

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

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

Present were:

James S. Pennington	-	Chairman	Gary Asteak	-	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

Mr. Brown made a motion to approve the agenda. Mr. Boucher seconded. Motion passed.

Eagle Scout Presentation

Adam Lankay, Troop 76, gave a presentation on his proposed Eagle Scout project. He is proposing to install a Gaga ball pit at Surrey Glen Park. He explained the rules of the game as well as its benefits. Adam stated he will recruit friends for construction. He received quotes for a hexagon shaped pit that would accommodate 15-18 players and an octagon shaped pit that would allow for 35-40 players. He noted that the pit can be constructed in a variety of colors. Adam proposed to install the hexagon shaped pit in green. The estimated cost would be \$3,562: \$2,953 for the kit, \$500 shipping, and \$150 for the mulch. Adam stated while not finalized, his fundraising ideas include a clothing drive, a car wash, selling hot dogs, and if needed a Go Fund Me. He added that any assistance from the Township would be appreciated but not required. Adam is hoping to have this project completed this summer.

Ms. Templeton stated that the Recreation Committee has concerns about the flooding at Surrey Glen and asked him to each out to Township Engineer Al Kortze. Ms. Templeton also recommended yellow versus green since the playground at Surrey Glen is vibrant colors.

Mr. Pennington asked Ms. Stauffer about the commitment of funds. Ms. Stauffer stated that is guided by the request of Eagle Scout.

Mr. Hoyer offered the assistance of Township Public Works for the excavation for the project.

Mr. Pennington told Adam to reach out for fund assistance if/when needed.

Approval of Minutes

The meeting minutes of February 22, 2023 were submitted for review and approval. Mr. Hoyer made a motion to approve the minutes as presented. Mr. Brown seconded. Motion passed.

Reports

The Financial Report for January was presented.

Supervisor's Comments

Open Space Preservation – Mr. Hoyer reported that the EAC met on Monday. They would like to plan an Earth Day Event / Clean Up on April 22nd at Surrey Glen Park. He requested up to \$750 for expenses including fliers made in-house for distribution. A motion was moved by Mr. Boucher to authorize funding for the event up to \$750. Mr. Brown seconded. Motion passed.

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

Newburg Park:

- **Lighting & Cameras** – The lighting poles are currently being erected at Newburg Park. There are five cameras currently functioning at the park with Public Works monitoring them. Additional cameras will be supplemented as needed.
- **Splash Pad Purchase Approval** – Ms. Templeton reported that installation should be complete by August. The Recreation Committee will be discussing rules for operation and staffing needs prior to the 2024 opening. A motion was moved by Mr. Boucher to authorize the purchase of the splash pad. Mr. Brown seconded. Motion passed. Mr. Pennington inquired about the fencing around the detention pond. He is also concerned about the area lacking grass near the parking area. Ms. Stauffer said signage and mulch will be installed in that area of concern.
- **Pickleball Courts** – The project should be completed this spring as soon as the weather warms up.
- **Entrance & Kiosk Signs** – We are awaiting a work schedule for the installation of these signs.

Community Events:

- **The Easter Egg Hunt** is shaping up to be a great day. Saturday April 1st 11am; rain date April 2nd. Donations are pouring in from numerous businesses. Hecktown Volunteer Fire and Colonial Regional will be on hand as well as the Easter Bunny.

Mr. Pennington inquired on the status of the Summer Park Program. Ms. Stauffer reported that we have about 40 kids registered.

Subdivision and Land Development

Northampton Farms LLC: Requests for Continuance; Solicitor Asteak commented that written requests have been received for the following:

- 523 Nazareth Pike & 578 Daniels Road –Mr. Hoyer made a motion to grant the continuance. Ms. Templeton seconded. Motion passed. Hearing dates will be determined by staff.

- 4215 Lonat Drive – Mr. Hoyer made a motion to grant the continuance. Ms. Templeton seconded. Motion passed. Hearing dates will be determined by staff.

Fantastic 1948, LLC: Requests for Continuance: Solicitor Asteak commented that a written request has been received. Mr. Boucher made a motion to grant the continuance. Mr. Brown seconded. Motion passed. Solicitor Asteak noted the hearing will be on April 12th during our regularly scheduled meeting and asked Ms. Stauffer to minimize the regular agenda to have time for the hearing.

Solicitor Asteak noted that the \$250 continuance fee is required for all three applications.

Triple Net, 4730 Hanoverville Road – Waiver Request:

Ben Kutz, Gilmore & Associates, was in attendance and available for questions. Terry DeGroot, Terraform Engineering for Triple Net, gave a brief presentation on their request.

Mr. Kutz stated he originally had some degree of concern, but the waiver may be appropriate. It's a privately owned system and the maintenance will be handled by them. With a hold harmless agreement there would be NO risk to the township.

Mr. Brown asked if the construction was done correctly. Mr. Kutz stated no it should be steeper.

Mr. Hoyer asked who should have been checking that this was done correctly. Mr. Kutz stated Keystone. Mr. Kortze stated the pipe from the building is come out lower, throwing everything off. It was caught on the as-built as was conveyed to the developer.

Mr. Brown thinks they should be made to fix the issue and that this would not be fair to any future property owner.

Mr. Hoyer thinks Mr. Brown makes a good point and asked how new owners will be made aware. Solicitor Asteak stated it would be recorded and would come up in a property search.

Ms. Templeton asked what would be done to address problems that occur?

Mr. DeGroot said they would monitor the line and complete additional flushing as required.

Mr. Hoyer made a motion to grant the waiver. Mr. Boucher seconded. Mr. Brown opposed. Motion passed.

LVTCH Hanoverville Road Improvements: Mr. Kortze stated that the wearing course and striping still need to be completed. He believes that work completed to date is about 75% of the cost; therefore, he recommended refunding \$75,000 now and upon completion they can request the balance.

Mr. Boucher thinks that quite a bit of work still needs to be done. Mr. Kortze agreed but, cost-wise they are 75% done.

Board members were not even sure what work had been completed. Mr. Kortze said they could hold off until complete.

Ms. Stauffer noted that Trammell Crow has already made their traffic impact fee payment therefore this would be a reimbursement of part of that fee.

Mr. Boucher still thought \$75,000 was too much.

Mr. Pennington suggested half? Mr. Boucher said nothing should be reimbursed.

The Board tabled the request and the developer can come back when the work is complete.

Solicitor's Report

There was no report.

Engineer's Report

Triple Net – Letter of Credit Reduction – Mr. Kortze reviewed his February 22nd letter recommending a \$1,201,261.15 reduction in security. Mr. Boucher made a motion to reduce security per the recommendation of the engineer. Mr. Hoyer seconded. Motion passed.

JW Land Co, - Route 248 Warehouse – Letter of Credit Reduction: Mr. Kortze reviewed his February 28th letter recommending a \$3,970,324.05 reduction in security. Ms. Templeton made a motion to reduce security per the recommendation of the engineer. Mr. Boucher seconded. Motion passed.

Ms. Stauffer noted that even though the developer made the request, the project was not ready to enter into the maintenance period per Mr. Kortze.

Manager's Report – Ms. Stauffer asked for authorization to proceed with the purchase of the 623 Municipal Drive Generator. We will handle this just as the installation at the 306 building. The generator will be purchased through a costars vendor and an electrician will complete the installation. She noted that transfer switches have already been installed when we completed the meter work.

She noted that there is a 10-month lead time. Upon installation this generator will supply power to the entire building allowing us to continue regular operations.

Ms. Stauffer reminded the Board that the Township received a \$20,000 grant for this project.

Ms. Stauffer reviewed the quote from DynaTech for the generator for 623 Municipal Drive. The cost of \$40,686.00 is for the generator, there will be additional fees for installation.

Mr. Brown made a motion to authorize the purchase of the generator. Ms. Templeton seconded. Motion passed.

Payment of the Bills

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

Courtesy of Floor

Jim Faust stated the Township needs to do something about the retention pond at his property and wants to know when it will be brought up the conditions per the agreement. Ms. Stauffer stated this was before her time, but she would research the agreement.

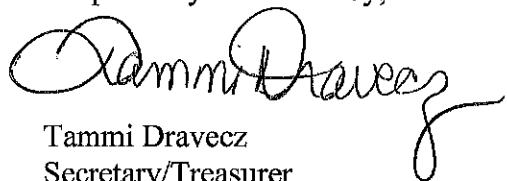
Mr. Kortze stated he sent letters to residents in the past. The design of the pond is such that property owners are unaware of their responsibility and dump yard waste.

Ms. Stauffer and Mr. Kortze will work together on the issue.

Adjournment

The meeting adjourned at 7:58PM.

Respectfully submitted by,

A handwritten signature in black ink, appearing to read "Tammi Dravecz", written in a cursive style.

Tammi Dravecz
Secretary/Treasurer

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

GENERAL FUND CHECKING ACCOUNT

Num	Name	Memo	Amount
22912	State Worker's Insurance Fund	Workers Compensation - #05039711	\$ 1,372.00
22914	Diesel Service, Inc.	Public Works Equipment Parts/Supplies	\$ 436.48
22915	Bath Supply Co., Inc.	Facilities Maintenance	\$ 1,278.00
22916	U.S. Municipal Supply, Inc.	Public Works Traffic Signs	\$ 630.76
22917	PAPCO	Equipment Motor Fuel	\$ 1,760.66
22918	Suburban Propane	Public Works Fuel	\$ 931.21
22919	Fraser Advanced Info Systems	Copier Supplies	\$ 25.93
22920	Pitney Bowes Purchase Power	Postage	\$ 520.99
22921	Easton Suburban Water Authority	Municipal Bldg/Newburg Park Water	\$ 131.00
22922	East Penn Sanitation, Inc.	Municipal Trash Removal	\$ 88.00
22923	Gilmore & Associates, Inc.	Engineering & Consulting Services	\$ 405.00
22924	Wex Bank	Fire Company	\$ 643.16
22925	Sparkle Car Wash on 248 LLC	Fire Company	\$ 1.88
22926	PPL, Inc.	Fire Company Electricity	\$ 29.61
22927	PPL, Inc.	Fire Company Electricity	\$ 798.31
22928	Verizon Wireless	Fire Company Wireless	\$ 570.11
22929	Verizon Wireless	Fire Company Wireless	\$ 2,669.75
22930	Service Electric Cable TV Inc	Fire Company Internet	\$ 115.82
22931	Palmer Township Board of Supervisors	MS4 Advertisement	\$ 43.75
22932	Liberty Propane Inc.	Municipal Building Propane	\$ 2,483.18
22933	Keystone Consulting Engineers, Inc.	Engineering & Inspection Services	\$ 366.13
22934	Lower Nazareth Township	Building Permit Fee	\$ 315.00
22935	Hecktown Volunteer Fire Company	Fire Company Loan	\$ 2,269.14
22936	Memorial Library of Nazareth & Vicinity	Library Service	\$ 7,078.91
22937	Colonial Regional Police Department	Police Contract Payment	\$ 158,016.83
22938	Volunteer Companies Loan Fund	Fire Company Loan	\$ 1,011.77
22939	Carroll Engineering Corporation	Engineering Services	\$ 5,981.50
22940	Gilmore & Associates, Inc.	Engineering & Consulting Services	\$ 492.50
22941	NJ Advance Media	Advertiement	\$ 856.62
22942	Integra One	Computer Services	\$ 260.00
22943	Keystone Consulting Engineers, Inc.	Engineering & Inspection Services	\$ 2,243.88

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

GENERAL FUND CHECKING ACCOUNT

Num	Name	Memo	Amount
22944	Home Depot Credit Services	Pw Supplies, Park & Municipal Maint.	\$ 972.80
		<i>Total General Fund Checking Account ...</i>	<u>\$ 194,800.68</u>

PAYROLL ACCOUNT

Num	Name	Memo	Amount
	March 10, 2023		<u>\$ 45,432.17</u>

CAPITAL RESERVE ACCOUNT

Num	Name	Memo	Amount
1274	Environmental Planning & Design	Professional Services	\$ 4,470.43
1275	LNT Real Estate Tax Collector	Real Estate Property Tax	\$ 498.33
1276	County of Northampton	Real Estate Property Tax	\$ 1,195.99
		<i>Total Master Escrow Account ...</i>	<u>\$ 6,164.75</u>

REFUSE / RECYCLING ACCOUNT

Num	Name	Memo	Amount
1670	AllState Septic Systems, LLP	Temporary Restrooms	<u>\$ 115.00</u>

OPEN SPACE ACCOUNT

Num	Name	Memo	Amount
1599	Schlouch Incorporated	Capital Construction	<u>\$ 26,436.10</u>

DEVELOPMENT & INSPECTION ACCOUNT

Num	Name	Memo	Amount
2108	Barry Isett & Associates, Inc.	Building Inspection Services	<u>\$ 8,794.58</u>

MASTER ESCROW ACCOUNT

Num	Name	Memo	Amount
2972	Keystone Consulting Engineers, Inc.	Engineering & Inspection Services	\$ 13,919.25
2973	Gilmore & Associates, Inc.	Engineering & Consulting Services	\$ 725.00
		<i>Total Master Escrow Account ...</i>	<u>\$ 14,644.25</u>