

**LOWER NAZARETH TOWNSHIP
BOARD OF SUPERVISORS
MINUTES
OCTOBER 23, 2013**

The Lower Nazareth Township Board of Supervisors held a regularly scheduled meeting in the Township Municipal Building on Wednesday October 23, 2013. The Chairman called the meeting to order at 6:30 PM.

Present were:

Eric E. Nagle	- Chairman	Albert Kortze	- Engineer
James S. Pennington	- Vice Chairman	Gary Asteak	- Solicitor
Robert S. Kucsan	- Supervisor	Timm A. Tenges	- Manager, Secretary/Treasurer
Gerald R. Green	- Supervisor	Tammi Draveczech	- Assistant Secretary/Treasurer
Martin J. Boucher	- Supervisor	Lori B. Seese	- Zoning Administrator

Approval of Minutes

A motion was moved by Mr. Green and was seconded by Mr. Pennington to approve the meeting minutes for September 25, 2013. Mr. Nagle and Mr. Kucsan abstained. The motion carried.

A motion was moved by Mr. Boucher and was seconded by Mr. Green to approve the meeting minutes for October 9, 2013. Mr. Pennington 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 Financial Report for September 2013.

Correspondence

There were no items to discuss under Correspondence.

Subdivision and Land Development

Lolita Brown – Preliminary/Final Subdivision – SALDO Deferral & Resolution #LNT-22-13 –The applicant has requested a deferral from SALDO Section 741.6 which calls for the dedication of the expanded right-of-way of Northwood Avenue along proposed Lot #1. The Township’s requirement would be more relevant at the time of land development, should that occur in the future. A motion was moved by Mr. Pennington and was seconded by Mr. Boucher to grant the deferral. The motion carried.

Mr. Kortze reviewed his October 15th letter and recommended approval. A motion was moved by Mr. Green and was seconded by Mr. Kucsan to approve Resolution #LNT-22-13, granting Preliminary/Final Subdivision approval. There were no comments from the Board or the floor. The motion carried.

Saratoga Farms – Zoning Map Amendment – Authorization to Advertise – A motion was moved by Mr. Pennington and was seconded by Mr. Boucher to authorize advertisement of the hearing for the zoning map amendment. The hearing will be held December 11, 2013. The motion carried.

Stone Post Meadows – Zoning Ordinance Amendment / Tentative Site Plan – James Preston and Wayne Doyle gave a brief presentation on the proposed development. The proposed plan depicts two office buildings, a daycare, and 2 and 3-story apartment buildings with 498 units. This would be an up-scale, class “A” apartment community with community clubhouse and a pool. Internal roads and utilities would be privately owned and maintained.

There would be numerous roadway improvements which include: crosswalks at Country Club Road and Hecktown Road, the realignment of that intersection to improve traffic flow, correcting drainage problems along Hecktown, and re-surfacing Country Club Road. Other improvements include water service with fire protection flow and sewer.

Mr. Green did not agree with the proposed traffic counts and believed that these apartments would appeal to more families than retirees. Mr. Pennington also had concerns about traffic and roadway conditions. Mr. Preston stated that this is exactly why they are proposing this near a highway.

Lou Pektor stated that they have a similar development along Routes 78 and 412 in Hellertown. From their experience, young families are buying townhouses with more bedrooms. The student count in that location is probably around 11 or 12.

Mr. Boucher stated that he felt that when this plan was first brought before the Board they were proposing an office park with a few apartments to offset the cost of sewer installation; now it seems like mostly apartments with a couple office buildings.

Mr. Green inquired if there would be elevators especially if such a large portion of their residents would be senior citizens. Mr. Doyle stated they would not be installing elevators.

Mr. Kortze reviewed his October 23rd letter in regards to the Zoning Ordinance amendment and his October 18th letter in regards to the tentative site plan.

Catherine Nonnemacher, 185 Country Club Road, stated that this land is zoned Office Park and does not want the zoning changed to allow for apartments at this location. She believes that traffic from a current development in Bethlehem Township will already create an increase in traffic along Country Club from people trying to access Route 33. Mrs. Nonnemacher questioned whether there was even sufficient fire and police services to handle the increase in residents.

Tom Stitt, Attorney for AAA, stated that they have traffic and water run-off concerns. He and his client want to see more details on this proposed plan. Mr. Stitt questions why the Township was reviewing the zoning first and then giving plan approval. Solicitor Asteak stated they are running concurrently. Mr. Tenges added that this plan is not being approved tonight; this is just one step in the process.

Bob Hoyer, 365 Country Club Road, inquired about the Multi-Municipal Comprehensive Plan. Solicitor Asteak explained that communities joined together to form this plan. The process of developing the plan took over a year and consisted of many meetings and public sessions. They looked at the needs of municipalities and tried to plan for smarter development; build near highways, not farmland. Bushkill has no medium or high density because they do not have sewer. Other municipalities share the responsibility for commercial, industrial and other higher density uses. This proposed project would be inconsistent with the Comp Plan if it were to be placed in Bushkill Township. Solicitor Asteak noted that our Zoning Ordinance has not yet be amended to reflect the requirements of the Comp Plan.

Solicitor Asteak stated that this is a unique location because it is within ½ mile of a highway; most of the traffic from this site with access Route 33. We want people using the highways and not having to travel numerous Township streets in order to access the highway. Centering the density near a highway is smart. People need a place to live and having 500 apartments versus 500 homes using up farmland makes more sense.

Mr. Hoyer stated that he'd rather have the businesses. He asked could the fire department handle a three-story building. The Board stated that would be something that would be looked at further as the plan is reviewed.

Mr. Pennington stated that we need a variety of housing to keep our kids in the area or they move to the cities.

Solicitor Asteak stated that this has already been sent to the Lower Nazareth Township Planning Commission and the Lehigh Valley Planning Commission for review.

Bill Mineo, a property owner in Lower Nazareth, stated that when Louise Moore Park was development no one ever envisioned this high density type of development near the park. He questioned why the applicant does not move this development to a site closer to the sewer availability instead of pumping it all the way up Country Club Road.

Beverly Hoyer, 365 Country Club Road, has concerns over the increased traffic and its effects on her family's business. She also cited concerns over water run-off. Mrs. Hoyer stated that if we want to keep our children in Lower Nazareth then provide jobs and development this site as an office park.

Dave Kershner, 187 Country Club Road, asked why Lower Nazareth feels obligated to provide for higher density development. Solicitor Asteak responded, because we have highways, public water, and sewer, unlike more rural areas.

Gayle Kozak, 4231 Country Club Road – Bethlehem Township, asked the Board if they had any concern for the residents because this would be a dramatic change for everyone!

The Board took no action. Solicitor Asteak wants the Township's and Mr. Kortze's comments addressed and a revised tentative site plan and ordinance presented before moving forward.

Supervisors' Comments

There were no items to discuss under Supervisors' Comments.

Manager's Report

Time Extension Report – Mr. Tenges reported that the Township accepted two time extensions: one from Saratoga Farms, for their Final Subdivision plan, through December 31st and the other for the Mocha Abe Land Development plan, through October 31, 2014.

2014 Library Budget – The Township received a letter from the Library which included their 2014 budget. Lower Nazareth's annual contribution would increase roughly 1% to \$86,700. A motion was moved by Mr. Kucsan and was seconded by Mr. Boucher to accept the proposed budget. The motion carried.

Bushkill Bridge Reopening – Mr. Tenges attended the reopening of a bridge that had been damaged during Hurricane Ivan.

Engineer's Report

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

Solicitor's Report

Library By-Laws Amendment – A motion was moved by Mr. Kucsan and was seconded by Mr. Green to endorse the amendment to the library by-laws and to authorize Solicitor Asteak to send a letter to the Library Board. The motion carried.

Old Business

There were no items to discuss under Old Business.

New Business

There were no items to discuss under New Business.

Payment of the Bills

A motion was moved by Mr. Pennington and was seconded by Mr. Kucsan to approve payment of the bills dated October 23, 2013. The motion carried.

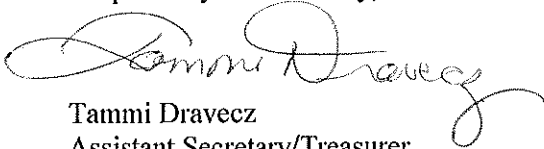
Courtesy of the Floor

Bob Hoyer, 365 Country Club Road, requested the Township's help for the 4-way stop at the intersection of Newburg Road and Country Club Road. He would like PADOT to paint "stop ahead" on the road prior to the intersection. Mr. Hoyer stated that he spoke with Marcia Hahn but the police say that there are not enough accidents to warrant that. He asked for the Township to send a letter to PADOT requesting the "stop ahead". Mr. Tenges stated that we would be willing to do that but doubts PADOT would honor the request. Mr. Pennington asked if the Township could just do it, Mr. Tenges stated that we could but that becomes a liability for the Township.

Adjournment

A motion was moved by Mr. Boucher and was seconded by Mr. Pennington to adjourn the meeting. The meeting adjourned at 8:30pm.

Respectfully submitted by,



Tammi Dravec
Assistant Secretary/Treasurer

**Lower Nazareth Township
Bills To Be Approved
October 23, 2013**

<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
<u>GENERAL FUND CHECKING ACCOUNT</u>			
13840	Tractor Supply Credit Plan	Public Works Supplies	\$ 183.77
13841	Sam's Club	Municipal Building/Public Works Supplies	\$ 240.98
PAID ONLINE	Chase Card Services	Postage/Equip Parts/Office/Park Supplies	\$ 808.38
13842	Lower Nazareth Township General Fund	Replenish Petty Cash	\$ 56.07
13843	PPL, Inc.	Municipal Drive Electricity	\$ 488.37
13844	PPL, Inc.	Traffic Signal/St Light/Municipal/PW/Park Ele	\$ 1,463.44
13845	Verizon Wireless	Municipal/Public Works Wireless	\$ 369.15
13846	AT&T	Municipal/Public Works Long Distance	\$ 61.33
13847	Deer Park	Municipal Bottled Water	\$ 19.38
13848	Mr. John	Temporary Restrooms	\$ 227.85
13849	Edwards Business Systems	Copier Maintenance	\$ 88.00
13850	McGee Uniform	Fire Police Supplies	\$ 159.80
13851	IAFC Membership	Fire Company Membership Renewal	\$ 234.00
13852	State Worker's Insurance Fund	Workers Compensation	\$ 1,272.00
13853	Harris	Land Records Software	\$ 600.00
13854	Northampton County Seed Company, Inc.	Capitla Construction	\$ 86.00
13855	Mansfield Oil Company	Equipment Motor Fuel	\$ 384.03
13856	East Lawn Supply Co., Inc.	Municipal Building Supplies	\$ 29.26
13857	R.S. Hahn & Sons, Inc.	Public Works Tool/Equipment Repairs	\$ 385.00
13858	Service Tire Truck Centers	Equipment Parts/Supplies	\$ 309.34
13859	Advanced Auto Parts Professional	Equipment Parts/Supplies	\$ 44.93
13860	Highway Materials	Construction/Rebuilding	\$ 424.02
13861	Eric Albert	Expense Reimbursement	\$ 56.88
13862	The Pennsylvania Municipal League	PELRAS Membership Renewal	\$ 450.00
13863	Commonwealth of Pennsylvania	MS4 Permit	\$ 500.00

**Lower Nazareth Township
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GENERAL FUND CHECKING ACCOUNT CONTINUED

13864	Edwards Business Systems	Copier Maintenance & Supplies	\$ 377.68
13865	Service Electric Cable TV Inc	Fire Company Internet	\$ 43.24
13866	Verizon Wireless	Fire Company Wireless	\$ 459.37
13867	Service Electric Telephone Co.	Fire Company Telephone	\$ 39.81
13868	Mansfield Oil Company	Equipment Motor Fuel	\$ 260.44
13869	PAPCO	Equipment Motor Fuel	\$ 749.53
13870	Signal Service, Inc.	Traffic Signal Maintenance	\$ 811.00
13871	The Miracle League of Northampton Cour	Contribution	\$ 1,000.00
13872	Keystone Consulting Engineers, Inc.	Engineering & Inspection Services	\$ 1,478.50
13873	ESRI, Inc.	Arcview Maintenance Agreement	\$ 700.00
			<u>\$ 14,861.55</u>

MASTER ESCROW CHECKING (LAB)

1210	Met-Ed	Traffic Signal Electricity	\$ 114.33
1211	Keystone Consulting Engineers	Engineering & Inspection Services	\$ 3,044.51
1212	Dirk Chiles	Lighting Key Return	\$ 25.00
1213	Kay Builders, Inc.	Escrow Refund	\$ 2,000.00
			<u>\$ 5,183.84</u>

REFUSE/RECYCLING ACCOUNT

1185	East Penn Sanitation	Fall Clean-Up	\$ 1,836.00
1186	Mr. John	Temporary Restroom	\$ 151.90
1187	Lafayette Ambassador Bank - Lease Dept	Lease Payment	\$ 32,163.84
			<u>\$ 34,151.74</u>

Lower Nazareth Township
Bills To Be Approved
October 23, 2013

PAYROLL ACCOUNT

October 18, 2013

\$ 31,088.14

DEVELOPMENT & INSPECTION ACCOUNT

1753	Barry Isett & Associates, Inc.	Building Inspection Services	\$ 750.00
1754	CodeMaster Inspection Services, Inc.	Building Inspection Services	\$ 15,311.60
		<i>Total Development & Inspection Account...</i>	<u>\$ 16,061.60</u>

CAPITAL RESERVE ACCOUNT

801	Lafayette Ambassador Bank - Lease Dept	Lease Payment	<u>\$ 10,721.28</u>
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