

**LOWER NAZARETH TOWNSHIP
BOARD OF SUPERVISORS
MINUTES
June 13, 2007**

The Lower Nazareth Township Board of Supervisors held a regularly scheduled meeting in the Township Municipal Building on Wednesday June 13, 2007. The Vice-Chairman called the meeting to order at 6:00p.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
Patrick J. Murphy	- Supervisor	Gary Asteak	- Solicitor
		Albert Kortze, P.E.	- Engineer

Arrived at 7:00PM:

Dr. Alan Dilsaver - Chairman

Approval of Minutes

Motion to approve the meeting minutes from May 23, 2007 was moved by Mr. Johnson and was seconded by Mr. Kucsan. The motion carried unanimously.

There were no comments under **Correspondence**.

Reports

Mr. Nagle acknowledged the receipt of the Zoning Administrator's Report for May 2007 and the Hecktown Volunteer Fire Company's Incident Report for May 2007.

Subdivision/Land Development

Country Club Business Park – Final Land Development – Resolution #LNT-19-07 – Present were: Attorney Joseph Piperato and Mark Bahnick from VanCleaf Engineering, Mr. Kortze reviewed his June 12th letter recommending final approval, provided his comments are addressed. Motion to approve Resolution #LNT-19-07 was moved by Mr. Johnson and seconded by Mr. Kucsan. The motion carried unanimously.

Selvaggio Excavating, Inc. – Final Land Development – Resolution #LNT-20-07 – Present were: An Attorney representing Stan Margle, Fidel Gonzalez from RETTEW, and Cliff Johnston from Selvaggio. Mr. Kortze reviewed his June 11th letter recommending final approval, provided his comments are addressed. Motion to approved Resolution #LNT-20-07 was moved by Mr. Kucsan and seconded by Mr. Murphy. The motion carried unanimously.

People First Credit Union – Present were: Justin Coyle from Keller Consulting and Thomas Krupa, Architect.

Waiver Requests – The applicant requested waivers from SALDO Section 424.7 and that the plan be reviewed as a preliminary/final application since the proposed facility is within a lot of the recorded Jandy Commercial Subdivision Plan. Motion to grant the requested waivers was moved by Mr. Johnson and seconded by Mr. Kucsan. The motion carried unanimously.

Preliminary/Final Land Development – Resolution #LNT-21-07 – Mr. Kortze reviewed his June 11th letter recommending preliminary/final approval, provided his comments are addressed. Mrs. Seese commented that the sign height is limited to 8 feet so the sign should be 2x8, not 2x9. Motion to approve

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Resolution #LNT-21-07 was moved by Mr. Kucsan and seconded by Mr. Johnson. The motion carried unanimously.

Saturn of Route 33 – Preliminary/Final Land Development – Resolution #LNT-22-07 – Mr. Kortze reviewed his June 11th letter recommending preliminary/final approval, provided his comments are addressed. Motion to approve Resolution #LNT-22-07 was moved by Mr. Johnson and seconded by Mr. Murphy. The motion carried unanimously.

Marquis Realty / Daycare Center – Preliminary Land Development – Mr. Kortze reviewed his June 12th letter recommending preliminary approval. Motion to grant preliminary approval was moved by Mr. Kucsan and seconded by Mr. Johnson. The motion carried unanimously.

Estates at Deer Crossing – Preliminary Subdivision – Time Extension – Mr. Nagle reviewed a letter dated June 12th from Larry Turoscy of Lehigh Engineering, sent on behalf of the Estates at Deer Crossing, granting the Township a time extension through September 1, 2007. Motion to accept the time extension was moved by Mr. Johnson and seconded by Mr. Murphy. The motion carried unanimously.

Supervisor's Comments

The members of the Board had no comments.

Manager's Report

The Condominiums at Trio Farms – Improvements Agreement – Authorization to Execute – Motion to authorize execution of the Improvements Agreement was moved by Mr. Johnson and seconded by Kucsan. The motion carried unanimously.

There were no comments under **Engineer's Report.**

There were no comments under **Solicitor's Report.**

There were no comments under **Courtesy of the Floor- Not Related to the Conditional Use Hearing.**

THE BOARD TOOK A BREAK BEFORE THE START OF THE IDI CU HEARING

Conditional Use Hearing – Industrial Developments International (IDI) -

Started 7:00PM, Ended 8:48PM

Attorney Blake Marles, Fidel Gonzalez, RETTEW Associates, and Frank Petkunas, IDI Regional Development Officer were present.

Also present was Charles Bruno, Palmer Township Solicitor and Renee Ferretti, Attorney and Palmer Township resident.

Mr. Asteak opened the conditional use hearing stating that the hearing began on May 9th, but due to the large turnout, was continued until May 23rd in order to find a larger venue. On May 23rd the location of the larger venue was announced and the hearing was continued until June 13th.

Mr. Marles stated the plan is for three (3) warehouses on a substantial track of land north of Newburg Road. He presented a copy of the zoning ordinance verifying that the land has been zoned Light Industrial since 1989.

Mr. Marles commented that while residents may not like the thought of warehousing; this use does not create smells or noise like other permitted uses. Truck traffic will increase, however they have plans to minimize the effects by installing a road for access to Route 33. The improvements may actually improve current traffic issues.

Mr. Bruno presented a letter to the Board which he sent to Mr. Marles requesting information related to this proposed project. The information was not received until last Tuesday which did not give him enough time to prepare for tonight's hearing. Mr. Bruno would like additional information and would like to ask

questions related to that information at a later date. He also asked the Board to subpoena Mr. Marles to provide the information if he is not willing supply him with the requested information. Mr. Asteak said that, if needed, a subpoena would be issued. Mr. Marles stated he had no objections and the documents were not presented because the plan was revised.

Mr. Petkunas presented the Board with a portfolio on IDI and spoke about IDI and its warehousing of finished goods.

Ms. Ferretti asked Mr. Petkunas questions related to ownership, occupancy, and conditions of the proposed facility.

Mr. Bruno asked Mr. Petkunas questions about the NJ facility and use of the proposed facility. Mr. Petkunas stated that it would be a storage and distribution facility and the activity inside would not be affected by a particular tenant.

Mr. Marles inquired about servicing of trucks on the property and the storage and distribution of raw goods; neither of which, Mr. Petkunas said will take place.

Numerous residents stated concerns over noise, traffic, pollution, and the proximity of the facility to homes.

Fidel Gonzalez discussed zoning, stormwater issues, public water, and public sewer or the ability for on-site septic. The proposed facility would have three (3) buildings. Building A would be 810,000 square feet. The loading docks would be on the west and east sides; with employee parking on the north and south sides. Building B would be 275,000 square feet and would lie between Building A and the Palmer residences. There would be no truck traffic on the side facing the residences; that side would be for employee parking. The building would have an office building appearance with the offices on the side facing the residences. Building C would be 161,650 square feet and, like Building B, have employee parking on the side facing the residences.

Mr. Gonzalez stated they would exceed the requirements on buffering. The plan shows dense rows of evergreens around the stormwater detention pond, parking lots and property.

The hearing was continued until July 25th.

THE BOARD TOOK A BRIEF BREAK BEFORE RETURNING TO NORMAL BUSINESS

There were no comments under **New Business.**

Old Business

Colonial Regional Police Department – 248 Brodhead Road Building – Mr. Kucsan wants to do what is best for the residents of Lower Nazareth Township and that is co-ownership and keeping Colonial Regional Police Department together. Mr. Johnson and Mr. Nagle agreed that they should keep Colonial Regional together. Mr. Murphy stated he always felt the Township should be part owner and although the costs seem high, they really are not. Mr. Kucsan felt that Bath may still decide to be part owner.

Mr. Asteak stated the management report may be complete, but may not be ready to vote on by the August 1st deadline. Mr. Tenges stated that we can agree but meeting deadlines may be difficult.

After some more discussion, motion to pursue ownership and authorize Mr. Tenges and Mr. Asteak to set up a time line was moved by Mr. Nagle and seconded by Mr. Murphy. The motion carried unanimously. There were no comments under **Courtesy of the Floor.**

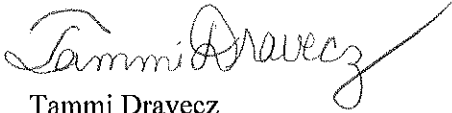
Payment of the Bills

Motion to approve the bills dated June 13, 2007 was moved by Mr. Murphy and seconded by Mr. Johnson. The motion carried.

Adjournment

Motion to adjourn the meeting was moved by Mr. Murphy and seconded by Mr. Johnson. The meeting was adjourned at 9:25PM.

Respectfully submitted,

A handwritten signature in cursive script that reads "Tammi Dravecz". The signature is written in black ink and includes a long, sweeping flourish that extends to the right.

Tammi Dravecz
Assistant Secretary/Treasurer

tmd