Mikol Lane, asked if sidewalks have been considered near Hollo and Country Club due the amount of foot traffic in that area. Mr. Tenges stated that was outside the Township’s arena. Typically developers install the sidewalks.

**Payment of the Bills**

Motion to approve the bills dated May 23, 2007 was moved by Mr. Kucsan and seconded by Mr. Johnson. The motion carried.

**Adjournment**

Motion to adjourn the meeting was moved by Mr. Kucsan and seconded by Mr. Johnson. The meeting was adjourned at 8:10PM.

Respectfully submitted,



Tammi Dravecz  
Assistant Secretary/Treasurer

tmd