

**LOWER NAZARETH TOWNSHIP
BOARD OF SUPERVISORS
MINUTES
September 9, 2020**

The Lower Nazareth Township Board of Supervisors held a virtual meeting on Wednesday September 9, 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. ****

Approval of Minutes

A motion was moved by Mr. Hoyer and was seconded by Mr. Brown to approve the August 26th meeting minutes. Mr. Boucher abstained. The motion carried 4-0.

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

There were no comments under Reports.

Subdivision & Land Development

There were no comments under Subdivision & Land Development.

Supervisors' Comments

Mr. Pennington commented that they will discuss the Multi-Municipal Plan Update at next week's COG Meeting.

Mr. Hoyer commented that the EAC will meet on Monday September 14th.

Mr. Boucher, Ms. Templeton, and Mr. Brown had no comments.

Solicitor's Report

Lower Nazareth Commercial Park Proposed Zoning Text & Map Amendment – Mr. Ronca and Mr. Brienza attended via zoom. Solicitor Asteak asked for authorization to forward to LVPC and LNT PC for comments. A motion was moved by Mr. Boucher and was seconded by Ms. Templeton for the proposal to be forwarding to the planning commissions. The motion carried unanimously.

Engineer's Report

There were no comments under Engineer's Report.

Manager's Report

2021 Minimum Municipal Obligation (MMO) – Defined Benefit and Defined Contribution – A motion was moved by Mr. Brown and was seconded by Ms. Templeton to approve the 2021 MMOs. The motion carried unanimously.

Payment of the Bills

A motion was moved by Ms. Templeton and was seconded by Mr. Boucher to approve payment of the bills dated September 9th. The motion carried.

Conditional Use Hearing

Kevin and Theresa Moyzan: Fantastic1948, LLC (CU2020-04) – Order and Opinion – Solicitor Asteak reported that the record was closed. The applicant was not present. Solicitor Asteak reviewed the order and opinion. A motion was moved by Mr. Brown and was seconded by Mr. Boucher to approve the order and opinion. The motion carried unanimously.

Colts Run South II (CU2020-02) - Continuation – Solicitor Asteak reopened the hearing at 6:47pm.

Present for applicant Ron DelSerro was Attorney Joseph Piperato and Engineer Lewis Rauch, Lehigh Engineering, Attorney Thomas Elliot, legal counsel for Patricia Fuisz was also present.

Following the hearing on August 26th, Solicitor Asteak provided Attorney Elliott his requested documents on August 28th. Those documents were also was provided to Attorney Piperato.

Solicitor Asteak spoke with Attorney Piperato and Attorney Elliott regarding Patricia's driveway.

Attorney Elliott has questions/comments but will hold them for the land development stage. Attorney Elliott would like to speak with Attorney Piperato to discuss terms of location and construction of the driveway and have them be part of the order and opinion.

Attorney Piperato then discussed two proposals for the turn-around at the termination of Green Pond Road. Solicitor Asteak inquired if this would be more appropriate at the land development stage. Attorney Piperato agreed and would accept the requirement as a term of approval.

Solicitor Asteak asked for additional comments. There were none. The record was closed.

The open space issue (whether township would accept offer of land) will be reviewed later by EAC, PC and the BOS.

The Board directed Solicitor Asteak to draft the order and opinion.

****The Board took a brief recess****

Triple Net Investments (CU2020-03) – Solicitor Asteak opened the hearing at 7:09pm. Solicitor Asteak reviewed the application. Attorney Greg Davis appeared on behalf of the applicant. Three witnesses were present: Peter Polt, JG Petrucci; Terry DeGroot, Terraform Engineering, and John Wichner, Traffic Engineer

Mr. Polt discussed JG Petrucci and its numerous projects in the area.

Mr. DeGroot discussed the site plan that has been prepared for this project. Attorney Davis reviewed the requirements of the Township's zoning ordinance and asked Mr. DeGroot whether this project would meet those requirements.

Mr. DeGroot noted that this site will be serviced by public water and public sewer. They also discussed the numerous comments in Mr. Kortze's reviewed letter dated September 3rd.

Mr. Pennington discussed the rain event from last month with 6-7 inches of rain. Flooding occurred at Hanoverville Road and Georgetown Roads. Mr. DeGroot discussed the widening of Hanoverville Road and the documented flood plain location. He stated the drainage on the site will not prevent future flooding but will not make it worse and may improve drainage.

Mr. Hoyer inquired on the two driveways. Mr. DeGroot stated they are both two-way traffic and noted that depending on the user that might change.

Mr. Brown inquired if cars could turn left towards Route 191 as he was concerned about the crest in the roadway. Mr. DeGroot believes it is safe.

Mr. Hoyer wanted to ensure that trucks turning right could do so without crossing yellow lines.

Travis Gerould, 463 School House Road, discussed the intersection of Hanoverville Road and Georgetown as and his concern for the house at that location. His concern is about light spillover from the site. Mr. DeGroot stated there will be a double row of evergreen trees. Mr. DeGroot also discussed the lighting plan which depicts light levels at zero well before Georgetown Road.

Ms. Seese had two concerns. (1) tractor trailer stacking and (2) flooding

(1) It has been our experience that some tenants forbid trucks from being on property early. She inquired if there will be provisions in a lease to permit the stacking. Mr. Polt stated that they can provide that trucks cannot queue in front of property.

(2) The day of hurricane Ms. Seese took photos. She is concerned that the photos support the original flood plain line and the water went beyond that line. Ms. Seese provided pictures to applicant.

Attorney Davis reviewed ordinance requirements with John Wichner, Traffic Engineer with McMahon Associates. Mr. Wichner discussed a traffic impact assessment for intersections along Hanoverville Road.

Mr. Pennington inquired if trucks meant tractor trailers. Mr. Wilchner said it could also be box trucks. Mr. Pennington noted that in the traffic study the intersection of Route 191 and Hanoverville received a poor rating and additional traffic would make this worse? Mr. Wilchner noted that the Township collects traffic impact fees for those improvements.

Mr. Hoyer asked the applicant if they would, in conjunction with the Township put pressure on PADOT to adjust the timing of that signal? Mr. Wilchner believed that it is more well received by PADOT when townships reach out and feels as an applicant, they would supply little assistance but are willing to work with Mr. Kortze by providing additional details.

Ms. Templeton asked if there would be a center lane for trucks turning. Mr. Wilchner replied there is no dedicated lane, but wider eastbound shoulder to allow for passing left turning vehicles.

Solicitor Asteak asked for public comment. There were none. The hearing closed at 8:15pm.

Mr. Pennington indicated the Board would not act this evening. Solicitor Asteak noted he would have something for the next meeting in 2 weeks.

Courtesy of the Floor

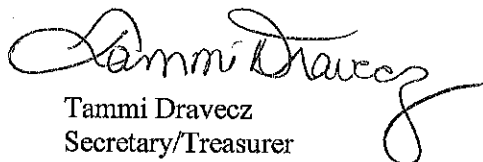
Palmer Township residents Melissa Gackenbach, 4002 Meadow Avenue; and Diane Brodsky, 3015 Clayton Street, attended via Zoom and inquired on an update to the flooding issue that resulted during the hurricane along Hecktown Road.

**Board of Supervisors Minutes
September 9, 2020**

Mr. Pennington stated they sympathize with the affected residents and wanted to know that Township Officials have been working with officials from Palmer Township, Bethlehem Township, and the Northampton County Conservation District. Ms. Stauffer reported they have been meeting every Tuesday via Zoom and have another meeting scheduled this upcoming Tuesday.

Adjournment - The meeting adjourned at 8:28PM.

Respectfully submitted by,

A handwritten signature in cursive script that reads "Tammi Dravecz". The signature is written in black ink and is positioned to the left of the typed name and title.

Tammi Dravecz
Secretary/Treasurer

**Lower Nazareth Township
Bills To Be Approved
September 9, 2020**

GENERAL FUND CHECKING ACCOUNT

Num	Name	Memo	Amount
20434	Colony Hardware Corp.	Fire Company Equipment	\$ 2,662.72
20435	Horwith Freightliner	Fire Company Equipment Maintenance	\$ 3,440.50
20436	Fire Pump Systems	Fire Company Equipment Maintenance	\$ 3,508.80
20437	Service Electric Telephone Co.	Fire Company Telephone	\$ 45.58
20438	Service Electric Cable TV Inc	Fire Company Internet	\$ 62.17
20439	Wex Bank	Fire Company	\$ 468.04
20440	Verizon Wireless	Fire Company Wireless	\$ 386.48
20441	Verizon Wireless	Fire Company Wireless	\$ 138.56
20442	Advance Auto Parts Professional	Public Works Equipment Parts/Supplies	\$ 31.08
20443	Northampton County Seed Company, Inc.	Park Facilities Maintenance	\$ 56.00
20444	PAPCO	Equipment Motor Fuel	\$ 198.81
20445	Integra One	Computer Services/Software Maintenance	\$ 81.00
20446	Easton Suburban Water Authority	Municipal Bldg Water	\$ 58.75
20447	Safeguard Business Systems	Office Supplies	\$ 132.55
20448	Sam's Club MC/SYNCB	Fire Company Supplies	\$ 1,509.10
20449	Easton Suburban Water Authority	Fire Company Water	\$ 69.82
20450	State Worker's Insurance Fund	Workers Compensation - #05039711	\$ 1,064.00
20451	Easton Suburban Water Authority	Municipal Bldg Water	\$ 61.78
20452	Karen A. Mengel, RPR, CSR	Stenographer	\$ 290.00
20453	Met-Ed	Traffic Signal / Street Light Electricity	\$ 298.96
20454	East Penn Sanitation, Inc.	Municipal Trash Removal	\$ 173.00
20455	NJ Advance Media	Advertisements	\$ 658.00
20456	Lillian Zito	Local Services Tax Refund	\$ 47.00
20457	Cumberland Truck Parts	Public Works Equipment Parts/Supplies	\$ 200.18
20458	Kimball Midwest	Public Works Supplies	\$ 322.08
20459	Sam's Club	Membership Renewal	\$ 300.00
20460	Home Depot	Public Works Tools/Equipment	\$ 216.81

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GENERAL FUND CHECKING ACCOUNT

Num	Name	Memo	Amount
20461	Volunteer Companies Loan Fund	Fire Company Loan	\$ 965.26
20462	Hecktown Volunteer Fire Company	Fire Company Loan	\$ 1,011.77
20463	Colonial Regional Police Department	Police Contract Payment	\$ 137,947.75
20464	PA Municipal Health Insurance Cooperati	Employee Health Insurance	\$ 30,861.73
20465	Volunteer Companies Loan Fund	Fire Company Loan	\$ 1,011.77
20466	Fehnel Farms Inc.	Park Facilities Maintenance	\$ 36.00
20467	New Enterprise Stone & Lime Co., Inc.	Paving/Patching Material	\$ 68.26
20468	Chase Card Services	Supplies/Software Maintenance/Training	\$ 667.28
<i>Total General Fund Checking...</i>			\$ 189,051.59

PAYROLL ACCOUNT

September 11, 2020

\$ 44,402.58

MASTER ESCROW ACCOUNT

Num	Name	Memo	Amount
2621	Met-Ed	Traffic Signal Electricity	\$ 142.73

DEVELOPMENT & INSPECTION ACCOUNT

Num	Name	Memo	Amount
2003	Barry Isett & Associates, Inc.	Building Inspection Services	\$ 9,995.00

OPEN SPACE ACCOUNT

Num	Name	Memo	Amount
1502	Foley, Inc.	Equipment Rental	\$ 6,739.00

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RECYCLING / REFUSE ACCOUNT

Num	Name	Memo	Amount
1601	Keystone Cement Company	Aggregate	<u>\$ 887.26</u>

CAPITAL RESERVE ACCOUNT

Num	Name	Memo	Amount
1179	Home Depot Credit Services	Capital Construction	<u>\$ 366.11</u>

HIGHWAY RECONSTRUCTION / REHABILITATION ACCOUNT

Num	Name	Memo	Amount
1300	Geo-Technology Associates, Inc.	Engineering Services	\$ 4,108.50
1301	Foley, Inc.	Equipment Rental	\$ 5,349.02
<i>Total Highway Reconstruction / Rehabilitation Account...</i>			<u>\$ 9,457.52</u>