

**LOWER NAZARETH TOWNSHIP
BOARD OF SUPERVISORS
MINUTES
March 10, 2021**

The Lower Nazareth Township Board of Supervisors held a virtual meeting on Wednesday March 10, 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.****

Approval of Minutes

A motion was moved by Mr. Boucher and was seconded by Ms. Templeton to approve the February 24th meeting minutes. The motion carried unanimously.

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

Mr. Pennington acknowledged the receipt of the Financial Report for January 2021 and the Hecktown Volunteer Fire Incident Report for February 2021.

Supervisor's Comments

Mr. Pennington attended the NAZCOG Multi-Municipal Plan meeting Monday evening and reported that the plan update is moving along.

Mr. Hoyer reported that the Environmental Advisory Council met Monday evening.

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

Conditional Use Hearing

Chipotle Mexican Grill of Colorado (CU2020-01) – Opinion and Order –A motion was moved by Ms. Templeton and was seconded by Mr. Boucher to approve Opinion and Order. The motion carried unanimously.

Subdivision & Land Development

Chipotle Mexican Grille Preliminary/Final Land Development – Resolution #LNT-14-21 – Attorney Erich Shock and Engineer Matthew Chartrand were present. Mr. Kortze reviewed letter dated February 22, 2021 and recommended granting the requested waivers as well as preliminary/final approval.

A motion was moved by Mr. Boucher and was seconded by Ms. Templeton to approve waivers. The motion carried unanimously.

A motion was moved by Ms. Templeton and was seconded by Mr. Brown to approve Resolution #LNT-14-21. The motion carried unanimously.

LVTC – Trammel Crow – Preliminary/Final Land Development – Resolution #LNT-15-21 – Attorney Kate Durso, Engineer Mike Jeitner, and the applicant were present.

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Mr. Kortze reviewed his letter dated March 4, 2021 and recommended granting the requested waivers as well as preliminary/final approval.

A motion was moved by Mr. Hoyer and was seconded by Mr. Boucher to approve waivers. The motion carried unanimously.

A motion was moved by Ms. Templeton and was seconded by Mr. Boucher to approve Resolution #LNT-15-21. The motion carried unanimously.

Fantastic1948 – Moyzan Sports Complex – Preliminary/Final Land Development – Resolution #LNT-16-21 – Attorney Erick Schock, Engineer Mike Jeitner, Traffic Engineer John Wichner, and the applicant were present.

Mr. Kortze reviewed his letter dated March 5, 2021 and recommended granting the requested waivers as well as preliminary/final approval.

Mr. Jeitner noted the applicant will add a 6ft wide asphalt bike path instead of the sidewalk. Mr. Hoyer inquired about erosion issue on the site. Mr. Jeitner stated the path will improve the erosion issue.

A motion was moved by Ms. Templeton and was seconded by Mr. Brown to approve waivers. The motion carried unanimously.

Mr. Kortze commented that the traffic signal at Hecktown and Country Club Road will be reworked with LVHN development. The Moyzans should do a traffic study after their development is complete. Mr. Pennington inquired if both parties should work together. Mr. Kortze believes this is a unique facility and may not have an impact on the signal. Traffic Engineer, John Wichner stated the applicant is agreeable to a study.

A motion was moved by Mr. Brown and was seconded by Ms. Templeton to approve Resolution #LNT-16-21 with the added reference to Mr. Kortze's recommendation about a post development traffic study. Mr. Hoyer inquired about the applicant's recently acquisition of the Heller property. Mr. Jeitner noted that, at this point that parcel is not part of the plan. The motion carried unanimously.

Stone Briar II – Rezoning Request – Ron DelSerro and Engineer Lou Rauch were present via Zoom. Solicitor Asteak noted this request is a revision to the original rezoning request. Mr. DelSerro wants to break off the Stone Briar parcel from the Estates at Green Pond. This request is just for the front portion, 21.7 acres, so they can move forward with that development. Solicitor Asteak asked the applicant to submit a new proposal showing precisely what they are seeking to do...a plan and a narrative. The request was tabled. Solicitor Asteak will reach out to Attorney Piperato.

Solicitor's Report

Triple Net Security Agreement – Attorney Greg Davis was present on Zoom. Solicitor Asteak stated this agreement will allow for offsite utility connections prior to commencement of the project. Security in the amount of \$51,600 will need to be posted.

A motion was moved by Ms. Templeton and was seconded by Mr. Boucher to approve agreement. The motion carried unanimously.

Sewer Capacity Policy – Resolution #LNT-18-21 – Solicitor Asteak reviewed the policy he developed along with Ms. Stauffer and Mr. Dingman. A motion was moved by Mr. Boucher and was seconded by Ms. Templeton to approve Resolution #LNT-18-21. The motion carried unanimously.

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Engineer's Report

Mr. Kortze discussed the Grace Church property along Hecktown Road. Most of the improvements are within Bethlehem Township; only about 140 feet is within Lower Nazareth. Mr. Kortze reviewed the plan and noted that Bethlehem Township is requiring widening of the road about 8 feet into our portion of the road. He stated that curbing and sidewalk are also required. Mr. Kortze inquired if the Board would like to see plans or have the developer come before the Board? Mr. Hoyer thinks courtesy plans would be nice. Mr. Pennington wanted to know if we had a say in the matter. Mr. Kortze believes the Township could say they do not want the widening. He said it is just a wide shoulder, not a real turn lane. Ms. Stauffer does not think the widening is a strange idea it occurs elsewhere within the Township; along Country Club Road and, once Colt's Run South II is constructed, along Hecktown Road.

On a different note, Mr. Hoyer asked Mr. Kortze if while the township is repaving Country Club Road could we widen the road for a bike path to the township line. He noted there are many bike riders along this road. Solicitor Asteak inquired if the Township had enough ROW to safely construct. A short discussion followed.

Manager's Report

2021 Livable Landscapes Grant Application – Resolution #LNT-17-21 – Ms. Stauffer noted this grant application would be for Hahn's Meadow improvements. She noted that Ms. Templeton discussed the proposed improvements at our last meeting. Ms. Stauffer stated the crushed stone walking trail will need to be changed to an ADA compliant material. The parking area will require two paved spots for ADA compliance. Ms. Stauffer explained that the overlook will be 30ft long and 10ft wide. Mr. Kortze is preparing a cost estimate. A motion was moved by Mr. Brown and was seconded by Ms. Templeton to approve Resolution #LNT-17-21. Mr. Boucher inquired if we had a rough idea on the cost and had concern about overextending with so many park projects. Ms. Stauffer stated she will provide the estimate and if the Board feels it is too much, we can put the project on hold. The resolution was tabled until the March 24th meeting. Mr. Hoyer wondered why not proceed if we have the money. Ms. Stauffer noted that we have time before the application is due.

Capital Purchase Parks Department – Ms. Stauffer discussed replacing two mowers noting the equipment is old and needs to be upgraded. The proposal is from Whitehall Turf and is COSTARS pricing. The Altoz is listed at \$13,999 and the desired is Scag is \$11,134.00. Ms. Stauffer noted that Krocks also offers the equipment at COSTARS pricing. Ms. Stauffer stated she would prefer to order the equipment from Krocks to keep business in the township. The equipment will be purchased with cash from the Capital Reserve Equipment Replacement Fund. A motion was moved by Mr. Hoyer and was seconded by Mr. Boucher to approve purchase. 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 March 10th. The motion carried unanimously.

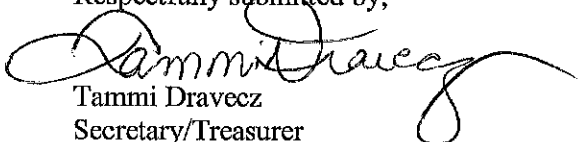
Courtesy of the Floor

There were no comments under Courtesy of the Floor.

Adjournment

The meeting adjourned at 8:20PM.

Respectfully submitted by,



Tammi Dravec
Secretary/Treasurer

**Board of Supervisors Minutes
March 10, 2021**

**Lower Nazareth Township
Bills To Be Approved
March 10, 2021**

GENERAL FUND CHECKING ACCOUNT

Num	Name	Memo	Amount
20912	Easton Area Joint Sewer Authority	Operating and Capital Operating Expense	\$ 528.76
20913	Integra One	Computer Services/Software Maintenance	\$ 479.50
20914	Suburban Propane	Park Fuel	\$ 342.25
20915	Met-Ed	Traffic Signal / Street Light Electricity	\$ 301.08
20916	Easton Suburban Water Authority	Municipal Bldg Water	\$ 66.03
20917	All-State Services	Facilities Maintenance	\$ 525.00
20918	Wex Bank	Fire Company	\$ 353.71
20919	Easton Suburban Water Authority	Fire Company Water	\$ 143.89
20920	Fogels Fuel Service	Fire Company Fuel	\$ 2,577.39
20921	Verizon Wireless	Fire Company Wireless	\$ 138.48
20922	Verizon Wireless	Fire Company Wireless	\$ 360.80
20923	Sam's Club MC/SYNCB	Fire Company Supplies	\$ 1,423.00
20924	R.S. Security & Communications	Fire Company Service Contract	\$ 420.00
20925	Assured Partners of Northeast PA	Fire Company Insurance	\$ 102.00
20926	Liberty Propane Inc.	Municipal Building Propane	\$ 1,631.49
20927	Karen A. Mengel, RPR, CSR	Stenographer	\$ 95.00
20928	State Worker's Insurance Fund	Workers Compensation - #05039711	\$ 462.00
20929	East Penn Sanitation, Inc.	Municipal Trash Removal	\$ 143.75
20930	Easton Suburban Water Authority	Municipal Bldg Water	\$ 58.75
20931	Verizon Wireless	Municipal/Public Works Wireless	\$ 512.62
20932	Pitney Bowes	Office Supplies	\$ 80.74
20933	Keystone Municipal Insurance	Workers Comp Insurance	\$ 1,315.00
20934	NJ Advance Media	Advertisements	\$ 414.20
20935	Stotz & Fatzinger Office Supply	Office Supplies	\$ 353.00
20936	Cumberland Truck Parts	Public Works Equipment Parts/Supplies	\$ 71.70
20937	Five Star International LLC	Public Works Equipment Parts/Supplies	\$ 342.72
20938	Staples Business Advantage	Office / Building Supplies	\$ 667.92

**Lower Nazareth Township
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GENERAL FUND CHECKING ACCOUNT

Num	Name	Memo	Amount
20939	Riverside Construction Materials, Inc.	Winter Maintenance Materials	\$ 21,748.35
20940	Asteak Law Offices	Legal Services	\$ 6,012.25
20941	Terry Radice	Local Services Tax Refund	\$ 52.00
20942	Tina Queen	Local Services Tax Refund	\$ 52.00
20943	Lisa Shafer	Local Services Tax Refund	\$ 52.00
20944	Hecktown Volunteer Fire Company	Fire Company Loan	\$ 1,011.77
20945	Volunteer Companies Loan Fund	Fire Company Loan	\$ 965.26
20946	Colonial Regional Police Department	Police Contract Payment	\$ 146,123.42
20947	PA Municipal Health Insurance Cooperati	Employee Health Insurance	\$ 33,124.96
20948	Volunteer Companies Loan Fund	Fire Company Loan	\$ 1,011.77
20949	HRdirect	Personnel Posters	\$ 84.79
20950	Home Depot	Public Works Supplies	\$ 1,958.12
20951	France Anderson Basile and Company, P.C	Auditing Services	\$ 2,460.00
20952	Keystone Consulting Engineers, Inc.	Engineering & Inspection Services	\$ 1,080.00
20953	PAPCO	Equipment Motor Fuel	\$ 2,232.01
20954	Geese Police	Park Maintenance	\$ 600.00
20955	Wilson Products	Public Works Supplies	\$ 74.69
20956	Gilmore & Associates, Inc.	Engineering & Consulting Services	\$ 3,753.75
20957	Fraser Advanced Info Systems	Copier Lease/Maintenance	\$ 3.11
20958	Suburban Propane	Public Works Fuel	\$ 1,399.22
20959	Associated Fire Equipment Co., Inc.	Park / Municipal Facilities Maintenance	\$ 1,248.40
20960	PAPCO	Equipment Motor Fuel	\$ 1,868.69
20961	Hendershot Door Systems, Inc.	Facilities Maintenance	\$ 322.00
20962	Kimball Midwest	Public Works Supplies	\$ 1,156.30
20963	Riverside Construction Materials, Inc.	Winter Maintenance Materials	\$ 16,899.06
20964	Assured Partners of Northeast PA	Fire Company Insurance	\$ 928.00
20965	Carroll Engineering Corporation	Zoning Officer Services	\$ 770.00

**Lower Nazareth Township
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March 10, 2021**

GENERAL FUND CHECKING ACCOUNT

Num	Name	Memo	Amount
20966	Ranjeet Minhas	Local Services Tax Refund	\$ 26.00
20967	Interstate Battery of Allentown	Public Works Equipment Parts/Supplies	\$ 537.80
20968	Chase Card Services	Supplies/Software Maintenance/Training	\$ 1,521.51
20969	Tractor Supply Credit Plan	Public Works Tools/Equipment/Park Maintena	\$ 212.68
20970	Matthew Wallaesa	Local Services Tax Refund	\$ 22.00
20971	Indira Winders	Local Services Tax Refund	\$ 31.00
20972	New Enterprise Stone & Lime Co., Inc.	Aggregate	\$ 1,822.50
20973	Interstate Billing Service, Inc.	Public Works Equipment Parts/Supplies	\$ 997.80
20974	Advance Auto Parts Professional	Public Works Equipment Parts/Supplies	\$ 315.12
20975	Five Star International LLC	Public Works Equipment Parts/Supplies	\$ 1,350.00
20976	Deer Country Farm & Lawn, Inc.	Public Works Equipment Parts/Supplies	\$ 900.91
20977	Whitehall Turf Equipment	Public Works Equipment Parts/Supplies	\$ 402.87
20978	ORE Rentals	Equipment Rental	\$ 565.20
20979	Security Service Company, Inc.	Security System Monitoring	\$ 314.34
Total General Fund Checking...			\$ 269,922.43

PAYROLL ACCOUNT

March 12, 2021

\$ 47,198.23

CAPITAL RESERVE ACCOUNT

Num	Name	Memo	Amount
1189	Security Service Co., Inc.	Public Works Building Maintenance	\$ 1,902.00
1190	County of Northampton	Real Estate Property Tax	\$ 1,306.73
1191	LNT Real Estate Tax Collector	Real Estate Property Tax	\$ 459.57
1192	<i>VOIDED</i>		
1193	Gilmore & Associates, Inc.	Engineering & Consulting Services	\$ 1,164.25
Total Capital Reserve Account...			\$ 1,164.25

**Lower Nazareth Township
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MASTER ESCROW ACCOUNT

Num	Name	Memo	Amount
2703	Lower Nazareth Township	Establish New Escrow	\$ 24,200.00
2704	Met-Ed	Traffic Signal Electricity	\$ 144.14
<i>Total Master Escrow Account...</i>			\$ 24,344.14

DEVELOPMENT & INSPECTION ACCOUNT

Num	Name	Memo	Amount
2022	Marco Protection Systems, Inc.	Building Permit Refund	\$ 125.00

RECYCLING / REFUSE ACCOUNT

Num	Name	Memo	Amount
1622	AllState Septic Systems, LLP	Temporary Restrooms	\$ 115.00

SEWER ACCOUNT

1160	City of Bethlehem	Data Hosting Services	\$ 240.00
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OPEN SPACE ACCOUNT

1538	All-Phase Electric Supply Co.	Capital Construction	\$ 8,437.48
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