

**LOWER NAZARETH TOWNSHIP
BOARD OF SUPERVISORS
MINUTES
October 24, 2018**

The Lower Nazareth Township Board of Supervisors held a regularly scheduled meeting at the Lower Nazareth Municipal Building on Wednesday October 24, 2018. The Chairman called the meeting to order at 6:45 PM.

Present were:

James S. Pennington	-	Chairman	Gary Asteak	-	Solicitor
Martin Boucher	-	Vice Chairman	Albert Kortze	-	Engineer
Robert J. Hoyer	-	Supervisor	Lori A. Stauffer	-	Manager
Bert R. Smalley	-	Supervisor	Tammi Dravec	-	Secretary/Treasurer
Amy L. Templeton	-	Supervisor	Lori B. Seese	-	Planning/Zoning Administrator

****The Board held an executive session prior to this evening's meeting.****

Approval of Minutes

A motion was moved by Mr. Hoyer and was seconded by Mr. Boucher to approve the October 10th meeting minutes. Mr. Pennington abstained. The motion carried

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

Mr. Pennington acknowledged the receipt of the Financial Report for September 2018 and Zoning Administrator's Reports for January 2018 - June 2018.

Correspondence

There were no items to discuss under Correspondence.

Subdivision and Land Development

DelSerro – Zoning Map – Text Amendment – Attorney Joseph Piperato, Developer Ron DelSerro, and Lou Roch from Lehigh Engineering, were present. The proposal is to rezone land on Green Pond Road, as well as a tract along Hecktown Road, from AG (Agricultural) for LDR (Low Density Residential). As currently zoned the developer could build homes on 1.5 acre lots, whereas in the LDR lots would be 1.0 acre. The developer is also proposing realigning Green Pond Road with Cobblestone Lane at Hecktown Road.

Mr. Hoyer questioned the relocation of Green Pond Road. Attorney Piperato stated the Township had made the request. Mr. Pennington agreed and commented that the Township wanted the road improved as it is currently substandard at 18-20 feet; standard is 36 feet wide.

Beverly Fuisz, 180 Green Pond Road, voiced her opposition to the development as well as the relocation of the road which she stated had been there since the 1800s.

Tom Elliot, Attorney for Patricia Fuisz, 206 Green Pond Road, stated his client was upset with the proposed loss of access to her driveway on Green Pond and the hardship of relocating that driveway to Hecktown Road. He reported they have been working with the developer but feel they are at an impasse. Attorney Piperato agreed that they have been in discussions since July.

Mr. Pennington indicated that the Board would review the information and have an answer for the applicant within 30 days.

K & S Rezoning Request – Attorney Joseph Piperato, Developer Tony Scarcia, Mike Jeitner from Bohler Engineering, and Tom Committa of Thomas Committa & Associates were present.

Attorney Piperato gave a brief overview of the proposal at Hecktown Road and Country Club Road for a 55+ community with 352 units. The land is currently zoned OP (Office Park) and they are looking to have it rezoned to MDR (Medium Density Residential). Mr. Committa reviewed comp plans and noted that the rezoning would be consistent with those plans.

Mr. Jeitner demonstrated an undesirable plan design for an OP and demonstrated 2000+ parking spaces, 70% impervious cover, and higher traffic counts with such a plan. A residential development would result in fewer parking spaces, less impervious cover, and less traffic. Mr. Jeitner also reviewed the areas within Lower Nazareth that are already zoned MDR and explained why they are undesirable for their proposal.

Ms. Templeton reminded the applicant of the Board's request for them to reach out to Northampton County for their input on a residential development connecting to the park. Attorney Piperato said they have not received a response and will have to attend a County meeting.

Mr. Pennington noted that although variances would be needed to allow for taller buildings, he believes that the land as currently zoned may be more marketable once the hospital is built.

Mr. Pennington indicated that the Board would review the information and have an answer for the applicant within 30 days.

Supervisors' Comments

Mr. Smalley, and Mr. Hoyer, Ms. Templeton had no comments.

Mr. Boucher reported that the 5-year Collective Bargaining Agreement was signed at the meeting on Monday evening. He indicated there is a final 2019 budget that should be placed on our November 14th agenda for approval. Mr. Boucher spoke with Chief Seiple about the traffic issues at Wegmans during the holiday season and stated they have not heard from the retailers about traffic control at this busy time. Ms. Seese reported that we spoke with Lower Nazareth Commons and they just completed a traffic study and would like to meet with the Township. Lastly, Mr. Boucher commented on the truck parking at Old Nazareth Ford. Ms. Seese stated she spoke with Mr. Petrucci, the owner of the property as well as Colonial Regional Police and they will be placing barriers to prevent this activity.

Mr. Pennington attended the County COG meeting and commented that LVPC will be opening requests for Transportation Improvement Program and the Multi Modal Program and believes we should apply to both. Also discussed at the meeting was blight issues and the spotted lantern fly infestation.

Defined Contribution Plan – Mr. Pennington stated he was in favor of requiring employees to work 5 years before being vested in the plan. Therefore, if an employee would leave prior to completing 5 years of employment they would only receive their contributions, not the Township's. A motion was made by Mr. Smalley and was seconded by Mr. Boucher to set the vesting period for the Defined Contribution Plan at 0% until 5 years of employment. The motion carried.

Manager's Report

**Board of Supervisors Minutes
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Township Fall Event – Ms. Stauffer reported that our Fall Movies in the Park Event was very successful with over 100 children trick or treating prior to the movie.

DEP Act 902 Recycling Grant – Ms. Stauffer reported that in a DEP News Release on October 12th it was reported that Lower Nazareth has been awarded \$268,673.00 towards our recycling facility improvements.

Playground Proposal – Ms. Stauffer presented the Board with an amended proposal which reflects their comments from the last meeting. To get the discounted pricing we would need to purchase the equipment now; however, the vendor will hold the products, free of charge, until spring. A motion was made by Mr. Smalley and was seconded by Ms. Templeton to approve the amended proposal of the playground equipment. The motion carried.

2019 Township Budget – Ms. Stauffer indicated that she will need authorization to advertise the budget at our next meeting. Mr. Pennington stated he was impressed with the detail presented, especially the 5-year capital plans. He thanked Ms. Stauffer and Ms. Dravec for their efforts.

Zoning Ordinance Amendment – Fireworks – Authorization to forward to LVPC and LNT PC – A motion was made by Mr. Hoyer and was seconded by Mr. Boucher to authorize the ordinance be forwarded to LVPC and the Township's Planning Commission for comments. The motion carried.

Fireworks Use Regulation Ordinance – Authorization to Advertise – The Board discussed some language changes and tabled authorization to advertise until the meeting we authorize advertisement of the zoning ordinance amendment.

Authorization to advertise use of CPA to perform 2018 audit – A motion was made by Mr. Boucher and was seconded by Mr. Smalley to authorize advertisement. The motion carried.

Hazard Mitigation Plan Update – Resolution #LNT-36-18 – A motion was made by Mr. Smalley and was seconded by Mr. Boucher to approve Resolution #LNT-36-18. The motion carried.

Engineer's Report

There was no discussion under Engineer's Report.

Solicitor's Report

Animal Control Officer Program – Resolution #LNT-37-18 – A motion was made by Mr. Hoyer and was seconded by Ms. Templeton to approve Resolution #LNT-37-18. The motion carried.

Digital Sign Ordinance – Solicitor Asteak reported that LVPC commented that this is of local concern only and therefore had no comments. Ms. Seese stated that the only comment from the Planning Commission was on the timing of the display and suggested 15 seconds versus 8 seconds. Ms. Stauffer commented that 8 seconds is consistent with other municipalities. After a brief discussion the Board decided to keep it at 8 seconds. A motion was made by Mr. Smalley and was seconded by Mr. Boucher to authorize advertisement of the ordinance. The motion carried.

Old Business

There was no discussion under Old Business.

New Business

There was no discussion under New Business.

Payment of the Bills

A motion was moved by Mr. Boucher and was seconded by Ms. Templeton to approve payment of the bills dated October 24th. The motion carried.

Courtesy of the Floor

James Faust provided his comments on both the DelSerro and the K&S proposals. Mr. Faust also inquired on the status of the meeting room. Ms. Stauffer indicated we hope to hold meeting at 623 Municipal Drive by January 2019.

Adjournment

The meeting adjourned at 8:35 PM.

Respectfully submitted by,



Tammi Dravecz
Secretary/Treasurer

Lower Nazareth Township
Bills To Be Approved
 October 24, 2018

GENERAL FUND CHECKING ACCOUNT

Num	Name	Memo	Amount
18567	LNT Petty Cash	Clean-up Day	\$ 150.00
18568	DC Lighting & Accessories LLC	Public Works Equipment	\$ 467.00
18569	The Key	Fire Company Advertisement	\$ 545.16
18570	PPL, Inc.	Fire Company Electricity	\$ 464.23
18571	Sparkle Car Wash on 248 LLC	Fire Company	\$ 4.00
18572	Easton Suburban Water Authority	Fire Company Water	\$ 299.00
18573	Santander Leasing LLC	Fire Company Lease Payment	\$ 49,239.72
18574	Edwards Business Systems	Copier Maintenance	\$ 153.92
18575	PA One Call System, Inc.	Monthly Activity	\$ 45.14
18576	PA Unemployment Compensation Fund	Unemployment Compensation	\$ 944.61
18577	PSATS CDL Program	CDL Drug Testing	\$ 120.00
18578	Enter.net	Website Hosting	\$ 192.00
18579	City of Bethlehem	Hydrant Assessment	\$ 156.54
18580	NJ Advance Media	Advertisements	\$ 145.60
18581	Verizon Wireless	Municipal/Public Works Wireless	\$ 486.35
18582	Pitney Bowes Purchase Power	Postage	\$ 520.99
18583	Sam's Club	Municipal Building Supplies	\$ 53.96
18584	Tractor Supply Credit Plan	Public Works Equipment/Supplies	\$ 25.98
18585	Advanced Auto Parts Professional	Public Works Supplies	\$ 767.44
18586	Exeter Supply Co., Inc.	Pipe & Drainage Supplies	\$ 1,530.10
18587	Wilson Products	Public Works Shop Tools/Equipment	\$ 164.59
18588	Service Tire Truck Centers	Public Works Equipment Repair	\$ 130.05
18589	Kimball Midwest	Public Works Supplies	\$ 695.15
18590	Integra One	Computer Services	\$ 62.50

Lower Nazareth Township
Bills To Be Approved
 October 24, 2018

GENERAL FUND CHECKING ACCOUNT

Num	Name	Memo	Amount
18591	LMS Designs and Signs	Public Works Equipment Parts/Supplies	\$ 80.00
18592	Allstate Septic Systems	Temporary Restrooms	\$ 155.00
18593	Pitney Bowes	Office Supplies	\$ 80.74
18594	Foley, Incorporated	PW Equipment Parts/Supplies	\$ 270.06
18595	Powerco, Inc.	Public Works Equipment Parts/Supplies	\$ 13.80
18596	Five Star International LLC	Public Works Equipment Parts/Supplies	\$ 202.39
18597	Northampton County Seed Company, Inc.	Public Works Supplies	\$ 128.00
18598	New Enterprise Stone & Lime Co., Inc.	Paving/Patching Material	\$ 56.91
18599	Chase Card Services	Supplies/Training/Recreation	\$ 634.21
18600	Liberty Propane Inc.	Public Works Propane	\$ 100.00
18601	Lorie L Gyarmaty	Groundbreaking Ceremony	\$ 19.20
18602	Keystone Consulting Engineers, Inc.	Engineering & Inspection Services	\$ 385.00
18603	Wex Bank	Fire Company	\$ 254.19
18604	Service Electric Telephone Co.	Fire Company Telephone	\$ 44.28
18605	Service Electric Cable TV Inc	Fire Company Internet	\$ 54.52
18606	Verizon Wireless	Fire Company Wireless	\$ 138.56
18607	Verizon Wireless	Fire Company Wireless	\$ 379.94
18608	Dreamseats LLC	Fire Company	\$ 2,829.08
18609	L&D Automotive	Fire Company Equipment Maintenance	\$ 596.15
18610	Swank Motion Pictures, Inc.	Community Activities	\$ 435.00
18611	Edwards Business Systems	Copier Maintenance	\$ 427.91
18612	Leiser's, Inc.	Parks Equipment Rental	\$ 867.27
18613	Entitle Insurance Company	Transfer Tax Refund	\$ 1,660.00
18614	Eric Albert	Clean up Day Expenses	\$ 88.15
18615	State Worker's Insurance Fund	Workers Compensation - #05039711	\$ 1,546.00

**Lower Nazareth Township
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GENERAL FUND CHECKING ACCOUNT

Num	Name	Memo	Amount
18616	Deer Country Farm & Lawn, Inc.	Public Works Equipment Parts/Supplies	\$ 5,252.53
<i>Total General Fund Checking...</i>			\$ 74,062.92

PAYROLL ACCOUNT

October 26, 2018

\$ 41,687.39

MASTER ESCROW CHECKING (LAB)

Num	Name	Memo	Amount
1942	Kay Builders, Inc.	Escrow Refund	\$ 1,000.00
1943	Keystone Consulting Engineers, Inc.	Engineering & Inspection Services	\$ 5,986.76
1944	PPL Electric Utilities	Traffic Signal Electricity	\$ 103.66
1945	Met-Ed	Traffic Signal Electricity	\$ 82.35
1946	County of Northampton	Parcel ID	\$ 5.00
1947	County of Northampton	Parcel ID	\$ 10.00
1948	County of Northampton	Parcel ID	\$ 5.00
1949	Northampton County Recorder of Deeds	Plan Recording	\$ 35.00
1950	Northampton County Recorder of Deeds	Plan Recording	\$ 35.00
1951	Northampton County Recorder of Deeds	Plan Recording	\$ 35.00
1952	Kay Builders, Inc.	Escrow Refunds	\$ 13,000.00
<i>Total Master Escrow Checking Account...</i>			\$ 20,297.77

HIGHWAY RECONSTRUCTION/REHABILITATION ACCOUNT

Num	Name	Memo	Amount
1251	Environmental Engineering & Management	Georgetown Manor Sewer	\$ 2,034.00

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DEVELOPMENT & INSPECTION ACCOUNT

Num	Name	Memo	Amount
1897	CodeMaster Inspection Services, Inc.	Building Inspection Services	\$ 9,190.50
1898	DCED	Training Contribution - 2nd Quarter 2018	\$ 265.50
1899	DCED	Training Contribution - 3rd Quarter 2018	\$ 175.50
<i>Total Development & Inspection Account...</i>			\$ 9,631.50

CAPITAL RESERVE ACCOUNT

Num	Name	Memo	Amount
1057	Johnstone Supply	Capital Construction	\$ 523.08
1058	All Phase Electric Supply Co	Capital Construction	\$ 1,030.00
1059	Sherwin-Williams	Capital Construction	\$ 419.10
<i>Total Capital Reserve Account...</i>			\$ 1,972.18

LOWER NAZARETH SEWER ACCOUNT

Num	Name	Memo	Amount
941	PPL Electric Utilities	Main Meter Electricity	\$ 27.93