

**LOWER NAZARETH TOWNSHIP
BOARD OF SUPERVISORS
CURATIVE AMENDMENT HEARING MINUTES
July 10, 2014**

The Lower Nazareth Township Board of Supervisors held a special meeting at the Lower Nazareth Township Municipal Building on Thursday July 10, 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

Curative Amendment Hearing- Stone Post Meadows – K&S Development Curative Amendment

Solicitor Asteak re-opened the hearing and gave a brief recap of the previous meeting. Solicitor Asteak stated that assuming testimony does not conclude this evening, the Board will resume the hearing on September 9th 6:30pm at the Lower Nazareth Township Municipal Building and, if necessary, September 18th at the same time, same location.

Recall that James Preston represents K&S Development; Karl Kline represents AAA; Donald Miles, represents Robert and Beverly Hoyer (Buzas Greenhouse); and Kate Durso replaces Steve Santola who represents Woodmont Properties.

Mr. Preston resumed questioning Mr. Doyle in regards to water service from Easton Suburban Water Authority and sewer from Nazareth Borough Municipal Authority. The Township adopted Act 537 Plan was discussed. This plan has not been officially amended since 1991. They also reviewed Mr. Kortze's letter dated December 11, 2013.

Mr. Preston questioned Mr. Doyle as to useable land for building apartments within Lower Nazareth Township. The Curative Amendment plan was discussed; along with soil composition of the property.

Mr. Doyle was cross-examined by Mr. Miles. Mr. Miles questioned Mr. Doyle's methodology in his calculations on the number of apartments able to be built on available tracts within the township. Mr. Miles noted that there is a section of SALDO requiring 50 feet from the gas line to buildings; which numerous proposed buildings are in violation. Mr. Doyle stated they would be looking for a waiver.

Mr. Miles questioned the Board's opinion of the proposed plan. Next he questioned sewer installation and whether residents would be required to pay for that. Mr. Doyle stated that expense would be covered by the developer.

Mr. Miles questioned why Mr. Doyle did not look into the feasibility of apartments in the PIC or MU overlay zones.

Mr. Doyle was cross-examined next by Mr. Kline. Mr. Kline questioned the differences between Mr. Gilchrist's and Mr. Doyle's calculations. Mr. Doyle stated Mr. Gilchrist used straight math while his calculations took building requirements into consideration.

Mr. Kline pointed out that the developer could have built apartments on Tract E on Exhibit P-19. Next they discussed water run-off and discharge; including improvements to drainage at Hecktown and Country Club Roads.

Mr. Kline questioned sewer and the Township's Act 537 plan. Mr. Kline

***** Brief recess from 7:55pm – 8:05pm *****

Kate Durso asked for clarification on the calculation differences. Mr. Doyle stated that Mr. Gilchrist use straight math but he actually drew it out and looked at requirements and codes.

Mr. Miles inquired about stormwater rates and sewer.

Mr. Preston spoke to Mr. Doyle about Trio Farms, Tract E, and noted that it originally had 2 apartment complexes. Mr. Doyle stated it was originally an age restricted development. It was noted that when the age restriction was removed the Township required that the apartments be removed from the plan. Mr. Preston also discussed sewer and neighboring businesses along with numerous other questions.

Mr. Miles had two follow up questions relative to sewer.

Mike Russek, Fairfield Development for Hecktown Road Business Park requested to see Exhibit P-26. His questions were relative to Easton Suburban Water Authority and the installation of the water line; which will cross through Fairfield's property. Mr. Russek questioned about the acquisition of the ROW from property owner to install water line and wanted it noted that Fairfield has not been notified of this proposal.

Robert Hoyer inquired if the sewer line would strictly be for the new development.

Mr. Preston concluded his questions after asking Mr. Doyle about the requirement for utility easements.

Mr. Preston asked to adjourn for the evening.

Testimony concluded for the evening around 8:40pm. The hearing will continue on September 9th at 6:30pm at the Lower Nazareth Township Municipal Building.

Respectfully submitted by,



Tammi Dravec
Assistant Secretary/Treasurer