

**LOWER NAZARETH TOWNSHIP
BOARD OF SUPERVISORS
MINUTES
February 8, 2023**

The Lower Nazareth Township Board of Supervisors held a hybrid meeting on Wednesday, February 8, 2023, Chairman James Pennington called the meeting to order at 7:00 PM.

Present were:

James S. Pennington	-	Chairman	Gary Asteak, Esq.	-	Solicitor
Martin Boucher	-	Vice Chairman	Albert Kortze	-	Engineer
Robert J. Hoyer	-	Supervisor	Lori A. Stauffer	-	Manager
Stephen A. Brown	-	Supervisor	Tammi Dravec	-	Secretary/Treasurer
Amy L. Templeton	-	Supervisor	Lori B. Seese	-	Planning/Zoning Administrator

**The Board held an executive session prior to this evening's meeting to discuss legal matters **

Agenda Amendment and Approval

Ms. Stauffer requested to add the Dal Maso zoning appeal under her reports. Mr. Boucher made a motion to approve the amended agenda. Ms. Templeton seconded. Motion passed.

Brian Panella, a local attorney running for County Judge briefly spoke about his background and thanked Board for their actions and staff for all of their hard work.

Approval of Minutes

The meeting minutes of January 25, 2023 were submitted for review and approval. Mr. Hoyer made a motion to approve the minutes as presented. Mr. Boucher seconded. Motion passed.

Public Hearing

Zoning Ordinance Amendment – Ordinance #244-02-03
Solicitor Asteak opened the public hearing at 7:03pm.

The proposed ordinance deletes/removes warehouses and distribution in the light industrial (LI) zone. The Township has received favorable comments from LVPC and LNT Planning Commission.

Solicitor Asteak opened the floor for public comment. Those wishing to speak were asked to provide full names and addresses and were sworn in by the court reporter.

Daniel Dal Maso who owns properties in the LI district is not a proponent. The ordinance will dramatically devalue a major asset to his family.

Doug Reynolds, 370 Hemlock Lane, welcomes this opportunity to do something about warehouses but wonders why it took so long for this opportunity to present itself. Traveling on Hanoverville Road is difficult and will get more difficult if we allow more warehouses.

Nancy Teague, 4300 Belmont Drive, is originally from the Mid-West but has lived here for 6 years. She loves this community and is involved in sports, activities, and scouts. She respects the plight of landowners, but this community has borne more than its fair share of warehouses. She is looking at what the future will be when the warehouse craze wears off and we are left with empty buildings.

William Gosztonyi, 4489 Whitetail Drive, has concerns about empty buildings and thinks they should be filled instead of building more.

Board of Supervisors Comments:

Mr. Pennington received several emails from residents. It helps in the decision-making process when the Board hears from residents.

Mr. Pennington reported that since the advertisement of this ordinance, three submissions for warehouses were received by the Township. This ordinance will not apply to these submissions, only new submissions.

Mr. Pennington noted that the Board is aware of traffic issues, including trucks going off course. Previously the Township fought the Liberty warehouse project and lost the appeal.

Mr. Pennington said for the LI property owners, the Township, we will be adding other options for land use to help maintain the value of their land.

Mr. Pennington noted that the Township has more than our fair share of warehouses; 9% of our land is warehouses.

Mr. Brown stated the Township is 13 sq miles. It is 2% of the land mass of the Lehigh Valley yet has 8% of warehouse space. The right thing to do is to pass this ordinance.

Mr. Hoyer said it is time to do something; often our hands are tied but we have an opportunity to move forward and restrict warehouses.

Mr. Boucher stated this is just the first step. More needs to be done.

Mr. Hoyer made the motion to approve ordinance #244-02-23. Mr. Brown seconded. Motion passed. The ordinance will become effective 5 days from today.

The public had additional comments and questions including the locations of the three submissions.

- 270 Country Club Road
- 4215 Lonat Drive
- Route 191 – the old Faust Farm

Solicitor Asteak stated that the developers made the attempt to get the submissions in under the wire, but those submissions are subject to formal review prior to acceptance.

Regina Kunsman, 4630 Hanoverville Road asked if the fire hydrants were installed along Route 191 for warehouses development. Mr. Pennington answered no and that the land is zoned office park. She also had a question about the Hanoverville and Georgetown bridge. Mr. Pennington stated it is County bridge so we would not know.

Ms. Stauffer stated that warehouses will still be allowed in the General Industrial district. Mrs. Seese stated those zones are located near Essroc on the east side of township and by Dutch Springs and Keystone Drive.

Reports

The Bethlehem Township Ambulance Report for 2022 was presented.

Supervisor's Comments

Open Space Preservation – Mr. Hoyer reported that the EAC will be meeting on Monday at 7pm. At their January meeting it was announced that the Township closed on the Smickle property next to Surrey Glen. The property was purchased with Open Space Preservation funds. This property will provide access to the park. Ms. Stauffer noted that the wooded area will remain and a 6-foot wide walking path will go through the center. Numerous deed restrictions were agreed to; one being that the wooded conditions remain.

Mr. Brown believes the walking trail will provide nice access to the park. He also thanked Township Staff for getting the Summer Park Program back up and running this year.

Neighbors bordering Surrey Glen inquired about fencing to keep people from crossing private property to access the park. One neighbor stated he emailed the Township about this issue. No trespassing signs were installed but people are still crossing through the pine trees to access the park. Ms. Stauffer stated she is hoping the path will cut down on this issue. She stated that the Township strives to be a good neighbor and noted the Board would not object to a fence if necessary.

Mr. Pennington commented that the Township had opportunity to provide better access to the park and thought it was an excellent idea to provide better access to residents living in neighborhood.

One resident was thankful for the park development and playground. Mr. Pennington said a paved lot would be coming as well as better lighting.

Ms. Stauffer added that any other plans for the park are limited due to the flood plan. There will be no permanent structures but maybe future sports fields.

Some residents were concerned about lighting, but the Board and Township Engineer explained the lighting would be only for security and should not spill over to their properties.

Parks & Recreation - Ms. Templeton provided updates on Township Parks and Events planned.

Summer Park 2023 - Registration forms are available on our website. The program will run for 4 weeks and is open to 5–10-year-olds.

Annual Easter Egg Hunt – This event will be held on April 1st. This year we will be scattering 8,000 treat filled eggs!

Dogs Day Out – This event will be held on September 30th.

Christmas Tree Lighting – This date has not been set. Stay tuned.

Newburg Park Splash Pad - This project is moving forward, and we are waiting for DCNR approval.

Surrey Glen Park Walking Trail – Ms. Templeton asked for authorization to proceed with the walking trail extension Mr. Brown made a motion to proceed with the project. Mr. Boucher seconded. Motion passed.

Mr. Boucher had no comments.

Subdivision and Land Development

Koch 33 Toyota Dealership Expansion – Holly Evans from Evans Engineering was present for the applicant. Mr. Kortze reviewed his letter recommending granting the waivers and approval of the plan. He is currently working on the cost estimate and will get that to Solicitor Asteak to prepare the improvements agreement.

Waiver Requests – The applicant is requesting a waiver from SALDO Section 401 (requiring a separate preliminary plan submission) and Section 501 (requiring a separate final plan submission) Mr. Brown made a motion to grant the waiver requests. Mr. Hoyer seconded. Motion passed.

Koch 33 Toyota Dealership Expansion – Preliminary/Final Land Development – Mr. Hoyer made a motion to adopt Resolution #LNT-12-23. Ms. Templeton seconded. Motion passed.

Solicitor's Report

There was nothing to report.

Engineer's Report

Triple Net Offsite Utility Extension – Letter of Credit Reduction & Commence Maintenance – Mr. Kortze reviewed his letter recommending the reduction in security and to the commence maintenance period. Mr. Hoyer made a motion to reduce security and commence maintenance. Mr. Brown seconded. Motion passed.

Authorization to Advertise Demolition (Notaro & Clemis) – Mr. Kortze expects to have the specs ready by next week and requests authorization to advertise for the demolition of these properties. Ms. Templeton made the motion to authorize advertisement. Mr. Brown seconded. Motion passed.

Manager's Report

Authorization – 2023 Road Project – Ms. Stauffer stated the 2023 road project will be to mill and overlay Hanoverville Road from Route 191 to the bridge. Ms. Stauffer noted there is no truck traffic

permitted on that portion of the road. Mr. Boucher made a motion to authorize advertising the 2023 road project. Mr. Brown seconded. Motion passed.

Authorization to Execute Payment Agreement – Ms. Stauffer has drafted an agreement for payment of damage to our speed radar device on Hecktown Road. Mr. Boucher made a motion to execute the payment agreement. Ms. Templeton seconded. Motion passed.

Authorization Solicitor to attend Dal Maso ZHB appeal – Ms. Stauffer noted this is an appeal of a violation notice. Legal council is requested in support of the violation notice however Solicitor Asteak is not available for the February 28th hearing. Ms. Stauffer asked the Board to authorize Jim Preston to attend. Ms. Templeton made the motion to authorize Attorney Preston to attend the hearing. Mr. Brown seconded. Motion passed.

Payment of the Bills

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

Courtesy of Floor

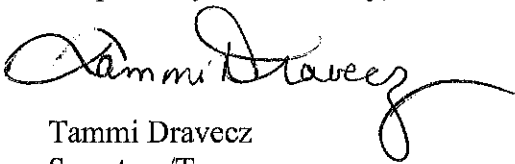
A concerned resident wanted to ensure the roadwork on Hanoverville Road did not lead to additional flooding issues, especially around the Sterling Crossing neighborhood.

There was a question on the digging that was happening at Hahn’s Meadow Park. Ms. Stauffer stated that is probes related to our MS4 project. There will be discussion at a future meeting. Mr. Kortze noted that it will be something other than a detention basin requiring less excavation and be more cost effective.

Adjournment

The meeting adjourned at 7:58 PM.

Respectfully submitted by,



Tammi Dravec
Secretary/Treasurer

**Lower Nazareth Township
Bills To Be Approved
February 8, 2023**

GENERAL FUND CHECKING ACCOUNT

Num	Name	Memo	Amount
22816	Integra One	Software Maintenance	\$ 575.86
22817	Integra One	Computer Services	\$ 303.75
22818	LMS Designs and Signs	Public Works Equipment Parts/Supplies	\$ 90.00
22819	Alex's Tire Center, Inc.	Public Works Equipment Parts	\$ 2,667.68
22820	Staples Business Advantage	Office Supplies	\$ 72.12
22821	Interstate Battery of Allentown	Public Works Equipment Parts/Supplies	\$ 271.90
22822	Kimball Midwest	Public Works Supplies	\$ 350.16
22823	DACER Fire Protection	Fire Company Equipment Maintenance	\$ 98.50
22824	Wex Bank	Fire Company	\$ 718.16
22825	Verizon Wireless	Fire Company Wireless	\$ 329.77
22826	Verizon Wireless	Fire Company Wireless	\$ 108.57
22827	Fraser Advanced Info Systems	Fire Company Copier Lease/Maintenance	\$ 95.00
22828	Grainger Parts	Fire Company Parts/Supplies	\$ 77.04
22829	Service Electric Cable TV Inc	Fire Company Internet	\$ 115.82
22830	Sparkle Car Wash on 248 LLC	Fire Company	\$ 3.76
22831	PPL, Inc.	Fire Company Electricity	\$ 776.89
22832	PPL, Inc.	Fire Company Electricity	\$ 26.81
22833	Fogels Fuel Service	Fire Company Fuel	\$ 3,957.26
22834	LMS Designs and Signs	Fire Company Supplies	\$ 370.00
22835	American Rock Salt Company LLC	Winter Maintenance	\$ 25,974.82
22836	Pitney Bowes Purchase Power	Postage	\$ 2,078.69
22837	East Penn Sanitation, Inc.	Municipal Trash Removal	\$ 88.00
22838	Suburban Propane	Park Fuel	\$ 409.86
22839	Innovative Designs & Publishing, Inc.	Subscription Renewal	\$ 25.00
22840	NJ Advance Media	Advertisements	\$ 1,980.70
22841	Keystone Consulting Engineers, Inc.	Engineering & Inspection Services	\$ 5,581.00
22842	Karen A. Mengel, RPR, CSR	Stenographer	\$ 350.00
22843	Hecktown Volunteer Fire Company	Fire Company Loan	\$ 2,269.14
22844	Memorial Library of Nazareth & Vicinity	Library Service	\$ 7,078.91
22845	Colonial Regional Police Department	Police Contract Payment	\$ 158,016.83
22846	Volunteer Companies Loan Fund	Fire Company Loan	\$ 1,011.77

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GENERAL FUND CHECKING ACCOUNT

Num	Name	Memo	Amount
22847	Home Depot	Public Works Supplies/Park Maintenance	\$ 920.67
22848	Ike's Garage	Public Works Equipment Parts/Supplies	\$ 103.86
22849	Kimball Midwest	Public Works Supplies	\$ 397.32
22850	Deer Country Farm & Lawn, Inc.	Public Works Equipment Parts/Supplies	\$ 240.61
22851	Cumberland Truck Parts	Public Works Supplies	\$ 534.00
22852	Horwith Trucks Inc.	Public Works Equipment Parts/Supplies	\$ 515.33
22853	Valley Tire of Nazareth	Public Works Equipment Parts/Supplies	\$ 253.00
22854	Williamson Law Book Company	Minutes Books	\$ 210.25
22855	The Flying Locksmiths	Park Facilities Maintenance	\$ 724.80
22856	American Rock Salt Company LLC	Winter Maintenance	\$ 3,314.13
22857	Liberty Propane Inc.	Municipal Building Propane	\$ 1,533.01
22858	PAPCO	Equipment Motor Fuel	\$ 733.13
22859	State Worker's Insurance Fund	Workers Compensation - #05039711	\$ 4,575.00
22860	Integra One	Computer Services/Software Maintenance	\$ 625.00
22861	Integra One	Computer Services/Software Maintenance	\$ 260.00
22862	Met-Ed	Traffic Signal / Street Light Electricity	\$ 481.62
22863	Met-Ed	Park Electricity	\$ 209.37
22864	Pocono Wildlife Rehabilitation Center	Donation	\$ 100.00
22865	Easton Suburban Water Authority	Municipal Bldg Water	\$ 56.39
22866	Gilmore & Associates, Inc.	Engineering & Consulting Services	\$ 837.50
22867	Liberation Nazareth, LLC	Local Services Tax Refund	\$ 65.10
22868	Keystone Municipal Insurance	Workers Comp Insurance	\$ 4,799.50
22869	Kimball Midwest	Public Works Supplies	\$ 333.90
22870	PAPCO	Equipment Motor Fuel	\$ 1,053.72
22871	ACR Products, Inc	Public Works Equipment Parts/Supplies	\$ 49.68
22872	Cumberland Truck Parts	Public Works Supplies	\$ 48.75
Total General Fund Checking Account ...			\$ 238,849.41

PAYROLL ACCOUNT

Num	Name	Memo	Amount
	February 10, 2023		\$ 43,298.20

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REFUSE/RECYCLING ACCOUNT

Num	Name	Memo	Amount
1669	AllState Septic Systems, LLP	Temporary Restrooms	\$ 115.00

CAPITAL RESERVE ACCOUNT

Num	Name	Memo	Amount
1272	Bachman's Roofing, Bldg, & Remodel	Building Improvements	\$ 31,201.92
1273	IntegraOne	Computer Services	\$ 7,080.00
<i>Total Capital Reserve Account ...</i>			<u>\$ 38,281.92</u>

TRAFFIC IMPACT ACCOUNT

Num	Name	Memo	Amount
1322	Keystone Consulting Engineers, Inc.	Engineering Services	\$ 2,259.63

MASTER ESCROW ACCOUNT

Num	Name	Memo	Amount
2968	Keystone Consulting Engineers, Inc.	Engineering & Inspection Services	\$ 23,540.63
2969	Met-Ed	Traffic Signal Electricity	\$ 249.34
<i>Total Master Escrow Account ...</i>			<u>\$ 23,789.97</u>