

**LOWER NAZARETH TOWNSHIP  
BOARD OF SUPERVISORS  
MINUTES  
August 12, 2020**

The Lower Nazareth Township Board of Supervisors held a virtual meeting on Wednesday August 12, 2020. The Chairman called the meeting to order at 6:30PM.

Present were:

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

*\*\*\* The Chairman indicated that the Board held executive sessions to discuss legal matters. \*\*\**

**Readington Farms Presentation**

Kristi Kangas President of Readington Farms, John Wichner Traffic Engineer, and Attorney Robert Gundlach gave a presentation on the proposed processing plant project. Their existing Whitehouse facility prohibits expansion. A facility in Lower Nazareth is appealing because it gets them within 100 miles of suppliers. They proposed a highly automated state of the art facility. The facility would create 165 jobs with 2 shifts running morning through early evening: 7 days a week. The tankers would arrive early morning on south side of the facility and the loading of finished products would be on north end away from residences.

Mr. Wichner discussed traffic; 25 inbound from producers, 50 outbound connecting to PA Routes 80 and 78. Mr. Gundlach discussed the economic impact, increased tax revenue, from this proposed used. Ms. Kangas stated that once they break ground it would be 18 months to completion, estimating to be operational by early 2023. She stated they want to be part of the community. Mr. Hoyer inquired whether this require conditional use, Ms. Stauffer indicated it would. Mr. Hoyer stated he would ask his questions at that time.

**Subdivision & Land Development**

Kelly Nissan Building Addition – P/F Land Development – Resolution #LNT-21-20 – A representative from Base Engineering gave a brief presentation. Mr. Kortze reviewed his August 6<sup>th</sup> letter recommending P/F approval. A motion was moved by Mr. Boucher and was seconded by Mr. Brown to approve Resolution #LNT-21-20. The motion carried unanimously.

Brown Daub Building Addition – P/F Land Development – Resolution #LNT-22-20 – A representative from Liberty Engineering gave a brief presentation. Mr. Kortze reviewed his August 6<sup>th</sup> letter recommending P/F approval and had no issues with the requested waivers.

The applicant requested waivers from the following sections of the SALDO: 425.1, 772, and 773. A motion was moved by Ms. Templeton and was seconded by Mr. Brown to approve grant the three waivers. The motion carried unanimously.

A motion was moved by Mr. Brown and was seconded by Mr. Hoyer to approve Resolution #LNT-22-20. The motion carried unanimously.

**Board of Supervisors Minutes  
August 12, 2020**

### **Conditional Use Hearing**

Kevin and Theresa Moyzan: Fantastic1948, LLC (CU2020-04) – Solicitor Asteak opened the hearing at 7:14pm. The proposal is for exercise club on Country Club Road. Attorney Erich Schock, Theresa Moyzan, applicant, and Mike Jeitner, Bohler Engineering were present.

Ms. Moyzan explained the facility would have indoor & outdoor athletic activities for local youth. There would be two fields and indoor facilities including batting cages. She also indicated they could host events and opportunities for community. Ms. Moyzan said the facility would be used after school and weekends, with some outdoor events occurring in the early evening hours. There would be minimal sound system for announcements. They may also use a temporary dome over a field so it could be used during inclement weather.

Ms. Moyzan said they like the location. The proximity to Route 33 makes it a prime location. Proximity to the shopping area on Route 248 is also a plus. As residents they want to bring their passion to the community.

Mr. Pennington asked since this is for youth would this supplement or complete with existing baseball programs in the area? Ms. Moyzan stated they are not competing; this facility would offer training year around through clinics and camps.

Mr. Hoyer inquired about ages. Ms. Moyzan indicated mostly ages 14-18; however, they have had requests for programs for younger kids, so they may be able to start for ages 10 and up.

Mr. Hoyer inquired about security. Ms. Moyzan stated there would be, but they are not that far in planning, so they do not have specifics at this time. Mr. Shock stated there would be fencing, security cameras, and traffic control during events.

Mr. Hoyer inquired about the duration of games? Ms. Moyzan stated usually about 1 hour 40 minutes but sometimes over 2 hours.

Solicitor Asteak asked Ms. Moyzan what other uses besides baseball were they proposing? Ms. Moyzan stated the fields are multi use, so any sport.

Solicitor Asteak inquired about noise/crowds. Ms. Moyzan thought it would be similar to the Lower Nazareth Park. Mr. Hoyer noted that this proposal is closer to residences than the Lower Nazareth park which is more open and provides more buffer to nearby homes. Ms. Moyzan indicated they have already spoken with some of the neighbors on Country Club.

Dewayne Heller, 312 Country Club Road, stated they are already dealing with traffic noise from Route 33 and would not be bothered by the noise from kids playing sports.

Mr. Jeitner discussed lighting spillover. Mr. Hoyer inquired about security lighting. Mr. Jeitner stated field lighting differs from parking lot security lighting; it has better spillover control. They are proposing extensive buffering for residences; well over the required 75 feet. The applicant is working with expert designers for field development.

Mr. Schock and Mr. Jeitner reviewed ordinance requirements

Mr. Hoyer inquired if the 270 Country Club Road property was key to the project. Mr. Jeitner replied only to reach premiere facility and their two field goal. The project is still viable without that property and one playing field.

Mr. Hoyer inquired about a gas line and overhead utility on the 270 Country Club Road property. Mr. Jeitner stated that is currently being investigated.

Mr. Templeton said looking at the plan it appears there is ½ acre leftover in southern portion. Mr. Jeitner explained that 270 Country Club Road would be subdivided, and that portion would be retained and consolidated to car dealership lot.

Mr. Hoyer inquired about their time frame. Ms. Moyzan stated they would love to have it completed by next fall.

Ms. Templeton inquired about fly balls hitting Route 33 ramps. Mr. Jeitner stated there would be enough distance and netting would be in place.

There hearing closed 8:45pm. The Board will adjourn and deliberations on August 26<sup>th</sup>.

\*\*\* Mr. Pennington left the meeting\*\*\*

#### **Approval of Minutes**

A motion was moved by Mr. Hoyer and was seconded by Mr. Brown to approve the July 22<sup>nd</sup> meeting minutes. The motion carried unanimously.

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

#### **Supervisors' Comments**

There were no comments under Supervisor's Comments.

#### **Solicitor's Report**

Lower Nazareth Elementary School Land Development Improvements Agreement – A motion was moved by Ms. Templeton and was seconded by Mr. Brown to authorize execution of the land development improvements agreement. The motion carried 4-0.

#### **Engineer's Report**

Trio Fields - Phase VII – Letter of Credit Reduction – Mr. Kortze reviewed his August 4<sup>th</sup> letter. A motion was moved by Ms. Templeton and was seconded by Mr. Hoyer to reduce the security. The motion carried 4-0.

Phillips Feed – Road Widening Letter of Credit Release – Mr. Kortze reviewed his August 6<sup>th</sup> letter. A motion was moved by Ms. Templeton and was seconded by Mr. Brown to release the security. The motion carried 4-0.

Life Church – Letter of Credit Release – Mr. Kortze reviewed his August 6<sup>th</sup> letter. A motion was moved by Ms. Templeton and was seconded by Mr. Brown to release the security. The motion carried 4-0.

#### **Manager's Report**

Time Extension Report – Ms. Stauffer noted that the Township accepted time extensions for the following projects: Petrucci Hanoverville Road Conditional Use through September 9<sup>th</sup>, Petrucci Hanoverville Road Preliminary/Final Land Development through October 28<sup>th</sup>, and Trammel Crow Conditional Use through October 31<sup>st</sup>.

Official Map Review & Adoption Referrals – Judy Goldstein present via zoom. Ms. Stauffer stated the map in its final format and ready for approval. She asked for authorization for the Solicitor to forward the map to LVPC, LNT PC, LNT EAC, Northampton County Open Space, and adjoining municipalities for a 45-day comment

period. A motion was moved by Mr. Hoyer and was seconded by Ms. Templeton to authorize Solicitor Asteak to forward the map for comments. The motion carried 4-0.

Storm Damage – Ms. Stauffer reported on last week’s storm. The Township collected damage to Township and private properties. The information was turned over to Northampton County. We will report back if we receive funding from PEMA. Ms. Stauffer noted that there was a large sinkhole on Larch Lane and there was damage to our rain garden and detention pond at our park on Greinar Road.

Certificate of Deposit Resolution #LNT-23-20 – Ms. Stauffer indicated that our two certificates of deposit have matured. She proposed moving them to Embassy Bank which provided a higher rate than Fulton Bank. A motion was moved by Mr. Brown and was seconded by Mr. Hoyer to approve Resolution #LNT-23-20. The motion carried 4-0.

Hecktown Fire Company Capital Equipment – Message Boards – Chief Seip reached out to Ms. Stauffer about purchasing message boards. He provided a quote in the amount of \$50,516.00. The Special Host Fund has \$63,000 available for fire company purposes. The Capital Reserve – Fire Fund also has monies available. Ms. Stauffer feels the Special Host Fund is more appropriate. A motion was moved by Ms. Templeton and was seconded by Mr. Brown to approve the purchase of the message boards and the use of special host funds to cover the cost. The motion carried 4-0.

Multi-Modal Grant Resolution #LNT-24-20 – Ms. Stauffer received a quote of \$77,500.00 for the demolition of the Newburg Inn. This grant would cover up to 70% of costs, which would be \$60,000. A motion was moved by Mr. Hoyer and was seconded by Mr. Brown to approve Resolution #LNT-24-20. The motion carried 4-0.

Security System – 623 Municipal Drive – Ms. Stauffer stated the quote for the installation of security cameras for 623 Municipal Drive is \$4,785.96 with a \$29.17/month fee for service. A motion was moved by Mr. Hoyer and was seconded by Mr. Brown to approve the installation of the security cameras. The motion carried 4-0.

Newburg Park Dog Park – Ms. Stauffer received quotes for fencing for the dog park however they came in around \$32,000 which exceeds the \$20,000 bidding threshold. She requested the Board to authorize Mr. Kortze to prepare to advertise this project for bids. A motion was moved by Ms. Templeton and was seconded by Mr. Brown to authorize Mr. Kortze to put this project out to bid. The motion carried 4-0.

#### **Payment of the Bills**

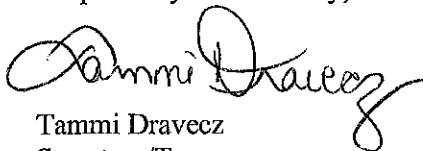
A motion was moved by Ms. Templeton and was seconded by Mr. Brown to approve payment of the bills dated August 12<sup>th</sup>. The motion carried unanimously.

#### **Courtesy of the Floor**

There were no comments under Courtesy of the Floor.

**Adjournment** - The meeting adjourned at 9:05PM.

Respectfully submitted by,



Tammi Dravec  
Secretary/Treasurer

**Lower Nazareth Township  
Bills To Be Approved  
August 12, 2020**

**GENERAL FUND CHECKING ACCOUNT**

<b>Num</b>	<b>Name</b>	<b>Memo</b>	<b>Amount</b>
20359	Home Depot	Public Works Tools/Equipment	\$ 477.30
20360	Hecktown Volunteer Fire Company	Fire Company Loan	\$ 1,011.77
20361	Volunteer Companies Loan Fund	Fire Company Loan	\$ 965.26
20362	Colonial Regional Police Department	Police Contract Payment	\$ 137,947.75
20363	PA Municipal Health Insurance Cooperati	Employee Health Insurance	\$ 31,392.56
20364	Volunteer Companies Loan Fund	Fire Company Loan	\$ 1,011.77
20365	New Enterprise Stone & Lime Co., Inc.	Paving/Patching Material	\$ 68.80
20366	Safeguard Business Systems	Office Supplies	\$ 90.45
20367	Turf Equipment and Supply Co., LLC	Public Works Equipment Parts/Supplies	\$ 471.70
20368	Interstate Battery of Allentown	Public Works Equipment Parts/Supplies	\$ 201.90
20369	Five Star International LLC	Public Works Equipment Parts/Supplies	\$ 363.19
20370	Nazareth Area Council of Government	Animal Control Officer - 3rd Quarter 2020	\$ 1,450.00
20371	Integra One	Computer Services/Software Maintenance	\$ 706.00
20372	Integra One	Computer Services/Software Maintenance	\$ 166.50
20373	State Worker's Insurance Fund	Workers Compensation - #05039711	\$ 1,103.00
20374	Karen A. Mengel, RPR, CSR	Stenographer	\$ 225.00
20375	Keystone Consulting Engineers, Inc.	Engineering & Inspection Services	\$ 5,564.88
20376	All-Phase Electric Supply Co.	Municipal Building Maintenance	\$ 106.30
20377	Gilmore & Associates, Inc.	Engineering & Consulting Services	\$ 801.58
20378	Stotz & Fatzinger Office Supply	Office Supplies	\$ 29.27
20379	Interstate Battery of Allentown	Public Works Equipment Parts/Supplies	\$ 1,363.45
20380	PAPCO	Equipment Motor Fuel	\$ 514.81
20381	Met-Ed	Traffic Signal / Street Light Electricity	\$ 290.75
20382	Easton Suburban Water Authority	Municipal Bldg Water	\$ 53.28
20383	NJ Advance Media	Advertisements	\$ 114.00
20384	France Anderson Basile and Company, P.C	Auditing Services	\$ 4,900.00
20385	The Morning Call	Subscription Renewal	\$ 124.00
20386	Sam's Club MC/SYNCB	Fire Company Supplies	\$ 431.47

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<b>Num</b>	<b>Name</b>	<b>Memo</b>	<b>Amount</b>
20387	Easton Suburban Water Authority	Fire Company Water	\$ 69.82
20388	FastLane Towing & Transport	Fire Company Equipment	\$ 450.00
20389	Trach Plumbing & Heating	Fire Company Maintenance	\$ 370.00
20390	DACER Fire Protection	Fire Company Equipment Maintenance	\$ 119.50
20391	Bethlehem Sewerage & Excavating	Fire Company Septic Service	\$ 598.00
20392	PA One Call System, Inc.	Monthly Activity	\$ 43.40
20393	Flamm Walton PC	Personnel Legal Services	\$ 26.50
20395	Keystone Consulting Engineers, Inc.	Engineering & Inspection Services	\$ 730.00
20394	Chase Card Services	Supplies/Software Maintenance/Training	\$ 1,914.88
20396	PPL, Inc.	Traffic Signal/St Light/Municipal/PW/Park Ele	\$ 898.61
20397	PPL, Inc.	Municipal Drive Electricity	\$ 1,019.43
20398	City of Bethlehem	Hydrant Assessment	\$ 156.54
20399	RCN	Internet & Telephone Services	\$ 811.12
20400	Verizon Wireless	Municipal/Public Works Wireless	\$ 530.18
20401	NJ Advance Media	Advertisement	\$ 351.00
20402	Fraser Advanced Info Systems	Copier Lease/Maintenance	\$ 371.74
20403	Commonwealth of Pennsylvania	MS4 Permit	\$ 500.00
20404	Horwith Freightliner	Fire Company Equipment Maintenance	\$ 150.00
20405	PPL, Inc.	Fire Company Electricity	\$ 542.33
20406	Sparkle Car Wash on 248 LLC	Fire Company	\$ 4.00
20407	W.B. Mason Company, Inc.	Office Supplies	\$ 299.90
20408	Sam's Club	Public Works / Municipal Building Supplies	\$ 236.22
20409	New Enterprise Stone & Lime Co., Inc.	Paving/Patching Material	\$ 81.16
<b><i>Total General Fund Checking...</i></b>			<b><u><u>\$ 202,221.07</u></u></b>

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**PAYROLL ACCOUNT**

July 31, 2020	\$ 45,686.94
August 14, 2020	\$ 43,579.29
<i><b>Total Payroll Account...</b></i>	<b>\$ 89,266.23</b>

**MASTER ESCROW ACCOUNT**

<b>Num</b>	<b>Name</b>	<b>Memo</b>	<b>Amount</b>
2603	Spectrum Homes, Inc.	Escrow Refund	\$ 140.00
2604	Keystone Consulting Engineers, Inc.	Engineering & Inspection Services	\$ 39,586.42
2605	County of Northampton	Parcel ID	\$ 10.00
2606	Northampton County Recorder of Deeds	Plan Recording	\$ 35.00
2607	County of Northampton	Parcel ID	\$ 5.00
2608	County of Northampton	Parcel ID	\$ 5.00
2609	Northampton County Recorder of Deeds	Plan Recording	\$ 35.00
2610	Northampton County Recorder of Deeds	VOID: Plan Recording	
2611	Northampton County Recorder of Deeds	Plan Recording	\$ 185.00
2612	Met-Ed	Traffic Signal Electricity	\$ 134.60
2613	Gilmore & Associates, Inc.	Engineering & Consulting Services	\$ 1,131.25
2614	Met-Ed	Traffic Signal Electricity	\$ 126.88
2615	PPL Electric Utilities	Traffic Signal Electricity	\$ 135.35
<i><b>Total Master Escrow Account...</b></i>			<b>\$ 41,529.50</b>

**SEWER ACCOUNT**

<b>Num</b>	<b>Name</b>	<b>Memo</b>	<b>Amount</b>
971	PPL Electric Utilities	Main Meter Electricity	\$ 27.25

**CAPITAL RESERVE ACCOUNT**

<b>Num</b>	<b>Name</b>	<b>Memo</b>	<b>Amount</b>
1178	HAB-MISC	NASD Real Estate Taxes	\$ 6,172.65

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**DEVELOPMENT & INSPECTION ACCOUNT**

<b>Num</b>	<b>Name</b>	<b>Memo</b>	<b>Amount</b>
1953	Raashi Mathur Atrey	Building Permit Refund	\$ 270.00
1954	Lower Nazareth Township	Zoning Permits	\$ 100.00
<i>Total Development &amp; Inspection Account...</i>			<b>\$ 370.00</b>

**OPEN SPACE ACCOUNT**

<b>Num</b>	<b>Name</b>	<b>Memo</b>	<b>Amount</b>
1097	Barwis Construction	Capital Construction	\$ 36,286.89
1098	Home Depot	Parks Capital Construction	\$ 259.79
1099	Best Line Equipment	Equipment Rental	\$ 960.00
1100	Godshall's Landscaping & Hydroseeding	Capital Construction	\$ 12,683.41
1101	Valley Industrial Rubber Products	Park Capital Construction	\$ 33.09
1102	Foley, Inc.	Equipment Rental	\$ 6,739.00
1103	Keystone Consulting Engineers, Inc.	Engineering & Inspection Services	\$ 30,374.17
1104	Foley, Inc.	Equipment Rental	\$ 17,478.00
<i>Total Open Space Account...</i>			<b>\$ 104,814.35</b>

**RECYCLING/REFUSE ACCOUNT**

<b>Num</b>	<b>Name</b>	<b>Memo</b>	<b>Amount</b>
1394	AllState Septic Systems, LLP	Temporary Restrooms	\$ 115.00