

**LOWER NAZARETH TOWNSHIP
BOARD OF SUPERVISORS
MINUTES
February 24, 2021**

The Lower Nazareth Township Board of Supervisors held a virtual meeting on Wednesday February 24, 2021. The Chairman called the meeting to order at 7:00PM.

Present were:

James S. Pennington	-	Chairman	Gary Asteak, Esq.	-	Solicitor
Martin Boucher	-	Vice Chairman	Albert 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 Board held an executive session prior to this evening's meeting to discuss legal matters.****

Conditional Use Hearing

Chipotle Mexican Grill of Colorado (CU2020-01) – Solicitor Asteak opened the hearing with a brief presentation of the proposed project.

Erich Schock called his first witness, Matt Chartrand from Bohler Engineering. Mr. Chartrand discussed the proposed restaurant's location, renovations, parking, and the ordinance requirements for restaurants.

Erich Schock called his second witness, Lori Pellegrino the Real Estate Manager for Chipotle Mexican Grill. Ms. Pellegrino stated there would be 8-10 employees and that the hours of operation would be 10:45am-10:00pm daily. She also discussed drive thru operations. She explained that it is more of a pickup lane called "Chipotlane;" where online orders are picked up. Parking spots are available if order is not ready and a staff member will bring the order to the customer. There are approximately 200 "Chipotlanes" already in operation.

Erich Shock called his third witness, Jerrid Dinnen from Atlantic Traffic and Design Engineers. Mr. Dinnen discussed traffic and noted that the net change for peak hour traffic from bank to restaurant is negligible. He also discussed the traffic study as well as engineer's comment letter.

Mr. Hoyer asked for clarification on the proposed traffic increase and found it hard to believe the restaurant would not increase traffic counts. Mr. Kortze explained that the restaurant will generate more traffic per day, but they are looking at a peek hour traffic; bank 4pm-5pm and restaurant 4pm-7pm.

Solicitor Asteak closed the record. The BOS will have a decision at the March 10th meeting.

Franklin BioScience-NE, LLC (CU2020-07) – Opinion and Order – Solicitor Asteak provided the Opinion and Order. A motion was moved by Mr. Boucher and was seconded by Mr. Brown to approve the Opinion and Order.

Approval of Minutes

A motion was moved by Ms. Templeton and was seconded by Mr. Boucher to approve the February 10th meeting minutes. The motion carried unanimously.

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

There was nothing to report under Reports.

Supervisor's Comments

Mr. Pennington attended the NAZCOG meeting and plan review continues. Mr. Pennington reported that a few weeks ago there was a MVA on Hecktown Road and the 911 Center dispatched Nancy Run and Bethlehem Township police instead of CRPD and HVFC. He noted that Chief Seiple filed a complaint.

Mr. Brown had no comments.

Mr. Boucher attended the CRPD meeting Monday.

Mr. Hoyer had no comments.

Ms. Templeton reported that the Parks and Rec Board, Mr. Smalley, Ms. Stauffer, and herself, met on Friday to discuss park improvements at the Newburg Park including a splash pad, fencing, storage building, and pavilions. Ms. Stauffer said the splash pad would be 71 ft by 60 ft and the building 500 sq ft to house recirculation system and store supplies. The water will be chlorinated. Mr. Pennington inquired about a capacity limit. Ms. Stauffer stated that will be determined.

Ms. Templeton reported they also discussed improvements to Hahns Meadow including a wooden overlook by the Monocacy Creek and a crushed stone trail leading to the overlook. Mr. Pennington inquired about parking. Ms. Stauffer said parking would be expanded.

Ms. Stauffer noted that all improvements depend on being awarded grants.

Subdivision & Land Development

Central PA Equities Preliminary/Final Land Development – Resolution #LNT-10-21 – Mr. Kortze reviewed his letter dated February 22nd and recommended approval.

A motion was moved by Ms. Templeton and was seconded by Mr. Boucher to approve Resolution #LNT-10-21. The motion carried unanimously.

Solicitor's Report

There was nothing to report under Solicitor's Report.

Engineer's Report

There was nothing to report under Engineer's Report.

Manager's Report

2021 Paving Specifications – Authorization to Advertise – Ms. Stauffer reported that paving will be completed by an outside vendor. The project will include Gradwohl Switch in its entirety and Country Club Road from Newburg Road to the township line. Staff has been working with PADOT on the project specs. A motion was moved by Ms. Templeton and was seconded by Mr. Boucher to authorize advertisement. The motion carried unanimously. Ms. Stauffer stated they are looking to advertise in early to mid-March. Mr. Pennington inquired about the heavier traffic on Country Club Road. Mr. Kortze stated they took that into consideration when making the design requirements.

Escalator Clause – Resolution #LNT-11-21 – Ms. Stauffer explained that the escalator clause allows the successful bidder to adjust the bid amount for bituminous paving in the event there is a price increase in materials. Since bidders can adjust accordingly, they submit a lower bid price. If the price of materials does not increase the

Township benefits from the lower bid price. A motion was moved by Mr. Boucher and was seconded by Ms. Templeton to approve Resolution #LNT-11-21. The motion carried unanimously.

Ms. Stauffer stated the estimated cost for Country Club Road is \$348,000 and \$100,000 for Gradwohl Switch Road. The total cost, \$450,000 will be paid from State Liquid Fuels and Highway Capital Reserve Funds.

DCNR Grant Application – Resolution #LNT-12-21 – A motion was moved by Mr. Brown and was seconded by Mr. Hoyer to approve Resolution #LNT-12-21. The motion carried unanimously.

Opposition to Governor Wolf's Proposal – Resolution #LNT-13-21 – Previously the Board had requested Ms. Stauffer draft a resolution for the opposition to requiring all municipalities to pay for State Police Service. A motion was moved by Mr. Boucher and was seconded by Ms. Templeton to approve Resolution #LNT-13-21. The motion carried unanimously.

Payment of the Bills

A motion was moved by Ms. Templeton and was seconded by Ms. Boucher to approve payment of the bills dated February 24th. The motion carried unanimously.

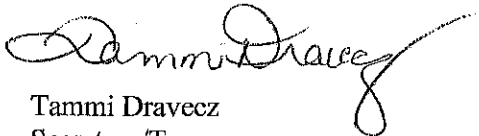
Courtesy of the Floor

There were no comments under Courtesy of the Floor.

Adjournment

The meeting adjourned at 7:55PM.

Respectfully submitted by,



Tammi Dravec
Secretary/Treasurer

**Lower Nazareth Township
Bills To Be Approved
February 24, 2021**

GENERAL FUND CHECKING ACCOUNT

Num	Name	Memo	Amount
20883	LNT Capital Reserve - Fire	2020 Surplus Funds	\$ 135,000.00
20884	Structural Metal Fabricators, Inc.	Public Works Equipment Maintenance	\$ 3,271.03
20885	Tractor Supply Credit Plan	Public Works Tools/Equipment/Park Maintenn	\$ 88.93
20886	Sherwin-Williams	Public Works Supplies	\$ 23.99
20887	Safeguard Business Systems	Office Supplies	\$ 240.15
20888	Gilmore & Associates, Inc.	Engineering & Consulting Services	\$ 1,606.25
20889	Advance Auto Parts Professional	Public Works Equipment Parts/Supplies	\$ 36.21
20890	Barry Issett & Associates, Inc.	Zoning Officer Services	\$ 2,040.00
20891	Karen A. Mengel, RPR, CSR	Stenographer	\$ 95.00
20892	Keystone Municipal Insurance	Workers Comp Insurance	\$ 6,009.00
20893	NJ Advance Media	Advertisements	\$ 481.35
20894	Consolidated Graphic Communications	Real Estate Tax Bills	\$ 1,903.20
20895	Liberty Propane Inc.	Municipal Building Propane	\$ 1,729.21
20896	Service Electric Cable TV Inc	Fire Company Internet	\$ 97.33
20897	PPL, Inc.	Fire Company Electricity	\$ 30.80
20898	PPL, Inc.	Fire Company Electricity	\$ 421.25
20899	Suburban Propane	Park Fuel	\$ 545.76
20900	Fraser Advanced Info Systems	Copier Lease/Maintenance	\$ 371.74
20901	City of Bethlehem	Hydrant Assessment	\$ 156.54
20902	Suburban Propane	Public Works Fuel	\$ 2,447.79
20903	PA Chapter - American Planning Assoc.	Membership Renewal	\$ 127.00
20904	PAPCO	Equipment Motor Fuel	\$ 3,463.27
20905	Pitney Bowes Purchase Power	Postage	\$ 1,620.99
20906	Integra One	Computer Services/Software Maintenance	\$ 81.00
20907	Valley Industrial Rubber Products	Public Works Equipment Parts/Supplies	\$ 27.92
20908	Star Buick GMC	Public Works Equipment Parts/Supplies	\$ 137.99
20909	Five Star International LLC	Public Works Equipment Parts/Supplies	\$ 516.01

**Lower Nazareth Township
Bills To Be Approved
February 24, 2021**

GENERAL FUND CHECKING ACCOUNT

Num	Name	Memo	Amount
20910	Cumberland Truck Parts	Public Works Equipment Parts/Supplies	\$ 22.59
20911	ACR Products, Inc.	Public Works Equipment Parts/Supplies	\$ 25.00
<i>Total General Fund Checking...</i>			\$ 162,617.30

PAYROLL ACCOUNT

February 26, 2021

\$ 50,793.29

MASTER ESCROW ACCOUNT

Num	Name	Memo	Amount
2699	PPL Electric Utilities	Traffic Signal Electricity	\$ 151.62
2700	Signal Service, Inc.	Traffic Signal Maintenance	\$ 200.00
2701	Gilmore & Associates, Inc.	Engineering & Consulting Services	\$ 450.00
2702	Barry Issett & Associates, Inc.	Building Inspection Services	\$ 110.00
<i>Total Master Escrow Account...</i>			\$ 911.62

DEVELOPMENT & INSPECTION ACCOUNT

Num	Name	Memo	Amount
2021	Barry Issett & Associates, Inc.	Building Inspection Services	\$ 10,565.00

RECYCLING / REFUSE ACCOUNT

Num	Name	Memo	Amount
1621	First Regional Compost Authority	1st Quarter 2021	\$ 5,475.00

SEWER ACCOUNT

1159	PPL Electric Utilities	Main Meter Electricity	\$ 28.11
------	------------------------	------------------------	-----------------

OPEN SPACE ACCOUNT

1537	Kobalt Construction, LLC	Capital Construction	\$ 85,500.00
------	--------------------------	----------------------	---------------------