

**LOWER NAZARETH TOWNSHIP
BOARD OF SUPERVISORS
MINUTES
JULY 9, 2014**

The Lower Nazareth Township Board of Supervisors held a regularly scheduled meeting at the Lower Nazareth Municipal Building on Wednesday July 9, 2014. The Chairman called the meeting to order at 6:30 PM.

Present were:

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

Absent was:

Robert S. Kucsan - Supervisor

Approval of Minutes

A motion was moved by Mr. Nagle and was seconded by Mr. Boucher to approve the meeting minutes for June 25, 2014. The motion carried.

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

Mr. Pennington acknowledged the receipt of the Hecktown Volunteer Fire Company Incident Report for June 2014.

Subdivision and Land Development

First Park 33 Subdivision & Land Development – Improvements Agreements – Authorization to Execute – A motion was moved by Mr. Green and was seconded by Mr. Boucher to authorize execution of both improvements agreements.

Clearie Preliminary/Final Subdivision – Waiver Requests – Brian Gasda, Lehigh Engineering, was present on behalf of Glenn Clearie. Mr. Clearie (*arriving a bit later*) was also present. Mr. Kortze reviewed his letter recommending granting the waivers and approving the plan. Waiver requests are from SALDO Sections 424.8, 533.2, and 741.6. Mr. Green questioned granting 741.6. Mr. Gasda stated the relocation of telephone poles would be cost prohibitive, especially since they are large lots and they are not developing the lots at this time. A motion was moved by Mr. Green and was seconded by Mr. Nagle to grant all three waiver requests. The motion carried.

Clearie Preliminary/Final Subdivision – Resolution #LNT-13-14 – A motion was moved by Mr. Boucher and was seconded by Mr. Green to approve Resolution #LNT-13-14. The motion carried.

Saratoga Farms Revised Final Subdivision – Phasing Plan – Resolution #LNT-14-14 – Mr. Piperato and Mr. Tuskes were present. Mr. Piperato stated that Phase I will contain 25 lots including both access points to the development; Phase II will contain the remaining 30 lots. Mr. Kortze reviewed his letter. A motion was moved by Mr. Boucher and seconded by Mr. Nagle to approve resolution #LNT-14-14. Mr. Green wanted to ensure that Hartman Road would not go through to the new development. The motion carried.

Phillips & Phillips – Phillips Feed – Revised Final Land Development – Resolution #LNT-15-14

Paul Szewczak, Liberty Engineering, and Blain Phillips, Phillips Feed, were present. The applicant would like to expand their parking lot to accommodate the additional employees from their current expansion. Mr. Kortze reviewed his letter recommending approval.

Mr. Pennington inquired on the use of parking. The spaces would be used for employee parking only. Mr. Szewczak noted that they would be making the parking lot more efficient by restriping the lot and making spaces smaller.

Mr. Pennington also questioned buffering for the residents. Mr. Szewczak noted that they added trees and a fence. Mr. Phillips noted that there is a utility easement which limits the use of the space.

Mr. Green asked how helpful the trees would be in sound reduction. Mr. Kortze stated they would only create a visual shield, not any reduction in sound. Mr. Kortze didn't believe the parking lot would create much noise.

Mr. Boucher asked if they could eliminate some of the spaces to allow space to create a berm. Mr. Szewczak stated that the small space would not create a large enough berm to be helpful.

A motion was moved by Mr. Nagle and was seconded by Mr. Pennington to approve resolution #LNT-15-14.

Larry Pudlowski, 3051 Hermitage, stated that the existing trees do not eliminate any sound and just provide a visual shield. Mr. Pudlowski commented on the current noise, foul language, and employees running stop signs and inquired if they could put up a solid wall.

Nancy Clifford, 3062 Hermitage, stated that her back yard faces the fence. She complained about the non-stop noise and garbage. She stated that the fence should be closed to eliminate the garbage.

Mr. Pennington noted that the stop sign is in Palmer Township and perhaps they could reach out to the Palmer Board for assistance.

Ann Pudlowski, 3051 Hermitage, also voiced concerns of speeding and the safety of residents.

Mr. Pennington asked Phillips to be good neighbors and do what they can to help the residents and ease the effects.

Lorraine Mineo, who owns property along Hecktown Road, questioned elevations and water flow towards her property. Mr. Szewczak stated that water will remain on the Phillips Feed's property and will not cross Hecktown Road.

The motion carried.

Hecktown Dairy / Keystone Shed – Covenant Relief – Mr. Asteak stated this is a subject of a Zoning Hearing Board (ZHB) Appeal. They are requesting relief from covenants to allow for outdoor storage. Mrs. Seese stated that the appeal has been continued to the July ZHB meeting. The ZHB wants opinions from the Planning Commission and Board of Supervisors. Mr. Tenges noted that the covenants were agreed to by the applicant at that time in exchange for other things.

The applicant, Jacob Hayward, owner of Keystone Shed Company, stated they are looking to move the business. Mr. Kortze questioned whether they were expanding their business. Mr. Hayward stated they just want to relocate and better utilize the property. Mr. Kortze also questioned the location of the septic field.

A motion was moved by Mr. Green and seconded by Mr. Nagle to execute an agreement to remove the restrictive covenant and allow for outdoor storage. The motion moved.

207 Timothy Avenue – Fence Waiver – Mrs. Seese stated that 20 years ago the owner of the neighboring property was permitted to install a fence, despite an easement. Mrs. Seese stated that she could see no use of easement. Mr. Green wants an agreement similar to previous agreements when we've granted this waiver. A motion was moved by Mr. Boucher and was seconded by Mr. Nagle to grant the waiver. The motion carried.

Supervisors' Comments

Mr. Kucsan, Mr. Pennington, Mr. Nagle, and Mr. Green had no comments.

Mr. Boucher attended Hecktown Volunteer Fire Company meeting.

Manager's Report

NCGR & ERA Grant Application – Resolution #LNT-16-14 – Mr. Tenges stated that the Township would like to apply for a grant in order to install battery backup systems at various intersections within the Township. The cost is roughly \$47,000. Mr. Tenges stated that he is requesting the Board to approve this resolution to demonstrate they are in support of the project. He stated that we need to show we have support from our emergency services so we will also be requesting letters of recommendation from Hecktown Fire Company and Colonial Regional Police Department. A motion was moved by Mr. Boucher and was seconded by Mr. Green to approve resolution #LNT-16-14 in support of this project. The motion carried.

Public Works Equipment Acquisition – Self Propelled Paver – As reported at the previous meeting, Public Works has demonstrated two brands of pavers. Our current paver is small and nearing the end of its useful life. Mr. Tenges has been looking for ways to save money and have more control of our road projects. With the acquisition of this paver, based on 2012 figures, we could save \$48,000 per road project. This amount would cover the annual lease payment for the equipment.

Mr. Tenges states that we sought quotes for financing. We received quotes of 2.25% from CAT, 2.75% from Fulton, and 1.15% from Merchants. The financing would be about \$4,000 with Merchants.

A motion was moved by Mr. Boucher and was seconded by Mr. Nagle to authorize the purchase of the paver and financing through Merchant's. The motion carried.

Amendment to Agreement – Bethlehem Township Vol Fire Company (BTVFC) / Vehicle Sale & Lease Back – Solicitor Asteak prepared an addendum to the agreement. The addendum states that ownership will be retained by (BTVFC) and we will not take possession of the vehicles until 2016 and 2018 respectfully. A motion was moved by Mr. Boucher and seconded by Mr. Green to approve the addendum to the agreement. The motion carried.

Engineer's Report

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

Solicitor's Report

Wegmans Drive – Road Dedication – Resolution #LNT-17-14 – A motion was moved by Mr. Green and was seconded by Mr. Nagle to approve Resolution #LNT-17-14. The motion carried.

Amendment to Agreement – Bethlehem Township Vol Fire Company (BTVFC) / Vehicle Sale & Lease Back -
see Manager'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 moved by Mr. Boucher and was seconded by Mr. Nagle to approve payment of the bills dated July 9, 2014. The motion carried.

Courtesy of the Floor

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

Adjournment

A motion to adjourn the meeting was moved by Mr. Boucher and seconded by Mr. Green. The meeting adjourned at 7:46PM.

Respectfully submitted by,



Tammi Dravec
Assistant Secretary/Treasurer

**Lower Nazareth Township
Bills To Be Approved
July 9, 2014**

<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
<u>GENERAL FUND CHECKING ACCOUNT</u>			
14504	Colonial Regional Police Department	Police Contract Payment	\$ 22,240.80
14505	Colonial Regional Police Department	Police Contract Payment	\$ 93,537.58
14506	State Worker's Insurance Fund	Workers Compensation	\$ 1,410.00
14507	United States Treasury	Employee Health Insurance	\$ 56.00
14508	Hecktown Volunteer Fire Company	Fire Company Loan	\$ 965.26
14509	Volunteer Companies Loan Fund	Fire Company Loan	\$ 965.26
14510	PA Municipal Health Insurance Cooperati	Employee Health Insurance	\$ 17,842.41
14511	Volunteer Companies Loan Fund	Fire Company Loan	\$ 1,011.77
14512	William Kocher	Summer Park Program	\$ 15.96
14513	Todd Beruta	Expense Reimbursement	\$ 50.50
14514	Diana Wallbillich	Summer Park Program	\$ 88.53
14515	Bethlehem Sewerage & Excavating	Fire Company Septic Service	\$ 815.00
14516	Home Depot	Fire Company Supplies	\$ 216.37
14517	ExxonMobil	Fire Company Fuel	\$ 653.49
14518	Easton Suburban Water Authority	Fire Company Water	\$ 56.75
14519	The Express Times	Advertisement	\$ 390.70
14520	Gustave Fox Et Al	Real Estate Tax Refund	\$ 148.72
14521	EMC Insurance Companies	Township Insurance	\$ 5,412.54
14522	Pitney Bowes	Postage Meter	\$ 180.00
14523	PAPCO	Equipment Motor Fuel	\$ 828.72
14524	Highway Materials, Inc.	Construction/Rebuilding	\$ 20,702.23
14525	Eastern Industries, Inc.	Construction/Rebuilding/Paving/Patching Mate	\$ 11,563.16
14526	Charles S. Snyder, Inc.	Public Works Equipment Parts/Supplies	\$ 439.40
14527	Met-Ed	Traffic Signal Electricity	\$ 238.12
14528	Easton Suburban Water Authority	Hydrant Assessment	\$ 16,260.00

**Lower Nazareth Township
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GENERAL FUND CHECKING ACCOUNT CONTINUED

14529	Memorial Library of Nazareth & Vicinity	3rd Quarter Library Service	\$	21,675.00
14530	Asteak Law Offices	Legal Services	\$	306.25
14531	Easton Suburban Water Authority	Municipial Bldg Water	\$	32.06
14532	Suburban Propane	Park Fuel	\$	184.39
14533	East Penn Sanitation, Inc.	Municipal Trash Removal	\$	87.72
14534	Montage Enterprises, Inc.	Equipment Parts/Supplies	\$	835.85
	Chase Card Services	Office/Public Works Supplies/Employee Recor	\$	659.98
14535	Safeguard Business Systems	Zoning Supplies	\$	331.20
14536	Tommy's Small Engine Repair	Tool/Equipment Repairs	\$	78.00
14537	Grainger Parts	Facilities Maintenance	\$	8.57
14538	Northampton County Seed Company, Inc.	Park Facilities Maintenance / Public Works Suj	\$	360.00
14539	Tractor Supply Credit Plan	Public Works Supplies	\$	205.97
14540	Staples Business Advantage	Public Work/Office/Zoning/Supplies	\$	75.96
14541	Home Depot	Facilities Maintenance/Public Works Supplies	\$	225.42
14542	Sam's Club Credit	Capital Purhcase / Summer Park Program	\$	259.76
14543	Staples Credit Plan	Office/Zoning/Public Works Supplies	\$	216.87
		<i>Total General Fund Checking...</i>	\$	<u><u>221,632.27</u></u>

MASTER ESCROW CHECKING (LAB)

1306	Keystone Consulting Engineers, Inc.	Engineering & Inspection Services	\$	15,170.13
1307	Met-Ed	Traffic Signal Electricity	\$	46.37
1308	Kay Builders	Escrow Refunds	\$	33,000.00
		<i>Total Master Escrow Checking Account...</i>	\$	<u><u>48,216.50</u></u>

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July 9, 2014

RECYCLING/REFUSE ACCOUNT

1200	First Regional Compost Authority	3rd Quarter 2014 Payment	\$ 4,681.05
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DEVELOPMENT & INSPECTION ACCOUNT

1777	CodeMaster Inspection Services	Building Inspection Services	\$ 3,873.18
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PAYROLL ACCOUNT

July 11, 2014		\$ 35,659.42
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CAPITAL RESERVE ACCOUNT

839	Building Specialties	Capital Construction	\$ 342.40
840	The Home Depot	Capital Construction	\$ 509.56
		<i>Total Capital Reserve Account...</i>	\$ 851.96