

**LOWER NAZARETH TOWNSHIP
BOARD OF SUPERVISORS
MINUTES
MARCH 27, 2013**

The Lower Nazareth Township Board of Supervisors held a regularly scheduled meeting in the Township Municipal Building on Wednesday March 27, 2013. The Chairman called the meeting to order at 6:35 PM.

Present were:

Eric E. Nagle	- Chairman	Albert Kortze	- Engineer
Robert S. Kucsan	- Supervisor	Gary Asteak	- Solicitor
Gerald R. Green	- Supervisor	Timm A. Tenges	- Manager, Secretary/Treasurer
Martin J. Boucher	- Supervisor	Lori B. Seese	- Zoning Administrator
		Tammi Dravec	- Assistant Secretary/Treasurer

Absent was:

James S. Pennington, Vice Chairman

Approval of Minutes

A motion was moved by Mr. Boucher and was seconded by Mr. Green to approve the meeting minutes for March 13, 2013. The motion carried.

Conditional Use Hearing

Keystone Real Estate Management – CU2013-01 – Timothy Siegfried, Esq. and Brian Evans, Evans Engineering presented the Board with their Conditional Use Application to expand the existing dealership on Hecktown Road by Route 33.

Mr. Evans explained that the plan is to split the dealership with Ford vehicles in one building and Toyota's in another. They will also create a body shop and car wash. Mr. Evans explained that Toyota is requiring this separation in order to maintain the dealership.

Mr. Kortze reviewed his letter and provided comments.

Solicitor Asteak inquired if the car wash would be open to the public. Mr. Evans explained the car wash was for the use of the dealership only.

Mrs. Seese reported that the Planning Commission had minimal comments on this project and thought it was a great idea.

Mr. Green inquired on the water usage for the car wash. Mr. Evans explained that the water will be recycled. It will go to a holding tank and then be pumped and hauled to treatment facility.

Melissa Garscar, 3754 Newburg Road, stated that the lighting from the current dealership is a problem and whether this expansion would make it worse. Mr. Evans explained that those lights are an older style and will be replaced as part of this project; making the situation better, not worse.

Ronald Musselman, 3766 Newburg Road, inquired about water drainage from the site. Mr. Evans explained water would cross Newburg Road through an underground pipe. There would not be an increase in water flow; nor will it be eliminated, but the water would be controlled. In response to Mr. Musselman's inquiry as to if they would be displaying vehicles along Newburg Road, Mr. Evans replied, no.

**Board of Supervisors Minutes
March 27, 2013**

Scott Garscar, 3754 Newburg Road, asked if the service road would be open to the public and if there would be any advertising at that entrance. Mr. Evans stated the road would be open to the public; however they anticipate only about 20%-25% of people would use that entrance. As far as signage at that entrance, it is unknown at this point in time. Mr. Garscar is also unhappy about the current situation when people are test driving vehicles. He stated they are constantly driving down his road and turning around in his driveway. Mr. Evans suggested that perhaps the sales personnel can direct perspective car buyers where to take their test drive to minimize disturbance to neighbors.

A motion was moved by Mr. Green and was seconded by Mr. Boucher to grant conditional use subject to the terms in the Zoning Administrator's February 22nd letter and the Engineer's March 26th letter. The motion carried.

*** *The Board took a brief recess* ***

Reports (*Reports are available to review at the Township Office and on our website.*)

Mr. Nagle acknowledged the receipt of the Financial Report for February 2013 and the Memorial Library of Nazareth's 2012 Annual Report.

Correspondence

There were no items to discuss under Correspondence.

Subdivision and Land Development

Keystone Foods – SALDO Waiver Requests – Mr. Kortze reviewed his March 22nd letter. The applicant is asking for a waiver from sections 741.6 and 741.10 of the SALDO. Section 741.6 relates to the widening of the existing pavement and section 741.1 relates to curbing.

Mr. Nagle inquired as if it would be better to make those improvements now or later. Mr. Kortze believed it would be best to make them later along with other development work is completed by Hecktown Business Park.

Mr. Tenges suggested granting the waivers with a limit of 5 years and with the caveat that they be made to complete the improvements sooner if the neighboring properties widen the road in the meantime.

A motion was moved by Mr. Kucsan and was seconded by Mr. Boucher to grant the waivers with a limit of 5 years or when neighboring properties make improvements. The motion carried.

Keystone Foods – Preliminary/Final Land Development – Resolution #LNT-12-13 – Mr. Kortze review his March 22nd letter recommending preliminary/final approval. A motion was moved by Mr. Boucher and was seconded by Mr. Green to resolution #LNT-12-13. The motion carried.

Supervisors' Comments

Mr. Kucsan thanked the Township for the use of the Township Park for the Hecktown Lion's Club's annual Easter Egg Hunt.

Mr. Nagle stated that he attended the March 25th CRPC meeting. He reported that a new records manager has been hired and that talks continue with the Borough of Nazareth.

Mr. Green and Mr. Boucher had no comments.

Manager's Report

Mr. Tenges reported that he, along with Mr. Pennington, attended the March 26th COG meeting.

Engineer's Report

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

Solicitor's Report

Colonial Regional Police Commission – Amended Articles of Agreement – Ordinance #208-03-13 – The ordinance authorizes the execution of an intergovernmental cooperation agreement. A motion was moved by Mr. Green and was seconded by Mr. Boucher to adopt Ordinance #208-03-13. The motion carried.

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 moved by Mr. Kucsan and was seconded by Mr. Green to approve payment of the bills dated March 27, 2013. The motion carried.

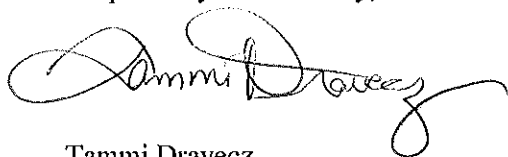
Courtesy of the Floor

There were no comments under Courtesy of the Floor.

Adjournment

A motion was moved by Mr. Boucher and was seconded by Mr. Green to adjourn the meeting. The meeting adjourned at 7:34pm.

Respectfully submitted by,



Tammi Dravec
Assistant Secretary/Treasurer

**Lower Nazareth Township
Bills To Be Approved
March 27, 2013**

<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
<u>GENERAL FUND CHECKING ACCOUNT</u>			
13313	Northampton County Recorder of Deeds	Plan Recording	\$ 35.00
13314	County of Northampton	Parcel ID	\$ 10.00
13315	BWP-Carquest Auto Parts	Equipment Parts/Supplies	\$ 914.32
13316	Kimball Midwest	Public Works Supplies	\$ 96.81
13317	Valley Industrial Rubber Products	Equipment Parts/Supplies	\$ 55.29
13318	Eastern Industries, Inc.	Paving/Patching Material	\$ 624.23
13319	East Lawn Supply Co., Inc.	Municipal Building Maintenance	\$ 2.57
13320	Cumberland Truck Parts	Equipment Parts/Supplies	\$ 5.23
13321	John Deere Landscapes, Inc.	Park Maintenance	\$ 87.00
13322	Monarch Precast Concrete Corporation	Public Works Facility Maintenance	\$ 52.50
13323	Stotz & Fatzinger Office Supply	Office Supplies	\$ 47.45
13324	Deer Country Farm & Lawn, Inc.	Equipment Parts/Supplies	\$ 513.23
13325	Northern Tool & Equipment Co.	Shop Tools/Equipment	\$ 464.20
13326	Associated Fire Equipment Co., Inc.	Park / Municipal Facilities Maintenance	\$ 1,281.90
13327	Bath Supply Co., Inc.	Municipal Building Maintenance	\$ 11.03
13328	Martin Stone Quarries, Inc	Park Supplies	\$ 599.51
13329	Tommy's Small Engine Repair	Public Works Tool/Equipment Repairs	\$ 135.73
13330	Valley Millwork & Door, Inc.	Municipal Building Maintenance	\$ 20.00
13331	Mansfield Oil Company	Equipment Motor Fuel	\$ 369.28
13332	A & S HVAC, Inc.	Fire Company Maintenance	\$ 400.00
13333	Verizon Wireless	Fire Company Wireless	\$ 405.79
13334	Verizon	Municipal / Public Works Telephone	\$ 559.40
13335	Suburban Propane	Public Works Heating Fuel	\$ 681.47
13336	Suburban Propane	Park Heating Fuel	\$ 239.71
13337	Edwards Business Systems	Copier/Equipment Maintenance	\$ 423.51

**Lower Nazareth Township
Bills To Be Approved
March 27, 2013**

GENERAL FUND CHECKING ACCOUNT CONT.

13338	Medical Life Insurance Company	Employee Life Insurance	\$ 1,380.00
13339	The Express Times	Legal Advertisement	\$ 207.85
13340	Pitney Bowes	Postage Meter Tape	\$ 25.48
13341	Enter.net	Website/Internet Services	\$ 450.00
13342	Mr. John	Temporary Restrooms	\$ 139.72
13343	Ignatz A. Keppel	Local Services Tax Refund	\$ 36.00
13344	Edward Olenick, Jr.	Municipal Building Supplies Reimbursement	\$ 24.99
13345	Liberty Propane Inc.	Municipal Building Propane	\$ 1,272.04
		<i>Total General Fund Checking Account...</i>	<u><u>\$ 11,571.24</u></u>

PAYROLL ACCOUNT

March 22, 2013

\$ 31,682.37

CAPITAL RESERVE ACCOUNT

772	County of Northampton	Real Estate Property Tax	\$ 5,262.36
773	County of Northampton	Real Estate Property Tax	\$ 188.39
774	County of Northampton	Real Estate Property Tax	\$ 2,022.11
775	County of Northampton	Real Estate Property Tax	\$ 72.41
		<i>Total Capital Reserve Account...</i>	<u><u>\$ 7,545.27</u></u>

DEVELOPMENT & INSPECTION ACCOUNT

1729 vom	Lower Nazareth Recreation Association	2012 Football Safety Reimbursement	\$ 3,672.47
1732	Lower Nazareth Recreation Association	2012 Football Safety Reimbursement	\$ 3,673.47
		<i>Total Development & Inspection Account...</i>	<u><u>\$ 3,673.47</u></u>

**Lower Nazareth Township
Bills To Be Approved
March 27, 2013**

RECYCLING/REFUSE ACCOUNT

1171	Mr. John	Temporary Restroom	<u>\$</u>	<u>89.72</u>
------	----------	--------------------	-----------	--------------

MASTER ESCROW CHECKING (LAB)

1129	Northampton County Recorder of Deeds	Plan Recording	\$	65.00
1130	Northampton County Recorder of Deeds	Plan Recording	\$	35.00
1131	S-L Distribution, Inc.	Security Reduction	\$	14,114.10
1132	County of Northampton	Parcel ID	\$	5.00
1133	County of Northampton	Parcel ID	\$	245.00
1134	Essroc Cement Corporation	Security & Escrow Release	\$	34,114.71
1135	Lower Nazareth Twp Capital Reserve	Reimbursement for Legal Expenses	\$	47,320.00
1136	Met-Ed	Traffic Signal Electricity	\$	138.10
1137	Signal Service, Inc.	Traffic Signal Maintenance	\$	2,292.56
1138	General Highway Products	Traffic Signal Maintenance	\$	2,875.00
1139 VOID	Asteak Law Offices	Legal Services	\$	3,098.75
1140	Keystone Consulting Engineers, Inc.	Engineering & Inspection Services	\$	2,946.88
1141	Asteak Law Offices	Legal Services	\$	1,324.75
<i>Total Master Escrow Checking Account...</i>			<u>\$</u>	<u>105,476.10</u>

MASTER ESCROW CHECKING (KNBT)

1968	Asteak Law Offices	Legal Services	<u>\$</u>	<u>1,774.00</u>
------	--------------------	----------------	-----------	-----------------