

**LOWER NAZARETH TOWNSHIP  
BOARD OF SUPERVISORS  
MINUTES  
January 27, 2016**

The Lower Nazareth Township Board of Supervisors held a regularly scheduled meeting at the Lower Nazareth Municipal Building on Wednesday January 27, 2016. 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
Robert S. Kucsan	-	Supervisor	Timm A. Tenges	-	Manager, Secretary/Treasurer
Martin J. Boucher	-	Supervisor	Eric A. Albert	-	Office Coordinator
			Lori B. Seese	-	Zoning Administrator

**Absent were**

Eric E. Nagle	-	Supervisor
Tammi Dravec	-	Assistant Secretary/Treasurer

**Conditional Use Hearing** – CU2015-02 FGC Hecktown, LLC (Greek Development)

Solicitor Asteak opened the hearing by discussing how the hearing would be run and by stating that the Board of Supervisors had received the Planning Commission minutes with their recommendations. He also read a list of exhibits to be put on the record.

Tim Charlesworth, an attorney representing F. Greek Development called his first witness, Frank Greek, President of Greek Development. Mr. Greek stated that Greek Development is a family run business with three generations working it. He stated that this project is being built to add to the Greek profile and once it is built it will be kept and leased and run under their control. This project will consist of approximately seven suites that will be leased out by the Greek Development company and will be monitored and policed by them. Mr. Greek stated that after attending the Planning Commission meeting and hearing the comments given by the board they have decided to raise the berm higher than originally planned and continue the berm so it runs along Newburg Rd. He also said that all of the truck bays will be on the west side of the building so that they are opposite of the residents as to shield them from noise caused by the trucks. Mr. Greek said that a real time traffic study had been done at another warehouse that they own, after the suggestion of the Township Engineer, and it showed that the real time traffic counts were 40% less than the initial traffic study showed.

Mr. Pennington asked Mr. Greek if he felt that the Lehigh Valley had become a mecca for warehouses and if he feels that it is becoming so over saturated with them that eventually they will have empty building once the market peaks. Mr. Greek stated that the market is self correcting at that at some point you probably will see some empty warehouses but that the market will correct itself and you will see them occupied again. He said as long as there are residents in the northeast, warehouses will be a needed structure for the distribution of goods with the proximity of how close this area is to the New Jersey Port, which is the second largest port in the country.

Mr. Green asked if they had already found tenants to occupy this warehouse. Mr. Greek said no, none were found but if you build it they will come.

Ginger Buchser, 2731 Newburg Road, wanted to know how far the building is from Val Vista Drive. Mr. Greek stated that the property line was approximately 200 feet from Val Vista Drive.

Irwin Burmil, 3113 Val Vista Drive, wanted to know if IDI was factored in when they did their real time test for traffic conditions. Mr. Greek said the study was conducted for traffic for their facility.

Mike Bucsher, of 2731 Newburg Road, asked if operations are going to run 24/7. Mr. Greek said that it would be up to the lessee but on average their lessee run a shift to a shift and a half and would think that this facility would follow that design.

Paul Bakner, of 3141 Val Vista Drive, wanted to know what percent of his current tenants runs 24/7. Mr. Greek said maybe 10% run 24/7.

Mr. Boucher asked if this building will have a truck deliver to the facility and then the contents of the truck will be broken down and sent out on smaller trucks for delivery. Mr. Greek said yes, that is the typical setup for a facility of this size.

Kirtida Kothari, 240 Cobblestone Lane, wants to know if they think this will bring down property values. Mr. Greek did not believe that this would affect real estate values.

Ahmad Chaudhry, 283 Cobblestone Lane, wanted to know what the benefit to the community is. Mr. Greek stated its simple, revenue. We pay taxes on the property and don't put a strain on the school system.

Ginger Buchser, 2731 Newburg Road, wanted to know why the building has to be so tall. Mr. Greek stated that is what the industry calls for, they need the room to unload a truck, break down the product, and stack it up until it can be shipped out in smaller loads.

Attorney Charlesworth called his second witness Fidel Gonzalez P.E. Project Manager of Langan Engineering and Environmental Services, Inc. Mr. Gonzalez gave an overview of the size and location of the project. He also stated that after hearing the concerns of the Planning Commission that they researched raising the berm to 15 feet with 6 foot evergreens to mitigate the view of the property but would need a variance because they would not be able to comply with 30 feet off the property line that is required by ordinance and would need to be 20 feet.

Mr. Pennington wanted to know how they could discourage trucks from making a left turn when exiting the facility to keep them out of residential neighborhoods that they are not allowed in. Mr. Gonzalez said the signage could be posted stating trucks can only make right turns.

Mr. Green wanted to know if they had given any consideration to placing a fence along the berm as well as the trees to help hide the facility while the trees are growing and at enough maturity to block the view of the structure. Mr. Gonzalez stated that they had only looked at the berm and trees as is required.

Gary Reed, 3751 Newburg Road, wanted to know if the line of site was taken from anywhere other than Val Vista Drive. He also wanted to know if they thought there would be any effect to the properties resulting from the vibrations of construction and earth movement. Mr. Gonzalez stated that a line of site was taken from Val Vista Drive and Newburg Road and that they are not expecting any damage to neighboring properties from vibration.

Richard Feauve, 3121 Val Vista Drive, wanted to know if the proposed warehouse, along with the IDI Facility, would create a tunnel of sound for the residents. Mr. Gonzalez stated that he is not a sound expert but the sound may bounce between the two buildings like a ping pong effect.

Ahmad Chaudhry, 283 Cobblestone Lane, asked if they came up with a number of 96 truck trips to get just under the 100 trips allowed, he also wanted to know if the plan that was being shown today could change before

everything is complete. Mr. Gonzalez said that the traffic study came up with the 96 trips and that the plans shown today were conceptual and could change before everything is complete.

Anthony Paolicelli, 3145 Val Vista Drive, wanted to know how the drainage was going to be accomplished to keep his property from flooding, since there is only a detention pond now. Mr. Gonzalez stated that the water would be taken underground and would tie in with the proposed IDI water disposal to maintain the runoff. Mr. Paolicelli also wanted to know who was responsible for replacing the trees if they die, he was told it was the property owners responsibility, and to simply notify the township if that occurs and the township will reach out to the property owner and will sign them if they do not comply.

Attorney Asteak adjourned the hearing at 8:25pm and stated that it would resume on March 9<sup>th</sup> at 6:30pm. Mr. Asteak asked that Greek Development please provide the Karsh study to the Township as well as all calculations of the berm and the height of the trees that would be needed for complete screening of the building. Mr. Asteak stated that the Board of Supervisors meeting would continue after a five minute recess.

\*\*\*The Board took a brief recess 8:25pm-8:30pm\*\*\*

#### **Approval of Minutes**

A motion was moved by Mr. Green and was seconded by Mr. Kucsan to approve the minutes from the January 13<sup>th</sup> Board of Supervisors meeting. 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 December 2015.

#### **Correspondence**

There were no items to discuss under Correspondence.

#### **Subdivision and Land Development**

There were no items to discuss under Subdivision and Land Development.

#### **Supervisors' Comments**

Mr. Kucsan wanted to thank the Public Works Department for the great job they did with snow removal over the weekend.

Mr. Pennington also thanked Public Works. He stated that he attended the Nazareth COG and it is working on a multi municipal review and that it reorganized with the same officers. Mr. Pennington also stated that he is on a sub-committee for the PennEast Pipeline and is waiting for a report on the pipeline that was prepared by another committee for the Pipeline.

Mr. Green also wanted to say the Public Works Department did a great job with keeping the roads open with such a terrible storm.

Mr. Boucher stated that he attended the Colonial Regional Police Commission meeting and stated that if Lower Nazareth Township would like to set up a meeting with C&S to discuss truck traffic that they would be happy to attend and give their input. Mr. Boucher also stated that the police are being told that the guards at C&S are giving wrong information to the drivers and that should be addressed.

Mr. Pennington stated that he also attended the Colonial Regional meeting and that they would like the three municipalities to get together to discuss the traffic ordinance so that they can be updated and all be uniform for fines.

**Manager's Report**

Equipment Acquisition – Municipal Lease – Mr. Tenges stated that Lafayette Ambassador Bank came in with the lowest rate of 2.48% and asked for approval to enter into a lease with Lafayette Ambassador. A motion was made by Mr. Kucsan and seconded by Mr. Boucher to award Lafayette Ambassador Bank with the lease. The motion carried.

Mr. Tenges also wanted to thank the Public Works Crew for the sacrifice and effort they put into the snow removal from over the weekend. He went on to say the job they did was outstanding and it was amazing that they had the roads open by noon on Sunday.

**Engineer's Report**

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

**Solicitor's Report**

Mr. Asteak stated he would let the Board know when he hears more on Liberty Property Trust.

**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. Green and was seconded by Mr. Boucher to approve payment of the bills dated January 27, 2016. 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. Green and was seconded by Mr. Kucsan to adjourn the meeting at 8:44PM.

Respectfully submitted by,



Eric Albert  
Municipal Office Operations Coordinator

**Lower Nazareth Township  
Bills To Be Approved  
January 27, 2016**

**GENERAL FUND CHECKING ACCOUNT**

<b>Num</b>	<b>Name</b>	<b>Memo</b>	<b>Amount</b>
15958	Service Tire Truck Centers	Public Works Equipment Parts/Supplies	\$ 3,969.94
15959	G C Lumber	Public Works Supplies	\$ 288.00
15960	Kimball Midwest	Public Works Supplies	\$ 414.17
15961	Keystone Automotive	Public Works Equipment Parts/Supplies	\$ 300.83
15962	CodeMaster Inspection Services, Inc.	Building Inspection Services	\$ 120.00
15963	Lehigh Fuels, LLC	Equipment Motor Fuel	\$ 680.07
15964	Safeguard Business Systems	Office Supplies	\$ 189.55
15965	Staples Business Advantage	Office / Public Works Supplies	\$ 167.16
15966	All-Phase Electric Supply Co.	Facilities Maintenance	\$ 12.26
15967	Johnstone Supply	Facilities Maintenance	\$ 30.90
15968	Hendershot Door Systems, Inc.	Facilities Maintenance	\$ 18.00
15969	A&A Sales Associates, LLC	Public Works Supplies	\$ 2,021.00
15970	Stotz & Fatzinger Office Supply	Public Works Supplies	\$ 129.95
15971	PA One Call System, Inc.	Monthly Fax Activity	\$ 36.83
15972	NJ Advance Media	Advertisement	\$ 96.60
15973	PA Department of Labor & Industry	UCC Certification Renewal	\$ 50.00
15974	Verizon Wireless	Fire Company Wireless	\$ 473.21
15975	Service Electric Telephone Co.	Fire Company Telephone	\$ 41.01
15976	MG Appearance Products	Fire Company Maintenance	\$ 60.00
15977	Edwards Business Systems	Copier Maintenance	\$ 183.84
15978	State Worker's Insurance Fund	Workers Compensation	\$ 4,286.00
15979	Fogels Fuel Service	Municipal Heating Fuel Maintenance	\$ 763.40
15980	Home Depot	Public Works Supplies / Facilities Maintenance	\$ 125.44
15981	Suburban Propane	Park Fuel	\$ 231.62
15982	Suburban Propane	Public Works Fuel	\$ 881.76

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**GENERAL FUND CHECKING ACCOUNT**

<b>Num</b>	<b>Name</b>	<b>Memo</b>	<b>Amount</b>
15983	Edwards Business Systems	Copier Maintenance	\$ 348.59
15984	Keystone Consulting Engineers	Engineering & Inspection Services	\$ 320.00
<i>Total General Fund Checking...</i>			<b>\$ 16,240.13</b>

**MASTER ESCROW CHECKING (LAB)**

<b>Num</b>	<b>Name</b>	<b>Memo</b>	<b>Amount</b>
1556	Asteak Law Offices	Legal Services	\$ 43.75
1557	Keystone Consulting Engineers, Inc.	Engineering & Inspection Services	\$ 1,010.38
1558	Gilmore & Associates, Inc.	Engineering & Consulting Services	\$ 1,841.52
1559	Met-Ed	Traffic Signal Electricity	\$ 133.05
1560	Signal Service, Inc.	Traffic Signal Maintenance	\$ 1,102.17
1561	PENNDOT	Construction Inspection	\$ 133.78
1562	William Cauller	Escrow Refund	\$ 195.07
<i>Total LAB Master Escrow Account...</i>			<b>\$ 4,459.72</b>

**PAYROLL ACCOUNT**

January 22, 2016

**\$ 32,836.31**

**CAPITAL RESERVE ACCOUNT**

<b>Num</b>	<b>Name</b>	<b>Memo</b>	<b>Amount</b>
929	VOIDED		
930	G&L's signfactory	Capital Purchase	\$ 1,026.58
931	Bastian Carpet One	Capital Purchase	\$ 8,014.02
<i>Total Capital Reserve Account...</i>			<b>\$ 9,040.60</b>

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**HIGHWAY RECONSTRUCTION / REHABILITATION ACCOUNT**

<b>Num</b>	<b>Name</b>	<b>Memo</b>	<b>Amount</b>
1027	Geo-Technology Asscoiates, Inc.	Construction / Rebuilding	\$ <u>4,965.00</u>

**DEVELOPMENT & INSPECTION ACCOUNT**

<b>Num</b>	<b>Name</b>	<b>Memo</b>	<b>Amount</b>
1824	CodeMaster Inspection Services, Inc	Building Inspection Services	\$ <u>17,352.87</u>