

**LOWER NAZARETH TOWNSHIP
BOARD OF SUPERVISORS
MINUTES
June 14, 2023**

The Lower Nazareth Township Board of Supervisors held a hybrid meeting on Wednesday, June 14, 2023, Chairman James Pennington called the meeting to order at 7:17PM.

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

Ms. Stauffer requested to add, under Manager's Report, (1) parameters for Conditional Use Hearings and (2) T&S Development at the Zoning Hearing Board. Mr. Hoyer made a motion to approve the agenda as amended. Mr. Brown seconded. Motion passed.

Conditional Use Hearing – Easton Eastgate, LLC – CU2023-04

Solicitor Asteak briefly reviewed the Opinion and Order and noted the desire for a pedestrian walkway between the restaurant and the hotel. Mr. Boucher made a motion to approve the Opinion and Order. Mr. Hoyer seconded. Motion passed.

Approval of Minutes

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

The meeting minutes of May 24th were submitted for review and approval. Mr. Hoyer made a motion to approve the minutes as presented. Mr. Boucher seconded. Motion passed.

Reports

The Hecktown Fire Incident Report for May 2023 was presented. The Board thanks the volunteers.

Supervisor's Comments

Open Space Preservation – Mr. Hoyer noted that the EAC met on Monday evening. They are drafting an opinion letter for the Board on property #4.

Parks & Recreation – Ms. Templeton noted that the Parks and Recreation Committee met on May 25th. They discussed amenities at Newburg Park; new plans are forthcoming and are currently under discussion. Some quick items we will be purchasing are shade structures, soccer nets, and bike racks. Porta potties have been delivered for use until the bathroom is complete.

Pickleball Courts: Opened June 4th. Wind screens have been ordered.

Library News: The Summer Reading Program kicked off on Monday. The program is for all ages.

Ms. Templeton noted that the Board attended a ceremony for the four new members of CRPD.

Open Space Recreation Fee – Resolution LNT-17-23 – Ms. Templeton noted that based on value of land they felt it was time to update fees. Mr. Brown made a motion to approve Resolution LNT-18-23. Mr. Hoyer seconded. Motion passed. Ms. Stauffer noted that this new fee applies only to plans submitted after June 15, 2023.

Subdivision and Land Development

Kay Builders – Tree Requests – Ms. Stauffer review the written request from Brian Fenstermaker on behalf of the HOA at Trio Fields regarding the relocation of trees within Trio Fields. Jeff Shepherd briefly explained that the developer is required to plant a number of trees. Over seven years have passed, and homeowners were not aware of this requirement. Many of them do not want the trees. Mr. Fenstermaker and the HOA worked to map out relocation of trees while keeping the same number of trees.

Mr. Kortze has no issues. Solicitor Asteak and the Board had concern about future homeowners wanting the tree that is depicted on the plan. Mr. Kortze has asked the developer to submit an as-built landscaping plan to be recorded. Ms. Stauffer noted that the Township has received numerous calls from property owners, saying they do not want the trees and, if planted, they will remove them. Solicitor Asteak is comfortable with Mr. Kortze's suggestion. A motion was moved by Mr. Brown to approve the relocation of trees and to require an as-built landscape plan. Mr. Boucher seconded the motion. Motion passed.

Easton Eastgate – Subdivision and Land Development – Resolution LNT-18-23 – Mr. Kortze reviewed his June 8th letter. Attorney Von Spreckelsen had no comments. A motion was moved by Mr. Boucher to approve Resolution-18-23. Mr. Hoyer seconded the motion. Motion passed.

Solicitor's Report

Saratoga Farms Roads – Resolution LNT-19-23 – A motion was moved by Ms. Templeton to approve Resolution-19-23. Mr. Hoyer seconded the motion. Motion passed.

Mr. Kortze noted that he met with the developer regarding the walking path last week. Once the repairs have been made it will be ready for dedication.

Engineer's Report

Mr. Kortze noted that the demolition of the Clemis property is scheduled to start on Monday, weather pending.

Manager's Report

Ms. Stauffer noted that she met with Ed Moreland, the new Bethlehem Township Ambulance leadership. They discussed grant opportunities, and he made Ms. Stauffer aware of issues with the

building that Public Works Director Bill Kocher is currently addressing. Ms. Stauffer added that Mr. Moreland noted that the parking lot will need repaving in the near future.

Library Representative – Mr. Boucher made a motion to appoint Nate Golub our library liaison. Mr. Hoyer seconded the motion. Motion passed.

Financial Institution Approval – Ms. Stauffer stated that we provided the additional information the Board requested, however it was not received until late today therefore we will table discussion until the next meeting.

Pension Administrator – Resolution LNT-20-23 – Ms. Stauffer requested to table this until the next meeting.

Parameters of Conditional Use Hearings – Ms. Stauffer reported that the applicant has requested to have their witness testify via Zoom. Previously the Board stated that Zoom was only for viewing the hearing. She thinks the Board should pass a motion stating that testimony during hearings must be made in person. Mr. Boucher made a motion to only allow in person testimony. Mr. Hoyer seconded the motion. Motion passed.

T&S Development Appeal for the Zoning Hearing Board – The Board was provided with a copy of the application. Ms. Stauffer requested authorization for Solicitor Asteak to communicate with the applicant's attorney and attend the June 27th hearing. Mr. Brown made a motion to authorize Solicitor Asteak to communicate with the attorney and attend the hearing. Mr. Boucher seconded. Ms. Templeton and Mr. Hoyer abstained. Motion passed.

Payment of the Bills

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

Courtesy of Floor

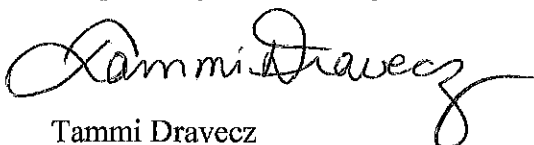
Jim Faust inquired on the progress on the improvements agreement for Residences at Meadowview. Solicitor Asteak once he has the deed information that he needs he will draft the agreement.

He then asked about the retention pond/tree issue; specifically, what we are doing about the people that are not complying. Mr. Pennington said that Solicitor Asteak will write letters to these individuals as a letter from an attorney may have more teeth. Solicitor Asteak asked that Mr. Faust provide staff with the names and addresses of those not complying.

Adjournment

The meeting adjourned at 7:50PM.

Respectfully submitted by,



Tammi Dravecz
Secretary/Treasurer
Board of Supervisors
June 14, 2023

**Lower Nazareth Township
Bills To Be Approved
June 14, 2023**

GENERAL FUND CHECKING ACCOUNT

Num	Name	Memo	Amount
23167	Hecktown Volunteer Fire Company	Fire Company Loan	\$ 2,269.14
23168	Memorial Library of Nazareth & Vicinity	Library Service	\$ 7,078.91
23169	Colonial Regional Police Department	Police Contract Payment	\$ 158,016.83
23170	PA Municipal Health Insurance Cooperat	Employee Health Insurance	\$ 36,328.32
23171	Volunteer Companies Loan Fund	Fire Company Loan	\$ 1,011.77
23172	Home Depot	Public Works Supplies/Park Maintenance	\$ 387.89
23173	R.J. Walker Co.	Park Facilities Maintenance	\$ 81.93
23174	U.S. Municipal Supply, Inc.	Yard Waste/Park Signs	\$ 1,110.93
23175	Easton Suburban Water Authority	Municipal Bldg Water	\$ 63.03
23176	Met-Ed	Park Electricity	\$ 76.84
23177	Met-Ed	Traffic Signal / Street Light Electricity	\$ 408.14
23178	Philadelphia Insurance Companies	Summer Park Program Insurance	\$ 495.00
23179	Pitney Bowes	Postage Meter	\$ 210.99
23180	Keystone Municipal Insurance	Workers Comp Insurance	\$ 4,799.50
23181	Northampton County Seed Company, Inc	Park Facilities Maintenance	\$ 260.49
23182	Staples Business Advantage	Office Supplies	\$ 10.53
23183	All-Phase Electric Supply Co.	Park Facilities Maintenance	\$ 161.54
23184	Associated Fasteners, Inc.	Equipment Parts/Supplies	\$ 28.14
23185	ORE Rentals	Equipment Rental	\$ 448.06
23186	Krause Enterprises	Park Facilities Maintenance	\$ 251.00
23187	Valley Industrial Rubber Products	Public Works Equipment Parts/Supplies	\$ 42.58
23188	Easton Suburban Water Authority	Municipal Bldg/Newburg Park Water	\$ 145.00
23189	Karen A. Mengel, RPR, CSR	Stenographer	\$ 695.00
23190	Moira Evans	Stenographer	\$ 175.00
23191	Kratzer Septic Service	Park Service Call	\$ 1,241.60
23192	Allstate Septic Systems	Temporary Restrooms	\$ 255.00
23193	Verizon Wireless	Fire Company Wireless	\$ 148.58
23194	Verizon Wireless	Fire Company Wireless	\$ 371.72
23195	Kretchman Upholstery	Fire Company Equipment Maintenance	\$ 175.00
23196	Fogels Fuel Service	Fire Company Fuel	\$ 47.84
23197	TRM Emergency Vehicle Specialists	Fire Company Equipment Supplies	\$ 90.00
23198	Wex Bank	Fire Company	\$ 545.21

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GENERAL FUND CHECKING ACCOUNT

Num	Name	Memo	Amount
23199	NJ Advance Media	Advertisements	\$ 2,253.00
23200	Valley Tire of Nazareth	Public Works Equipment Parts/Supplies	\$ 420.00
23201	Krock's Sales & Service Inc.	Public Works Equipment Parts/Supplies	\$ 75.32
23202	World Fuel Services, Inc.	Equipment Motor Fuel	\$ 1,493.35
23203	Keystone Consulting Engineers, Inc.	Engineering & Inspection Services	\$ 895.00
23204	Signal Service, Inc.	Traffic Signal Maintenance	\$ 1,775.00
<i>Total General Fund Checking Account ...</i>			<u>\$ 224,343.18</u>

PAYROLL ACCOUNT

Num	Name	Memo	Amount
	June 2, 2023		\$ 44,702.88
	June 16, 2023		\$ 42,975.92
<i>Total Payroll Account ...</i>			<u>\$ 87,678.80</u>

MASTER ESCROW ACCOUNT

Num	Name	Memo	Amount
2996	Premier Land Company	Security Release	\$ 369,704.55
2997	Brian Loftus	Escrow Refund	\$ 5.00
2998	Met-Ed	Traffic Signal Electricity	\$ 219.48
2999	Signal Service, Inc.	Traffic Signal Maintenance	\$ 4,995.00
3000	Keystone Consulting Engineers, Inc.	Engineering & Inspection Services	\$ 3,382.50
<i>Total Master Escrow Account ...</i>			<u>\$ 378,306.53</u>

OPEN SPACE ACCOUNT

Num	Name	Memo	Amount
1607	Schlouch Incorporated	Capital Construction	\$ 50,849.82
1608	KC Sign & Awnings	Park Sign	\$ 5,497.50
1609	Vortex USA Inc.	Capital Construction	\$ 59,994.09
<i>Total Open Space Account ...</i>			<u>\$ 116,341.41</u>

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RECYCLING / REFUSE ACCOUNT

Num	Name	Memo	Amount
1679	AllState Septic Systems,LLP	Temporary Restrooms	\$ 115.00
1680	Waste Management	Clean Up Day	\$ 75.00
		<i>Total Recycling/Refuse Account ...</i>	<u>\$ 190.00</u>