

**LOWER NAZARETH TOWNSHIP  
BOARD OF SUPERVISORS  
MINUTES  
April 12, 2023**

The Lower Nazareth Township Board of Supervisors held a hybrid meeting on Wednesday, April 12, 2023, Chairman James Pennington called the meeting to order at 7:06 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 last evening to discuss legal matters \**

**Agenda Amendment and Approval**

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

**Resolution #LNT-14-23 – Fantastic 1948 Application for Land Development** – The land development application is denied due to failure to comply with requirements in the SALDO. Mr. Hoyer made a motion to approve resolution #LNT-14-23. Mr. Brown seconded. Motion passed.

**Conditional Use Hearing – CU2023-01 Fantastic 1948 LLC** – Solicitor Asteak opened the hearing at 7:10pm. He explained that this is a hearing, not a meeting, comparable to court room proceedings. The applicant's attorney will question witnesses after each witness we will accept questions relative to the witness's testimony, no comments. Public comments will be accepted after all testimony has been given.

Solicitor Asteak provided an explanation of the application and documents that will be made part of the record including proof of advertisement, property posting, notification mailings, and numerous review letters. He noted that this is the fourth proposal for this property over the years; a business park, an auto detailer, sports complex, and this current application.

Attorney Erich Schock, Fitzpatrick, Lentz and Bubba, called his first witness, John Wichner, a traffic engineer from McMahon Associates. Testimony covered numerous traffic reports and studies as well as review letters from Al Kortze, KCE dated February 23, 2023 and Lori Seese, Planning and Zoning Administrator dated February 27, 2023.

*\* The Board took a brief break from 8:37pm and reconvened at 8:50pm \**

Attorney Schock finished his questioning at 9:10pm and the audience was invited to question Mr. Wichner. Those speaking were required to sign in providing a name and address. Attorney Schock questioned standing for those wishing to speak. Solicitor Asteak stated it is his practice to not limit and will allow anyone to speak. He did note that questions need to be limited to the topic of the witness and questions should not be redundant.

Carol Rice, 4367 Vista Drive, stated that while he provided a thorough explanation of traffic, could he explain how this project would enhance the quality of life in the township? Mr. Wichner stated this was outside of his area of transportation.

Cindy Paukovitch, 4326 Midland Circle, asked if the 2021 traffic study was voided and replaced with the 2023 study. She also inquired if the traffic study looked beyond the immediate intersections and looked at Route 33, 22, and 78. Mr. Wichner stated the latest study was performed at the request of the Township Engineer and only studied the local roads/intersections.

Nancy Teague, 4300 Belmont Drive, shared concern about emergency access at the intersection especially with Hecktown Oaks being by the Route 33 access ramps. Mr. Wichner believes there will be proper traffic flow through the intersection and noted that emergency vehicles are equipped with signal preemption.

Heidi Singer, 491 Midland Road, was concerned that despite efforts guiding traffic towards Route 33, trucks will attempt to turn towards Newburg Road to access Routes 191 and 22. Mr. Wichner stated that between the signage and physical restrictions, along with the proximity to Route 33, trucks will follow that route. He said they can work with the Township Engineer on design elements to further encourage traffic to head towards Route 33.

Harold Roth, 4412 Hecktown Road, wanted to know the names and roles of the presenters, including the Board of Supervisors. Solicitor Asteak provided information and an explanation.

Stephen Zarrelli, 276 Jefferson Place, inquired if the exit from the site onto Country Club would be signalized and was concerned about grading and sight lines. Mr. Wichner said the study took this into consideration and it will not be signalized. Mr. Zarrelli also expressed concern about trucks making the turn from Hecktown Road onto Country Club and asked if this was analyzed as part of the traffic study. Mr. Wichner stated it was not, but they would if asked.

Suneel Valla, 244 Cobblestone Lane, found the statistics and limited delay in traffic flow hard to believe and asked how he arrived at those conclusions. Mr. Wichner said a comparison on conditions, industry standards, and experience. Mr. Valla questioned the level of confidence in his results and if the applicant would provide remediation if he was wrong. Mr. Wichner said they would, if required by the township.

Amy Millhouse, 622 Mulberry Drive, stated the traffic study is based on a business model and asked if they knew the tenant for this facility. She believes the actual use will depend on the tenant. Mr. Wichner replied the tenant is unknown at this time. Ms. Millhouse also questioned the area for queuing and if it was enough to accommodate the trucks. Mr. Wichner said there is room to stack 8 trucks, which is more than enough for the anticipated visits.

David McGinnis, 4206 N Mayfield Circle, questioned the time frame for the traffic study and if they were aware that Tuesday March 14<sup>th</sup> was an early dismissal day for school. Mr. Wichner stated guidance says studies should be conducted on a Tuesday, Wednesday, or Thursday and they were not aware of the school calendar. Mr. McGinnis inquired about previous projects that he was involved in. Mr. Wichner noted there are projects on Hanoverville Road, Route 191, and prior applications for this

site. Mr. McGinnis inquired if traffic study numbers were held up for those projects. Mr. Wichner commented that some sites are actually generating less than the study predicted.

Joleen Shuda, 471 Hemlock Lane, asked Mr. Wichner to define traffic, what was included in the study. He said all motorized vehicles as well as pedestrians and bicyclists. Ms. Shuda asked if the study considered ages and/or ability of drivers. Mr. Wichner said it did not. Ms. Shuda asked if they study reviewed accident reports and adverse weather conditions. Mr. Wichner noted the study did not look at adverse weather but did look at accident reports.

Solicitor Asteak adjourned the hearing at 10pm and noted we would continue on May 22<sup>nd</sup> at 7pm. Mr. Wichner will still be the witness when we reconvene. Solicitor Asteak noted that the documents/exhibits from this evening will be available for public inspection at the Township Office. Please call ahead.

#### **Approval of Minutes**

The meeting minutes of March 22, 2023 were submitted for review and approval. Mr. Boucher made a motion to approve the minutes as presented. Ms. Templeton seconded. Motion passed.

#### **Payment of the Bills**

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

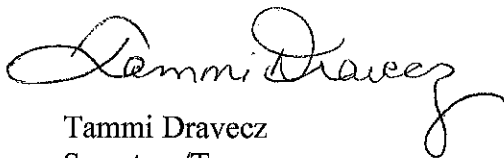
#### **Courtesy of Floor**

There were no comments under Courtesy of the Floor.

#### **Adjournment**

The meeting adjourned at 10:00PM.

Respectfully submitted by,



Tammi Dravec  
Secretary/Treasurer

**Lower Nazareth Township  
Bills To Be Approved  
April 12, 2023**

**GENERAL FUND CHECKING ACCOUNT**

<b>Num</b>	<b>Name</b>	<b>Memo</b>	<b>Amount</b>
22992	State Worker's Insurance Fund	Workers Compensation - #05039711	\$ 1,526.00
22993	NJ Advance Media	Advertisements	\$ 452.70
22994	PPL, Inc.	Fire Company Electricity	\$ 31.63
22995	Wex Bank	Fire Company	\$ 651.53
22996	Verizon Wireless	Fire Company Wireless	\$ 372.67
22997	Verizon Wireless	Fire Company Wireless	\$ 148.58
22998	Dog Waste Depot	Park Supplies	\$ 51.96
22999	Fraser Advanced Info Systems	Fire Company Copier Lease/Maintenance	\$ 95.00
23001	First Responder Chaplain Corps, LLC	Fire Company	\$ 3,500.00
23002	Service Electric Cable TV Inc	Fire Company Internet	\$ 115.82
23003	U.S. Municipal Supply, Inc.	Traffic Signs	\$ 789.00
23004	Interstate Battery of Allentown	Public Works Equipment Parts/Supplies	\$ 228.90
23005	MRP Electric, Inc.	Park Maintenance	\$ 180.00
23006	All-Phase Electric Supply Co.	Municipal & Park Facilities Maintenance	\$ 515.10
23007	Fogels Fuel Service	Fire Company Fuel	\$ 3,521.33
23008	Keystone Consulting Engineers, Inc.	Engineering & Inspection Services	\$ 5,050.01
23009	Home Depot	Public Works Supplies/Park Maintenance	\$ 600.98
23010	PAPCO	Equipment Motor Fuel	\$ 1,595.94
23011	Structural Metal Fabricators, Inc.	Public Works Equipment Maintenance	\$ 385.00
23012	Wilson of Wallingford Inc	Local Services Tax Refund	\$ 201.00
23013	Staples Business Advantage	Office Supplies	\$ 387.57
23014	Government Forms and Supplies	Office Supplies	\$ 229.57
23015	Powerco, Inc.	Public Works Equipment Parts/Supplies	\$ 1,907.00
23016	Medical Life Insurance Company	Employee Life Insurance	\$ 2,696.27
23017	Easton Suburban Water Authority	Municipal Bldg Water	\$ 54.03
23018	PPL, Inc.	Traffic Signal/St Light/Municipal/PW/Park	\$ 1,510.39
23019	Migu	Spring Newsletter	\$ 6,195.00
23020	Integra One	Computer Services/Software Maintenance	\$ 260.00
23021	Allstate Septic Systems	Temporary Restrooms	\$ 255.00
23022	East Penn Sanitation, Inc.	Municipal Trash Removal	\$ 182.88
23023	Liberty Propane Inc.	Municipal Building Propane	\$ 2,295.81

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**GENERAL FUND CHECKING ACCOUNT**

<b>Num</b>	<b>Name</b>	<b>Memo</b>	<b>Amount</b>
23024	Hecktown Volunteer Fire Company	Fire Company Loan	\$ 2,269.14
23025	Memorial Library of Nazareth & Vicinity	Library Service	\$ 7,078.91
23026	Colonial Regional Police Department	Police Contract Payment	\$ 158,016.83
23027	PA Municipal Health Insurance Cooperat	Employee Health Insurance	\$ 36,328.32
23028	Volunteer Companies Loan Fund	Fire Company Loan	\$ 1,011.77
23029	Sam's Club MC/SYNCB	Fire Company Supplies	\$ 970.94
23030	Fogels Fuel Service	Fire Company Fuel	\$ 82.31
23031	PPL, Inc.	Fire Company Electricity	\$ 569.66
23032	Easton Suburban Water Authority	Fire Company Water	\$ 84.12
23033	Suburban Propane	Park Fuel	\$ 254.77
23034	Suburban Propane	Public Works Fuel	\$ 1,471.31
23035	Easton Area Joint Sewer Authority	Operating and Capital Operating Expense	\$ 528.15
23036	Easton Area Joint Sewer Authority	Debt Service	\$ 4,006.95
23037	Keystone Municipal Insurance	Workers Comp Insurance	\$ 4,293.50
23038	Fraser Advanced Info Systems	Copier Maintenance	\$ 169.00
23039	Consolidated Graphic Communications	Real Estate Tax Bills	\$ 2,100.00
23040	Karen A. Mengel, RPR, CSR	Stenographer	\$ 175.00
23041	NJ Advance Media	Advertisement	\$ 738.18
23042	Carroll Engineering Corporation	Engineering Services	\$ 3,535.38
23043	Cumberland Truck Parts	Equipment Parts/Supplies	\$ 112.53
23044	Valley Industrial Rubber Products	Public Works Equipment Parts/Supplies	\$ 241.00
23045	Met-Ed	Traffic Signal / Street Light Electricity	\$ 437.00
23046	Met-Ed	Park Electricity	\$ 181.49
23047	Foster & Foster, Inc.	Pension Plan Administration	\$ 3,950.00
23048	Fogels Fuel Service	Municipal Heating Fuel	\$ 814.57
23049	Chase Card Services	Supplies/Postage/Meetings	\$ 3,743.62
23050	Tractor Supply	Equipment Parts/Supplies	\$ 108.90
<b>Total General Fund Checking Account ...</b>			<b>\$ 269,260.02</b>

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**PAYROLL ACCOUNT**

Num	Name	Memo	Amount
	April 7, 2023		<u>\$ 48,618.57</u>

**CAPITAL RESERVE ACCOUNT**

Num	Name	Memo	Amount
1278	IntegraOne	Computer Services	\$ 6,973.80
1279	Environmental Planning & Design	Professional Services	\$ 3,880.12
1280	IntegraOne	Computer Services	\$ 1,400.00
		<i>Total Capital Reserve Account ...</i>	<u>\$ 12,253.92</u>

**COMMUNITY EVENTS**

Num	Name	Memo	Amount
1006	Bethlehem Carriage Company	Community Event	\$ 567.00
1007	Chase Card Services	Easter Egg Hunt	\$ 4,174.67
		<i>Total Community Events Account ...</i>	<u>\$ 4,741.67</u>

**MASTER ESCROW ACCOUNT**

Num	Name	Memo	Amount
2976	Northampton County Recorder of Deeds	Plan Recording	\$ 35.00
2977	County of Northampton	Parcel ID	\$ 10.00
2978	Keystone Consulting Engineers	Engineering & Inspection Services	\$ 11,144.03
2979	Fantastic 1948, LLC	Escrow Refund	\$ 10,000.00
		<i>Total Master Escrow Account ...</i>	<u>\$ 21,189.03</u>

**OPEN SPACE ACCOUNT**

Num	Name	Memo	Amount
1602	Security Service Company, Inc	Capital Construction	\$ 3,190.00
1603	Green Acres Outdoor Living	Capital Purchase	\$ 2,459.60
		<i>Total Open Space Account ...</i>	<u>\$ 5,649.60</u>

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**REFUSE / RECYCLING ACCOUNT**

Num	Name	Memo	Amount
1672	AllState Septic Systems, LLP	Temporary Restrooms	<u>\$ 115.00</u>

**DEVELOPMENT & INSPECTION ACCOUNT**

Num	Name	Memo	Amount
2114	Finishing Edge, Inc.	Building Permit Refund	<u>\$ 110.00</u>

**TRAFFIC IMPACT ACCOUNT**

Num	Name	Memo	Amount
1323	Keystone Consulting Engineers	Engineering Services	\$ 18,146.70
1324	Angelina Notaro	Real Estate Taxes	<u>\$ 1,399.57</u>
<i>Total Traffic Impact Account ...</i>			<u>\$ 19,546.27</u>