

**LOWER NAZARETH TOWNSHIP
BOARD OF SUPERVISORS
MINUTES
September 23, 2009**

The Lower Nazareth Township Board of Supervisors held a regularly scheduled meeting in the Township Municipal Building on Wednesday September 23, 2009. The Chairman called the meeting to order at 7:35 PM.

Present were:

Dr. Alan V. Dilsaver	- Chairman	Gary N. Asteak, Esq.	- Solicitor
Eric E. Nagle	- Vice Chairman	Timm A. Tenges	- Manager, Secretary/Treasurer
Robert S. Kucsan	- Supervisor	Lori B. Seese	- Zoning Administrator
Albert Kortze, P.E.	- Engineer	Tammi Dravec	- Assistant Secretary/Treasurer

Absent was:

Ricky T. Johnson, Supervisor
Patrick J. Murphy, Supervisor

Approval of Minutes

A motion was moved by Mr. Nagle and seconded by Mr. Kucsan to approve the meeting minutes for August 26, 2009. The motion carried.

Reports

Reports are available for review at the Township Office and will be posted to the Township's website.

Dr. Dilsaver acknowledged the receipt of the Financial Report for August 2009, the Planning and Zoning Administrator's Report for August 2009, and the Hecktown Volunteer Fire Company Incident Report for August 2009.

Correspondence

There were no items to discuss under Correspondence.

Subdivision and Land Development

East Penn Sanitation – As-built Plan - Joel Scheer, Esq. and Yvonne Plakotaris were present. Mr. Kortze reviewed his September 22nd letter recommending final approval of the as-built plan. Solicitor Scheer stated his client wished to pursue this approval to avoid any confusion in the future; they want a clear record that what was built was approved. Mr. Tenges stated that this is not customary practice, but East Penn persisted. A motion was moved by Mr. Kucsan and was seconded by Mr. Nagle to approve the East Penn Sanitation As-built plan. The motion carried.

Zachariah Cobrinik – Water Supply Waiver Request - Mr. Tenges stated that Mr. Cobrinik is building a new home; not within the subdivision. Mr. Cobrinik explained that he would like to plant numerous trees. Irrigation is not required do to the flow of water through that area of the property. The trees do, however, need to be misted to prevent freezing in cold weather. A 2-inch line would need to be installed at a cost of about \$40,000.00; whereas a well would cost about \$10,000.00. Mr. Cobrinik has spoken with Easton Suburban Water Authority and they have no issue with him installing a well versus getting his water through them.

Mr. Tenges stated we do not want to set precedence, but do to the nature of the request he sees no harm in granting the waiver, but wanted the Board's opinion. Lower Nazareth Township is in no way condoning

the use of well water for consumption. The section of the SALDO, requiring public water hook-up, was written for developers, not individuals.

A motion was moved by Mr. Nagle and was seconded by Mr. Kucsan to grant Mr. Cobrinik the waiver, provided he complies with any outside agency requirements. The motion carried.

Brown-Daub Chevy Volvo – Conditional Use – CU 2009-01 – Order and Opinion - A motion was moved by Mr. Nagle and was seconded by Mr. Kucsan to accept the Order and Opinion. The motion carried.

Supervisors' Comments

There were no comments under Supervisors' Comments.

Manager's Report

Project Time Extension Report - Mr. Tenges presented a report for time extensions granted since the last meeting. The township granted an extension for the Charles Chrin Preliminary/Final Minor Subdivision through January 31, 2010.

Employee Pension – 2010 Minimum Municipal Obligation (MMO) - A motion was moved by Mr. Nagle and was seconded by Mr. Kucsan to approve the 2010 MMO, at \$96,188.92. The motion carried.

Hecktown Business Park - Mr. Tenges noted that the Hecktown Business Park letter of credit has been extended until October 24, 2010.

Memorial Library of Nazareth & Vicinity – 2010 Budget - Mr. Tenges met with Laurie Jordan earlier this month and she presented him with the library's 2010 budget. The issue of Lower Nazareth Township not being a part of developing the budget was once again discussed.

Lower Nazareth Township's amount is \$80,529.00, which is the same as 2009. A motion was moved by Mr. Kucsan and was seconded by Mr. Nagle to approve our share of the 2010 budget. The motion carried.

Zoning Ordinance Amendment Procedures – Resolution #LNT-21-09 - Mr. Tenges stated that originally the township wanted to make these changes in mass, but is now rethinking that thought process. Mr. Tenges and Solicitor Asteak devised a resolution that could provide the township with some distinct advantages. Zoning change requests will be reviewed individually, but looked at as a whole. Solicitor Asteak stated the new protocol calls for specific information from applicants. A motion was moved by Mr. Nagle and was seconded by Mr. Kucsan to approve Resolution #LNT-21-09. The motion carried.

Draft Ordinance – Regulating Sidewalk & Curbing Maintenance - Prior to the development of Lower Nazareth Commons, there were no sidewalks in the township. Since the installation on sidewalk, the township needs an ordinance to regulate sidewalks. A motion was moved by Mr. Nagle and was seconded by Mr. Kucsan to authorize Solicitor Asteak to work on an ordinance regulating the maintenance of sidewalks and curbs.

LNRA – Dug-outs - The Board of Supervisors previously authorized the construction of new dug-outs. Mr. Tenges stated the Career Institute Technology (CIT) is involved in installing the dog outs. Mr. Tenges wanted a hold harmless and construction agreement prior to commencement of this project. A motion was moved by Mr. Kucsan and was seconded by Mr. Nagle to authorize the execution of the construction agreement upon the satisfaction of Mr. Tenges and Solicitor Asteak. The motion carried.

Draft Ordinances – Solar Panels / Windmills / Outdoor Boilers - Mr. Tenges is working Solicitor Asteak to draft an ordinance regulating solar panels, windmills, and outdoor boilers. He hopes to have it prepared for the next meeting.

Road Rehabilitation Project – LNT-01-09 - Mr. Tenges stated that the project is moving along and there have almost no complaints. The wearing course should be applied tomorrow. The project should be completed by the end of next week.

In addition, the Township has completed the process of constructing the internal road system at the property along Newburg Road and Greomar Road. The roads were built by township forces utilizing rented equipment. The materials for the project are a residual by-product of the road rehabilitation project. The Township will realize a significant cost savings utilizing township staff and the materials from the road project.

Surrey Glen Tree Pruning - Mr. Tenges shared his gratitude with the Board over the "service in kind" to the township provided by Burns Tree & Landscaping. Mr. Burns donated his tree pruning services at Surrey Glen Park. This "young tree pruning" helps the tree grow stronger. The township will send Mr. Burns a letter thanking him for his kind gesture.

Engineer's Report

Hidden Oaks II – Phase II

Security Reduction & Commencement of Maintenance – A motion was moved by Mr. Nagle and was seconded by Mr. Kucsan to reduce the amount of funds held in security by \$53,911.00 and to commence the 12-month maintenance period. The motion carried.

Hidden Oaks II – Phase III

Security Reduction & Commencement of Maintenance – A motion was moved by Mr. Nagle and was seconded by Mr. Kucsan to reduce the amount of funds held in security by \$87,033.10 and to commence the 12-month maintenance period. The motion carried.

Solicitor's Report

There were no items to discuss under Solicitor's Report.

Old Business

There were no items to discuss under Old Business.

New Business

There were no items to discuss under New Business.

Payment of the Bills

A motion was made by Mr. Nagle and seconded by Mr. Kucsan to approve the bills dated September 23, 2009. The motion carried.


Courtesy of the Floor

There were no items to discuss under Courtesy of the Floor.

Adjournment

A motion was moved by Mr. Nagle and seconded by Mr. Kucsan to adjourn the meeting at 8:36PM.

Respectfully submitted by,



Tammi M. Dravec
Asst. Secretary/Treasurer

Lower Nazareth Township
Bills To Be Approved
September 23, 2009

Num	Name	Memo	Amount
<u>GENERAL FUND CHECKING ACCOUNT</u>			
10153	VOIDED	VOIDED	\$ -
10154	Norfolk Southern Corporation	Grade Crossing Warning Device	\$ 5,467.10
10155	Volunteer Companies Loan Fund	Fire Company Loan	\$ 965.26
10156	Colonial Regional Police Department	Police Contract Payment	\$ 78,443.58
10157	Keystone Nazareth Bank & Trust	Land Loan Payment	\$ 1,095.15
10158	Volunteer Companies Loan Fund	Fire Company Loan	\$ 643.51
10159	Volunteer Companies Loan Fund	Fire Company Loan	\$ 1,011.77
10160	Met-Ed	Traffic Signal / Street Light Electricity	\$ 174.66
10161	PPL Electric Utilities Coporation	Traffic Signal Electricity	\$ 27.63
10162	Fehnel Farms	Public Works Supplies	\$ 20.00
10163	The Express Times	Zoning Hearing Advertisement	\$ 290.20
10164	Sam's Club	Public Works Supplies	\$ 96.78
10165	BWP - Carquest Auto Parts	Public Works Equipment Parts/Supplies	\$ 894.97
10166	NCATO	NCATO Convention	\$ 495.00
	PAID ONLINE		
	Chase Card Services	Equipment Motor Services/Conference	\$ 1,450.06
10167	Asteak Law Offices	Legal Services	\$ 4,537.50
10168	Lori Peck, OCR	Stenographer	\$ 210.00
10169	AT&T	Municipal / Public Works Long Distance	\$ 46.72
10170	Hecktown Glass & Window	Public Works Equipment Repair	\$ 130.00
10171	Herceg Hauling	Trash Removal	\$ 264.00
10172	Ikon Office Solutions	Copier Maintenance	\$ 517.46
10173	Ike's Equipment Repair	Public Works Equipment Repair	\$ 127.50
10174	Keystone Consulting Engineers, Inc.	Engineering Services	\$ 11,586.78
10175	Nextel Communications	Municipal / Public Works Wireless	\$ 305.34
10176	Staples Business Advantage	Office Supplies	\$ 165.16
10177	Young's Press	Traffic Signs	\$ 193.72
10178	PA One Call System, Inc.	Monthly Fax Activity	\$ 46.80
10179	PA League of Cities & Municipalities	PELRAS Membership Renewal	\$ 450.00
10180	PrintConcepts	Earned Income Tax Supplies	\$ 234.62
10181	Met-Ed	Traffic Signal Electricity	\$ 47.12
10182	Giles & Ransome, Inc.	Public Works Equipment Repair	\$ 454.74
10183	Selective Insurance Company of America	Workers Compensation	\$ 2,896.00
10184	PPL, Inc.	Park/Municipal/Public Works/Traffic/St Light	\$ 1,317.39
10185	Lowe's Business Account	Summer Park Program	\$ 125.76
10186	Mr. John	Temporary Restrooms	\$ 459.80
10187	Signal Service, Inc.	Traffic Signal Maintenance Agreement	\$ 651.30
10188	Northampton County Seed Company, Inc.	Public Works Maintenance	\$ 665.00
10189	Capital Blue Cross	Employee Health Insurance	\$ 17,808.88
10190	Suburban Propane	Equipment Motor Fuel	\$ 1,191.90
10191	Grainger Parts	Park Maintenance / Public Works Equipment	\$ 27.65

**Lower Nazareth Township
Bills To Be Approved
September 23, 2009**

GENERAL FUND CHECKING ACCOUNT CONTINUED

10192	Edwards Business Systems	Copier Maintenance	\$ 88.00
10193	Deer Park	Municipal Bottled Water	\$ 18.62
10194	Lowe's Business Account	Summer Park Program	\$ 27.33
10195	LNT Petty Cash	Replenish Petty Cash	\$ 46.00
Total General Fund Checking Account...			<u>\$ 135,716.76</u>

CAPITAL RESERVE ACCOUNT

702	Lafayette Ambassador Bank-Lease Dept	2005 Mack Truck	\$ 2,019.09
703	First Regional Compost Authority	3rd & 4th Quarter Membership	\$ 9,329.10
704	Virginia Business Systems	Copier Maintenance	\$ 379.95
Total Capital Reserve Account...			<u>\$ 11,728.14</u>

OPEN SPACE ACCOUNT

580	Keystone Nazareth Bank & Trust	Land Loan Payment	<u>\$ 3,696.08</u>
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DEVELOPMENT & INSPECTION ACCOUNT

1626	CodeMaster Inspection Services, Inc.	Building Inspection Services	<u>\$ 16,469.00</u>
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STATE LIQUID FUELS ACCOUNT

521	A-1 Traffic Control Products, Inc.	Line Striping	<u>\$ 11,933.79</u>
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PAYROLL ACCOUNT

	September 11, 2009	\$ 27,899.36
	September 25, 2009	\$ 27,957.72
Total Payroll Account...		<u>\$ 55,857.08</u>

MASTER ESCROW CHECKING ACCOUNT

1623	Selvaggio Enterprises, Inc.	Security Refund	\$ 9,680.00
1624	People First Federal Credit Union	Security Refund	\$ 78,646.70
1625	Signal Service, Inc.	Traffic Signal Maintenance	\$ 1,011.30
1626	Met-Ed	Traffic Signal Electricity	\$ 187.42
1627	Asteak Law Offices	Legal Services	\$ 568.75
1628	Signal Service, Inc.	Traffic Signal Maintenance Agreement	\$ 743.82
1629	Keystone Consulting Engineers, Inc.	Engineering Services	\$ 2,561.50
1630	Met-Ed	Traffic Signal Electricity	\$ 41.71
1631	S Agentis / Mr. Rotor Plumbing	Escrow Refund	\$ 473.05
1632	Jeffry H. Wetherell	Escrow Refund	\$ 26.06
1633	RonDel Development Company	Escrow Refund	\$ 952.10
Total Master Escrow Account...			<u>\$ 94,892.41</u>