

**LOWER NAZARETH TOWNSHIP  
BOARD OF SUPERVISORS  
MINUTES  
JULY 10, 2013**

The Lower Nazareth Township Board of Supervisors held a regularly scheduled meeting in the Township Municipal Building on Wednesday July 10, 2013. The Chairman called the meeting to order at 6:30 PM.

Present were:

Eric E. Nagle	-	Chairman	Albert Kortze	-	Engineer
Robert S. Kucsan	-	Supervisor	Steven Mills (for 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. Green and was seconded by Mr. Kucsan to approve the meeting minutes for June 26, 2013. Mr. Boucher abstained. The motion carried.

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

Mr. Nagle acknowledged the receipt of the Hecktown Volunteer Fire Company Incident Report for June 2013 and the Planning and Zoning Administrator's Report for June 2013.

**Correspondence**

There were no items to discuss under Correspondence.

**Subdivision and Land Development**

Rik Longacre, Schlouch, Inc. and Timothy Siegfried, Esq. were present for all three projects.

Greenfield Industrial Park Revised Final Land Development – Resolution #LNT-18-13 –The developer is proposing two light industrial/warehouse buildings along Hanoverville Road. Previously the developer had proposed three buildings. There will be parking for 415 trailers and 524 cars. There will be two driveways to access the site; one will align with Keystone Drive.

Mr. Kortze reviewed his July 5, 2013 letter recommending final approval. A motion was moved by Mr. Kucsan and was seconded by Mr. Green to approve Resolution #LNT-18-13.

Norman Schultz, 4911 Hanoverville Road, has a property directly to the west of the proposed development. Mr. Schultz stated concerns of noise, screening, and stormwater management.

Tom Schray, 4845 Hanoverville Road, stated that he was previously opposed to the project but now is working with the developer. He asked that Mr. Longacre explain, for the record, what they plan to in regards to public water and sewer and stormwater management; including diverting water off his property.

Stuart Schooley, 4655 Fir Drive, owns Dutch Springs located east of the proposed development. He inquired how far east the option for public water and sewer would extend. Mr. Tenges stated that it has not been discussed at this time and that planning was in the early stages. Mr. Schooley asked to be included on any conversations.

Mr. Schooley asked that the reconstruction on Hanoverville Road be completed during the spring or fall, not between Memorial Day and Labor Day, so as to not interfere with his business. Mr. Schooley asked the Board, in the future, to consider time limits on conditional use approvals because there may be higher standards at a later date. Finally Mr. Schooley commented that the warehouses along Hanoverville Road are poorly located and would be better along Route 248 or just off of Route 512.

The motion carried.

Lehigh Valley East 2 Revised Final Subdivision & Lot Consolidation – Waiver Requests – The developer asked for waivers from 421 – plan scale requirements, 425.1 – delineation of natural features, and 792.22 – tree identification and deferrals from 741.6 – right-of-way dedication and 741.10 – curbing requirements.

A motion was moved by Mr. Boucher and was seconded by Mr. Green to grant the waivers and deferrals. The motion carried.

Lehigh Valley East 2 Revised Final Subdivision & Lot Consolidation – Resolution #LNT-19-13 – The developer is proposing subdividing two existing lots and reconfigured into three lots. No development is proposed for lots 1 and 2; only the newly developed third lot. Lots 1 and 2 will be retained by the current owner while lot 3 will be conveyed to ProLogis Land III, LLC for the development of a light industrial/warehouse.

Mr. Kortze reviewed his July 2<sup>nd</sup> letter recommending final approval. A motion was moved by Mr. Kucsan and was seconded by Mr. Boucher to approve Resolution #LNT-19-13. The motion carried.

Lehigh Valley East 2 Revised Final Land Development – Waiver Request – The developer requested a waiver from section 792.22 – tree identification. A motion was moved by Mr. Kucsan and was seconded by Mr. Green to grant the waiver and rescind the 2006 waiver for curbing. The motion carried.

Lehigh Valley East 2 Revised Final Land Development – Resolution #LNT-20-13 – The developer is proposing a warehouse along Hanoverville Road and Keystone Drive. There would be parking for 127 trailers and 222 cars. Truck access would be from a driveway along Keystone Drive. Car access would be from driveways onto Keystone Drive and Hanoverville Road.

Mr. Kortze reviewed his July 3<sup>rd</sup> letter recommending final approval. A motion was moved by Mr. Green and was seconded by Mr. Kucsan to approve resolution #LNT-20-13. The motion carried.

### Supervisors' Comments

Mr. Kucsan, Mr. Green, and Mr. Boucher had no comments.

Mr. Nagle stated the July 24<sup>th</sup> Board of Supervisors meeting will be cancelled. The next schedule meeting is August 7, 2013.

### Manager's Report

Time Extension Report – Mr. Tenges reported that the Township accepted two time extensions; one for First Park 33 Subdivision and one for First Park 33 Land Development. The time extensions run through August 29, 2013.

**Engineer's Report**

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

**Solicitor's Report**

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

**Old Business**

4504 Stephanie Drive – Mr. Nagle indicated that discussion on this issue will be tabled until the August 7<sup>th</sup> Board of Supervisors meeting when Solicitor Asteak and Mr. Pennington return.

**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. Kucsan to approve payment of the bills dated July 10, 2013. The motion carried.


**Courtesy of the Floor**

Michael Vonelli, 4498 Stephanie Drive, reiterated his concerns regarding the activities at 4504 Stephanie Drive and his belief that this is a business, not a residence. He was also unhappy that no progress had been made on the review of zoning regulations to prevent this in the future. Mr. Nagle stated that we couldn't really discuss the matter without Solicitor Asteak and Mr. Pennington being present. Mr. Nagle reminded Mr. Vonelli that the issues he states he is experiencing are police matters and he needs to contact them.

**Adjournment**

A motion was moved by Mr. Boucher and was seconded by Mr. Green to adjourn the meeting. The meeting adjourned at 7:45pm.

Respectfully submitted by,

  
Tammi Dravec  
Assistant Secretary/Treasurer

**Lower Nazareth Township  
Bills To Be Approved  
July 10, 2013**

<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
<b><u>GENERAL FUND CHECKING ACCOUNT</u></b>			
13569	PA Municipal Health Insurance Cooperati	Employee Health Insurance	\$ 18,518.08
13571	Diana Wallbillich	Summer Park Program	\$ 275.19
13572	Harris Computer Services	Land Records Software Maintenance	\$ 1,973.77
13573	Hecktown Volunteer Fire Company	Fire Company Loan	\$ 965.26
13574	Volunteer Companies Loan Fund	Fire Company Loan	\$ 965.26
13575	Colonial Regional Police Department	Police Contract Payment	\$ 89,830.78
13576	Volunteer Companies Loan Fund	Fire Company Loan	\$ 1,011.77
13577	Interstate Battery of Allentown	Fire Company Supplies/PW Parts/Supplies	\$ 548.75
13578	Easton Suburban Water Authority	Fire Company Water	\$ 57.16
13579	Home Depot	Fire Company Supplies	\$ 25.98
13580	Diana Wallbillich	Summer Park Program	\$ 37.27
13581	Mansfield Oil Company	Equipment Motor Fuel	\$ 811.54
13582	Pitney Bowes	Postage Meter	\$ 180.00
13583	Memorial Library of Nazareth & Vicinity	3rd Quarter Library Service	\$ 21,462.00
13584	Edwards Business Systems	Copier Maintenance	\$ 277.10
13585	Medical Life Insurance Company	Employee Life Insurance	\$ 1,380.00
13586	Verizon	Municipal / Public Works Telephone	\$ 576.55
13587	The Express Times	Advertisement	\$ 301.00
13588	Verizon Wireless	Fire Company Wireless	\$ 458.89
13589	Lori Peck, OCR	Stenographer	\$ 45.00
13590	Easton Area Joint Sewer Authority	Operating and Capital Operating Expense	\$ 911.32
13591	Deer Country Farm & Lawn, Inc.	Public Works Equipment Parts/Supplies	\$ 160.66
13592	Schuykill Valley Sports	Park Supplies	\$ 18.57

**Lower Nazareth Township  
Bills To Be Approved  
July 10, 2013**

**GENERAL FUND CHECKING ACCOUNT CONTINUED**

13593	Sander Power Equipment Company	Equipment Parts/Supplies	\$	142.27
13594	Hendershot Door Systems, Inc.	Facility Maintenance	\$	710.00
13595	Northampton County Seed Company, Inc.	Capital Projects Construction	\$	158.00
13596	Nelson Wire Rope Corp.	Shop Tools/Equipment	\$	665.18
13597	American Lawn Equip Corp	Equipment Parts/Supplies	\$	271.80
13598	Highway Materials, Inc.	Paving and Patching Materials	\$	275.15
13599	Sherwin-Williams	Pavement Marking Supplies	\$	188.10
13600	Met-Ed	Traffic Signal Electricity	\$	216.85
13601	ExxonMobil	Fire Company Fuel	\$	419.01
13602	Easton Suburban Water Authority	Fire Company Water	\$	15,180.00
13603	PA One Call System, Inc.	Monthly Fax Activity	\$	46.80
13604	Mansfield Oil Company	Equipment Motor Fuel	\$	940.74
13605	East Penn Sanitation, Inc.	Municipal Trash Removal	\$	108.12
13606	Met-Ed	Traffic Signal Electricity	\$	49.81
13607	All-Phase Electric Supply Co.	Park Facilities Maintenance/Public Works/Mur	\$	229.65
13608	Leila Mazarul	Summer Program Refund	\$	65.00
13609	Keystone Consulting Engineers, Inc.	Engineering & Inspection Services	\$	13,121.17
13610	Asteak Law Offices	Legal Services	\$	4,524.75
13611	Security Service Company, Inc.	Security System Monitoring	\$	219.00
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				<b><i>Total General Fund Checking Account...</i></b>
			<b>\$</b>	<b>178,323.30</b>
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**PAYROLL ACCOUNT**

July 12, 2013

**\$ 34,112.79**

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**Lower Nazareth Township  
Bills To Be Approved  
July 10, 2013**

**CAPITAL RESERVE - CAPITAL PURCHASES ACCOUNT**

793	N. Harris Computer Corporation	Land Records Software	\$	9,945.00
794	G & L's signfactory	Capital Construction	\$	2,731.00
795	Valley Millwork & Door, Inc.	Capital Construction	\$	175.00
				<b><i>Total Capital Reserve Account...</i></b>
				<b>\$ 12,851.00</b>

**MASTER ESCROW CHECKING (LAB)**

1165	Jay Calandra	Summer Park Program	\$	105.00
1166	Asteak Law Offices	Legal Services	\$	262.50
1167	Kay Builders, Inc.	Escrow Refunds	\$	3,000.00
1168	East Allen Construction	Escrow Refund	\$	2,256.00
1169	Keystone Consulting Engineers, Inc.	Engineering & Inspection Services	\$	7,830.00
1170	Met-Ed	Traffic Signal Electricity	\$	49.84
1171	William Butler	Escrow Refund	\$	426.02
				<b><i>Total Master Escrow Checking Account...</i></b>
				<b>\$ 13,929.36</b>

**DEVELOPMENT & INSPECTION ACCOUNT**

1739	<del>CodeMaster Inspection Services, Inc.</del>	<del>Building Inspection Services</del>		<del>VOIDED</del>
1740	Jeffrey Dietrich	Building Permit Refund	\$	329.00
1741	CodeMaster Inspection Services, Inc.	Building Inspection Services	\$	38,538.00
				<b><i>Total Development &amp; Inspection Account...</i></b>
				<b>\$ 38,867.00</b>