

**LOWER NAZARETH TOWNSHIP
BOARD OF SUPERVISORS
MINUTES
July 13, 2022**

The Lower Nazareth Township Board of Supervisors held a hybrid meeting on Wednesday, July 13, 2022, Chairman James Pennington called the meeting to order at 7:03 PM.

Present were:

James 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			
Amy L. Templeton	-	Supervisor			

**The Board held an executive session prior to this evening's meeting to discuss legal issues and an executive session was held on June 29, 2022, to discuss legal issues **

Agenda Amendment and Approval

Mr. Brown made a motion to amend the agenda to add Pooler Zoning Hearing Board appeal under Township Manager report, move Authorization for Demolition for Bid Specs under the Township Manager's report, and add Murgia Zoning Hearing Board appeal under Solicitor's report. Mr. Boucher seconded. Motion passed.

Approval of Minutes

The meeting minutes of June 22, 2022, were submitted for review and approval. Mr. Hoyer made a motion to approve the minutes as presented. Ms. Templeton seconded. Motion passed.

Reports

The Hecktown Fire Incident Report for June 2022 was presented.

Supervisor's Comments

Multi-Municipal Comprehensive Plan – Mr. Pennington reported a final draft has been issued and is currently under review. Ms. Stauffer stated the plan will be on the July Planning Commission meeting and the August 10th Board of Supervisors agenda for adoption at a public hearing.

Open Space Preservation

The EAC cancelled their July meeting and will meet on August 8th.

Parks & Recreation

Ms. Templeton has nothing new to report. She and Mr. Brown did comment positively on the playground at Surrey Glen Park.

Mr. Pennington also noted there will be a blood drive at Keystone Miller Blood Center on July 16th.

Conditional Use Hearing Decision

3774 Eastgate Blvd – The Board has received the draft opinion and decision prepared by the solicitor based upon the testimony provided by the applicant at the hearing conducted at the June 22, 2022,

meeting. Mr. Hoyer made a motion to grant conditional use approval to the hotel project at 3774 Eastgate Blvd. per the written decision. Mr. Boucher seconded. Motion passed.

Subdivision and Land Development

3774 Eastgate Blvd.- The applicant is proposing to construct a 113-room, four-story hotel consisting of 20,072 square feet on a 3.78 acre parcel. The Board of Supervisors granted conditional use approval prior to the consideration of the draft resolution of final conditional approval. The written decision is attached to the draft resolution as Exhibit A.

The applicant has requested three waivers from the Township Subdivision and Land Development Ordinance:

Article 4, Section 401 – Requirement for Separate Preliminary and Final Submission

Article 4, Section 424.7 – Requirement to depict all man-made features within 200’ of the tract boundary

Article 5, Section 501 – Requires submission of a preliminary plan prior to a final plan

Mr. Boucher made a motion to grant the waivers requested. Mr. Brown seconded. Motion passed.

Mr. Hoyer made a motion to adopt Resolution No. LNT-33-22 granting final conditional approval to 3774 Eastgate Blvd Land Development Plan. Mr. Boucher seconded. Motion passed.

Solicitor’s Report

Traffic Signal Maintenance Agreement Amendment – Jandy and Lehigh Cement – The revised agreement provides the Township with better control over the collection of the assessments for this traffic light. Mr. Brown made a motion to authorize the Chairman to execute the agreement on behalf of the Township. Mr. Boucher seconded. Motion passed.

Authorization to Advertise Resolution for the Multi-Municipal Comprehensive Plan – The solicitor requested authorization to advertise the public hearing and subsequent adoption of the comprehensive plan for the August 10th meeting. Mr. Boucher made a motion to authorize the advertisement. Mr. Brown seconded. Motion passed.

Authorization for Bid Specifications – Since the closing is complete on the Notaro property, the Township Engineer should be given authorization to proceed with the bid specifications for demolition. Mr. Hoyer made a motion to authorize the Township Engineer to prepare the bid specifications for the demolition of the three structures on the Notaro property. Mr. Boucher seconded. Motion passed.

Murgia Zoning Hearing Board Appeal – Mr. Murgia has appealed the issuance of a cease and desist letter by the zoning officer. Mr. Hoyer made a motion to authorize the solicitor to appear on the Township’s behalf in support of the cease and desist letter. Mr. Brown seconded. Motion passed.

Engineer’s Report

Mr. Kortze reported he is in receipt of the second payment request for the Surrey Glen Walking Trail.

Manager’s Report

Pooler Zoning Hearing Board Appeal – The Township is in receipt of an appeal filed by Adam Pooler appealing the decision of the zoning hearing board. Mr. Boucher made a motion to authorize James Preston, Esq. of Broughal & Devito to intervene on behalf of the Township in the People’s Property and Annie Marie appeals. Ms. Templeton seconded. Motion passed.

Payment of the Bills

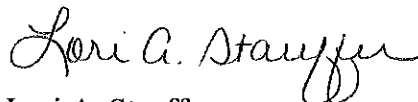
Mr. Boucher made a motion to pay the bills as presented. Mr. Brown seconded. Motion passed.

Courtesy of Floor

There was no discussion under Courtesy of the Floor.

Adjournment – The meeting adjourned at 7:29 PM.

Respectfully submitted by,



Lori A. Stauffer
Township Manager

**Lower Nazareth Township
Bills To Be Approved
July 13, 2022**

GENERAL FUND CHECKING ACCOUNT

Num	Name	Memo	Amount
22257	Whitehall Turf Equipment	Public Works Equipment Parts/Supplies	\$ 48.20
22258	Deer Country Farm & Lawn, Inc.	Public Works Equipment Parts/Supplies	\$ 399.96
22259	Associated Fire Equipment Co., Inc.	Municipal Facilities Maintenance	\$ 368.30
22260	PAPCO	Equipment Motor Fuel	\$ 437.81
22261	Integra One	Computer Services/Software Maintenance	\$ 260.00
22262	Integra One	Software Maintenance	\$ 325.64
22263	Staples Business Advantage	Office Supplies	\$ 291.53
22264	Turf Equipment and Supply Co., LLC	Public Works Equipment Parts/Supplies	\$ 115.28
22265	Medical Life Insurance Company	Employee Life Insurance	\$ 2,541.74
22266	New Enterprise Stone & Lime Co., Inc.	Paving/Patching Materials	\$ 347.00
22267	PSATS CDL Program	CDL Drug Testing	\$ 101.00
22268	NJ Advance Media	Advertisement	\$ 540.60
22269	MRP Electric, Inc.	Ambulance Building Maintenance	\$ 1,585.00
22270	Bethlehem Township Volunteer Fire Co.	Ambulance Services	\$ 30,000.00
22277	Keystone Consulting Engineers, Inc.	Engineering & Inspection Services	\$ 2,320.75
22272	Hecktown Volunteer Fire Company	Fire Company Loan	\$ 2,269.14
22273	Memorial Library of Nazareth & Vicinity	Library Service	\$ 6,906.25
22274	Colonial Regional Police Department	Police Contract Payment	\$ 151,287.58
22275	PA Municipal Health Insurance Cooperat	Employee Health Insurance	\$ 31,001.78
22276	Volunteer Companies Loan Fund	Fire Company Loan	\$ 1,011.77
22277	Keystone Consulting Engineers, Inc.	Engineering & Inspection Services	\$ 2,320.75
22278	State Worker's Insurance Fund	Workers Compensation	\$ 1,021.00
22279	Colonial Regional Police Association	Landscaping	\$ 1,200.00
22280	Nazareth Area Council of Government	Animal Control Officer - 3rd Quarter 2022	\$ 3,461.00
22281	Met-Ed	Traffic Signal / Street Light Electricity	\$ 382.42
22282	Met-Ed	Park Electricity	\$ 36.96
22283	Security Service Company, Inc.	Security System Maintenance	\$ 1,543.74
22284	Carroll Engineering Corporation	Engineering Services	\$ 4,735.00
22285	Easton Suburban Water Authority	Municipal Bldg Sprinkler	\$ 240.00
22286	Easton Suburban Water Authority	Municipal Bldg Water	\$ 57.93
22287	Easton Suburban Water Authority	Hydrant Assessment	\$ 19,435.00

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GENERAL FUND CHECKING ACCOUNT

Num	Name	Memo	Amount
22288	PAPCO	Equipment Motor Fuel	\$ 3,171.85
22289	Tractor Supply Credit Plan	Public Works Equipment Parts/Supplies	\$ 50.03
22290	Service Tire Truck Centers	Public Works Equipment Parts/Supplies	\$ 405.75
22291	Northampton County Seed Company, Inc.	Park Facilities Maintenance	\$ 180.49
22292	Kimball Midwest	Public Works Supplies	\$ 53.00
22293	Associated Fasteners, Inc.	Public Works Equipment Parts/Supplies	\$ 25.66
22294	Exeter Supply Co., Inc.	Pipe & Drainage Supplies	\$ 156.00
22295	Master Supply Line	Municipal Building Supplies	\$ 332.52
22296	Grainger Parts	Public Works Supplies	\$ 52.32
22297	Home Depot	Public Works Supplies	\$ 288.06
22298	Chase Card Services	Supplies/Continued Education/Postage	\$ 1,002.55
22299	AllState Septic Systems, LLP	Temporary Restrooms	\$ 245.00
Total General Fund Checking Account...			\$ 272,556.36

PAYROLL ACCOUNT

Num	Name	Memo	Amount
	July 1, 2022		\$ 41,924.64

LNT COMMUNITY EVENTS

Num	Name	Memo	Amount
1003	Chase Card Services	Community Event	\$ 34.97

CAPITAL RESERVE ACCOUNT

Num	Name	Memo	Amount
1253	Delaware Valley Paving	Capital Construction	\$ 63,135.54

CAPITAL RESERVE SEWER-SIGNALS ACCOUNT

Num	Name	Memo	Amount
539	Signal Service, Inc.	Traffic Signal Maintenance	\$ 4,740.00

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CAPITAL RESERVE EQUIPMENT REPLACEMENT ACCOUNT

Num	Name	Memo	Amount
1313	Fulton Bank, NA	Capital Equipment Lease Payment	\$ 23,261.62
1314	E.M. Kutz, Inc.	Capital Equipment Purchase	\$ 6,623.00
<i>Total Capital Reserve Equipment Replacement Account...</i>			<u>\$ 29,884.62</u>

MASTER ESCROW ACCOUNT

Num	Name	Memo	Amount
2884	Keystone Consulting Engineers, Inc.	Engineering & Inspection Services	\$ 29,205.38
2885	Signal Service, Inc.	Traffic Signal Maintenance	\$ 767.08
2886	Mary Lou Gensits	Escrow Refund	\$ 1,333.43
2887	Regis Flaherty	Escrow Refund	\$ 225.00
2888	Met-Ed	Traffic Signal Electricity	\$ 209.48
2889	Northampton County Recorder of Deeds	Plan Recording	\$ 35.00
2890	County of Northampton	Parcel ID	\$ 20.00
<i>Total Master Escrow Account...</i>			<u>\$ 31,795.37</u>

TRAFFIC IMPACT ACCOUNT

Num	Name	Memo	Amount
1312	Midtown Abstract	Fulton Bank Closing	\$ 31,195.05
1313	Beatty Contractors & Wreckers, Ltd.	Contracted Service	\$ 725.00
1314	Keystone Consulting Engineers, Inc.	Engineering & Inspection Services	\$ 8,233.08
<i>Total Traffic Impact Account...</i>			<u>\$ 40,153.13</u>

EIT OPEN SPACE ACCOUNT

Num	Name	Memo	Amount
1003	Laudone & Associates, Inc.	Property Appraisal	<u>\$ 1,900.00</u>

OPEN SPACE ACCOUNT

Num	Name	Memo	Amount
1591	Lyons Recreation, LLC	Capital Construction	<u>\$ 14,387.90</u>

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REFUSE / RECYCLING ACCOUNT

Num	Name	Memo	Amount
1657	AllState Septic Systems, LLP	Temporary Restrooms	\$ 115.00