

**LOWER NAZARETH TOWNSHIP  
BOARD OF SUPERVISORS  
MINUTES  
July 13, 2016**

The Lower Nazareth Township Board of Supervisors held a regularly scheduled meeting at the Lower Nazareth Municipal Building on Wednesday July 13, 2016. The Chairman called the meeting to order at 6:44 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
Robert S. Kucsan	-	Supervisor	Eric A. Albert	-	Office Coordinator
Martin J. Boucher	-	Supervisor	Lori B. Seese	-	Zoning Administrator

Absent were:

Tammi Dravec - Assistant Secretary/Treasurer

**Approval of Minutes**

A motion was moved by Mr. Green and was seconded by Mr. Boucher to approve the minutes from the June 22<sup>nd</sup> Board of Supervisors meeting. The motion carried.

A motion was moved by Mr. Kucsan and was seconded by Mr. Green to approve the minutes from the June 27<sup>th</sup> Board of Supervisors Special meeting. Mr. Nagle 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 Hecktown Fire Company Incident Report for June 2016.

**Old Business**

Request for Zoning Map and Text Amendment - Lehigh Valley Hospital (LVH) – Mr. Green asked hospital officials how they plan to accommodate the increased traffic in the area generated by all the new employees and people utilizing the hospital's services. Scott Pidcock of Pidcock Engineering said that they estimate 75% of the traffic would utilize Route 33 and Hecktown Road interchange. Mr. Pidcock stated that traffic improvements would be completed in stages as seen fit by the Township to handle the traffic needs. He said that the phases would include ramp expansions, traffic signals, and widening the bridge. He stated that they estimate it will cost around \$16 million for the road improvements. Mr. Pidcock also state that all improvements can be accomplished within the existing right of way, and that this parcel would generate 1,400 fewer truck trips per day if developed as a health campus rather than for warehouses.

Tammy Kenny of 641 Mulberry Drive wanted to know of the tax implication if the land is used for a hospital and wanted to know if they are tax exempt. Mr. Pennington stated that depending on the mix of buildings some will be taxable and the township will receive some tax revenue from those buildings. Mr. Asteak also stated that this is only a zoning map and text amendment and no one knows if the hospital will buy and develop the land.

John Satunas of 4322 Eisenhower Drive thought that this proposed overlay would be great not only for the community but for the entire Lehigh Valley. A motion was made by Mr. Boucher and seconded by Mr. Kucsan

for the Township to prepare a Zoning Map and Text Amendment to allow for the creation of an overlay district. Mr. Nagle abstained. The motion carried.

Mr. Asteak stated that the township staff will draft the proposed Zoning Map and Text Amendment and then bring it before the Board of Supervisors for their approval.

**Correspondence** – There were no items to discuss under Correspondence.

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

**Supervisors' Comments** – There were no items to discuss under Supervisors' Comments.

### **Manager's Report**

**Time Extension Report** – Mr. Tenges reported that the Township accepted a time extension for the Louise Moore Park Maintenance Building until 12/30/16. Mr. Tenges asked for a motion to accept the time extension for two projects that had expired on 7/2/16 but are covered under Acts 46 and 87 which allow for time extensions from the state. A motion was made by Mr. Nagle and seconded by Mr. Kucsan to accept the time extension for Colts Run South and Lower Nazareth Commercial Park until 7/2/17. The motion carried.

**2016 FDR Bid Results** – Mr. Tenges state that the bid results were in for the 2016 FDR road project and that Mt Carmel Stabilization Group was the low bidder and was asking for permission to award the project to them. A motion was made by Mr. Boucher and seconded by Mr. Green to award the project to Mt Carmel Stabilization Group. The motion carried.

### **Engineer's Report**

**First Park 33 Subdivision – Letter of Credit Reduction** – Mr. Kortze reviewed his July 12<sup>th</sup> letter recommending the letter of credit be reduced to \$91,660.00. A motion was moved by Mr. Green and was seconded by Mr. Boucher to authorize the reduction. The motion carried.

**First Park 33 Land Development – Letter of Credit Reduction and Commence Maintenance** – Mr. Kortze reviewed his July 12<sup>th</sup> letter recommending the reduction of the letter and to commence the maintenance period. A motion was moved by Mr. Nagle and was seconded by Mr. Kucsan to authorize the reduction. The motion carried.

### **Solicitor's Report**

Solicitor Asteak reported that the Prologis tax appeal checks have been received.

**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 July 13<sup>th</sup>, 2016. The motion carried.

### **Courtesy of the Floor**

Travis Gerould of 463 School House Road wanted to know if either warehouse wanted to, could they break ground soon and end the Lehigh Valley Hospitals hopes of acquiring this land. Mr. Tenges responded that they do not have final approval, so no they are not at the point to start construction.

**Board of Supervisors Minutes**  
**July 13, 2016**

Tammy Kenny of 641 Mulberry Drive wanted to know if the Municipal garage is being built as the next step on the 90 acres and where will it be located. Mr. Tenges stated that a pad has been built for the building and that it is adjacent to the recycling center. Mrs. Kenny asked why the conceptual plan has not been updated for the cell tower and the building. Mr. Tenges replied that it is not an approved subdivision and the conceptual plan was simply showing what could fit within the property. He also stated that whenever work is proposed to be done it is brought before the Board of Supervisors for approval. Mr. Asteak stated that this is simply a conceptual plan and does not need to be updated.

Steven DeRoxtra of 651 Mulberry Drive asked if they ignored the zoning ordinance stating that there needed to be 3 miles between cell towers. Mr. Tenges replied that the zoning is for within Lower Nazareth Township and not for beyond our borders. Mr. Tenges was then asked if we disregarded our ordinance to make the cell tower blend in with surrounding. Mr. Tenges stated that only so much can be done to mask it and Mr. Asteak stated it is not the Township's responsibility to make it invisible.

John Satunas of 4322 Eisenhower Drive wanted it on record that he lives behind where Tuskes is developing and his home is experiencing a lot of runoff whenever it rains and that it is washing debris into his yard and is concerned for the possibility of sink holes. He wanted to see if anything can be done to help eliminate the runoff onto his yard. Mr. Kortze stated that he met with Mrs. Satunas on Monday and that the adjacent Northern lot is not stabilized and that when he reviewed the approved grading plan he saw that it was not graded correctly. Mr. Kortze said that he spoke to a representative of Tuskes and told them that a berm and swale would need to be built to correctly direct the water and that they would not receive final grading approval until it had been fixed. Mr. Kortze stated that they said they would take care of the problems and make the necessary changes.

Jeff Shepherd of 4485 Whitetail Drive wanted to thank the Board of Supervisors for the Special Meeting they held regarding the cell tower and wanted to know how many antennas were allowed on this tower and if any other screening could be done to aid in masking the cell tower. Mr. Tenges stated he believed that the possibility of four antennas existed for this tower and that the Township's long term plan is to build a berm around the fence line and fill it with trees to aid in screening the structures on the property.

**Adjournment**

The meeting adjourned at 7:55PM.

Respectfully submitted by,



Eric Albert  
Municipal Office Operations Coordinator

**Lower Nazareth Township  
Bills To Be Approved  
July 13, 2016**

**GENERAL FUND CHECKING ACCOUNT**

<b>Num</b>	<b>Name</b>	<b>Memo</b>	<b>Amount</b>
16388	Service Tire Truck Centers	Public Works Equipment Repair	\$ 234.00
16389	Infinisource, Inc.	Data Processing Equipment	\$ 118.00
16390	Crafco, Inc.	Pavement Maintenance Supplies	\$ 2,250.00
16391	J. Smith's Automotive, Inc.	Equipment Repairs	\$ 16.40
16392	Valley Tire Factory Outlet, Inc.	Public Works Tool/Equipment Repairs	\$ 25.00
16393	New Enterprise Stone & Lime Co., Inc.	Paving and Patching Material	\$ 109.65
16394	NJ Advance Media	Advertisement	\$ 975.10
16395	Integra One	Computer Services	\$ 125.00
16396	East Penn Sanitation, Inc.	Municipal Trash Removal	\$ 121.10
16397	Edwards Business Systems	Copier Maintenance	\$ 116.38
16398	Easton Suburban Water Authority	Municipal Bldg Sprinkler	\$ 231.00
16399	Easton Suburban Water Authority	Hydrant Assessment	\$ 17,640.00
16400	RCN	Internet & Telephone Services	\$ 803.69
16401	Met-Ed	Traffic Signal / Street Light Electricity	\$ 267.44
16402	Lori Peck, OCR	Stenographer	\$ 80.00
16403	Pitney Bowes	Postage Meter	\$ 180.00
16404	Beyer-Barber Company	Pinion Plan Administration	\$ 2,750.00
16405	EMC Insurance Companies	Township Insurance	\$ 5,030.85
16406	Medical Life Insurance Company	Employee Life Insurance	\$ 2,599.95
16407	Easton Suburban Water Authority	Municipal Bldg Water	\$ 46.86
16408	State Worker's Insurance Fund	Workers Compensation - #05039711	\$ 1,205.00
16409	Hicks Portable Toilets	Temporary Restrooms	\$ 430.00
16410	Keystone Consulting Engineers, Inc.	Engineering & Inspection Services	\$ 1,856.00
16411	Paul & Rosaleen Fehnel	Real Estate Tax Refund	\$ 18.31
16412	Johnstone Supply	Facilities Maintenance	\$ 122.48

**Lower Nazareth Township  
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**GENERAL FUND CHECKING ACCOUNT**

<b>Num</b>	<b>Name</b>	<b>Memo</b>	<b>Amount</b>
16413	PAPCO	Equipment Motor Fuel	\$ 561.49
16414	Edwards Business Systems	Copier Maintenance	\$ 316.84
16415	Staples Business Advantage	Office/Zoning Supplies	\$ 84.05
16416	Bethlehem Township Volunteer Fire Co.	Ambulance Services	\$ 30,000.00
16417	Edwards Business Systems	Copier Maintenance	\$ 67.39
16418	Pitney Bowes Purchase Power	Postage	\$ 520.99
16419	Diana Wallbillich	Summer Park Program	\$ 72.36
16420	Chase Card Services	Public Works/ Summer Park/Office Supplies	\$ 2,139.34
16421	Hecktown Volunteer Fire Company	Fire Company Loan	\$ 965.26
16422	Volunteer Companies Loan Fund	Fire Company Loan	\$ 965.26
16423	Colonial Regional Police Department	Police Contract Payment	\$ 102,853.82
16424	PA Municipal Health Insurance Cooperati	Employee Health Insurance	\$ 18,873.19
16425	Volunteer Companies Loan Fund	Fire Company Loan	\$ 1,011.77
16426	United States Treasury	Employee Health Insurance	\$ 62.93
<b><i>Total General Fund Checking...</i></b>			<b>\$ 195,846.90</b>

**MASTER ESCROW CHECKING (LAB)**

<b>Num</b>	<b>Name</b>	<b>Memo</b>	<b>Amount</b>
1609	County of Northampton	Parcel ID	\$ 275.00
1610	NC Recorder of Deeds	Plan Recording	\$ 65.00
1611	Keystone Consulting Engineers, Inc.	Engineering & Inspection Services	\$ 1,810.00
1612	Premier Land Company	Escrow Refund	\$ 1,599.50
1613	Met-Ed	Traffic Signal Electricity	\$ 81.42
<b><i>Total Master Escrow Checking...</i></b>			<b>\$ 3,830.92</b>

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**MASTER ESCROW CHECKING (BB&T)**

<b>Num</b>	<b>Name</b>	<b>Memo</b>	<b>Amount</b>
1978	Lower Nazareth Township	Escrow Transfer to LAB	\$ 4,381.10
1979	Lower Nazareth Township	Escrow Transfer to LAB	\$ 27,667.23
1980	Lower Nazareth Township	Escrow Transfer to LAB	\$ 1,792.33
1981	Lower Nazareth Township	Escrow Transfer to LAB	\$ 3,477.61
<i>Total Master Escrow Checking...</i>			<b>\$ 37,318.27</b>

**PAYROLL ACCOUNT**

July 8, 2016

**\$ 40,630.55**

**REFUSE/RECYCLING ACCOUNT**

<b>Num</b>	<b>Name</b>	<b>Memo</b>	<b>Amount</b>
1232	Hicks Portable Toilets	Temporary Restrooms	\$ 150.00

**CAPITAL RESERVE EQUIPMENT REPLACEMENT ACCOUNT**

<b>Num</b>	<b>Name</b>	<b>Memo</b>	<b>Amount</b>
1000	Lafayette Ambassador Bank - Lease	Lease Payment	\$ 15,067.84

**CAPITAL RESERVE ACCOUNT**

<b>Num</b>	<b>Name</b>	<b>Memo</b>	<b>Amount</b>
951	ThyssenKrupp Elevator Corporation	Facilities Maintenance	\$ 2,358.66

**DEVELOPMENT & INSPECTION ACCOUNT**

<b>Num</b>	<b>Name</b>	<b>Memo</b>	<b>Amount</b>
1830	Kay Builders, Inc.	Building Permit Refund	\$ 80.60