

**LOWER NAZARETH TOWNSHIP  
BOARD OF SUPERVISORS  
MINUTES  
January 10, 2024**

The Lower Nazareth Township Board of Supervisors held a public meeting on Wednesday, January 10, 2024, Chairman James Pennington called the meeting to order at 7:12PM.

Present were:

James S. Pennington	-	Chairman	Gary Asteak, Esq.	-	Solicitor
Stephen A. Brown	-	Supervisor	Justin Coyle	-	Engineer
Nancy A. Teague	-	Supervisor	Lori A. Stauffer	-	Manager
Amy L. Templeton	-	Supervisor	Tammi Dravec	-	Secretary/Treasurer
			Lori Seese	-	Planning/Zoning Officer

**Agenda Amendment and Approval**

Supervisor Templeton made a motion to approve the agenda. Supervisor Teague seconded. Motion passed.

**Approval of Minutes**

The meeting minutes of January 2<sup>nd</sup> were submitted for review and approval. Supervisor Templeton made a motion to approve the minutes as presented. Supervisor Brown seconded. Motion passed.

**Reports**

The Financial Report for November 2023 was presented.

**Supervisor's Comments**

Open Space Preservation – Supervisor Brown reported the EAC was held on Monday meeting. They are working on evaluating and prioritizing properties for preservation. Below are three more to add to their list.

Jaindl - Estates at Silvercrest – Supervisor Brown made a motion to invoke the Official Map and our 12-month review to decide if want to acquire development rights and for the Solicitor to inform the developer of our decision. Motion was seconded by Supervisor Teague. Motion carried.

Jaindl - Meadow Park Estates - Supervisor Brown made a motion to invoke the Official Map and our 12-month review to decide if want to acquire development rights and for the Solicitor to inform the developer of our decision. Motion was seconded by Supervisor Templeton. Motion carried.

Jaindl - Monocacy Creek Estates - Supervisor Brown made a motion to invoke the Official Map and our 12-month review to decide if want to acquire development rights and for the Solicitor to inform the developer of our decision. Motion was seconded by Supervisor Teague. Motion carried.

Parks and Recreation – Supervisor Templeton noted that the Recreation Committee met today. The construction of the splashpad is on hold during the winter months and will resume in the Spring. The Easter Egg Hunt will be held on March 23<sup>rd</sup> at 10am with the rain date being March 24<sup>th</sup> at 1pm.

**Board of Supervisors Minutes  
January 10, 2024**

Chairman Pennington feels the compensation rates for the Planning Commission and Zoning Hearing Board are too low as they were set long ago and proposed raising the compensation to \$100/meeting.

Supervisor Teague made a motion to approve Resolution LNT-09-24 setting the Planning Commission compensation to \$100 per meeting. Supervisor Templeton seconded. Motion passed.

Supervisor Brown made a motion to approve Resolution LNT-10-24 setting the Zoning Hearing Board compensation to \$100 per meeting. Supervisor Teague seconded. Motion passed.

### **Subdivision and Land Development**

Life Church Improvements Agreement – Authorization to Execute – Supervisor Templeton made a motion to authorize execution upon receipt of security. Supervisor Teague seconded. Motion passed.

### **Solicitor's Report**

Hecktown Road Business Park – Reconsideration of Request – Attorney Piperato discussed the project and the reason for the request for an extension. Attorney Piperato requested a two-year extension. Chairman Pennington noted that the Board is sensitive to warehousing. Attorney Piperato asked for conditional approval for the extension. Supervisor Templeton was amenable to the conditional approval. Supervisor Teague preferred less than two-years. Supervisor Brown suggested 18 months. Supervisor Templeton made a motion to grant an 18-month extension on the current plan approved LNT-26-19 with the understanding that it will manufacturing/ancillary with a reduction in size of warehousing. Supervisor Teague seconded. Motion passed.

Krock Property – Solicitor Asteak noted this is the last piece of the Newburg Intersection puzzle. This property is located at Routes 946 & 191. Negotiations have been ongoing. Supervisor Brown made a motion to approve Resolution LNT-11-24. Supervisor Teague seconded. Motion passed. Solicitor Asteak indicated it is his belief that condemnation will not be required and fully anticipates an agreement of sale, in lieu of condemnation, will be forthcoming shortly.

### **Engineer's Report**

Mr. Coyle thanked the Board for the appointment. He noted he had a good meeting with the staff last week and rest assured he, and his staff are ready to take on the task.

Splashpad Payment #4 – Mr. Coyle reported the project is on hold until Spring (March/April) and is aiming for a May/June completion. The Township is in receipt of a payment application from Build-All for the splash pad in the amount of \$81,000.00. Supervisor Teague made a motion to authorize payment in the amount of \$81,000.00. Supervisor Brown seconded. Motion passed.

### **Manager's Report**

Time Extension Report – Ms. Stauffer stated the Board was provided with a time extension report for extensions granted during the period since the last meeting.

### **Payment of the Bills**

A motion was moved by Supervisor Templeton to pay the bills as presented. Supervisor Teague seconded. Motion passed.

**Courtesy of the Floor**

There were no comments.

**Adjournment** - The meeting adjourned at 7:40pm.

Respectfully submitted by,

A handwritten signature in cursive script that reads "Tammi Dravecz". The signature is written in black ink and is positioned to the left of the typed name.

Tammi Dravecz  
Secretary/Treasurer

**Lower Nazareth Township  
Bills To Be Approved  
January 10, 2024**

**GENERAL FUND CHECKING ACCOUNT**

<b>Num</b>	<b>Name</b>	<b>Memo</b>	<b>Amount</b>
30372	Wex Bank	Fire Company	\$ 928.52
30373	Fire Apparatus Services	Fire Company Equipment Maintenance	\$ 1,791.96
30374	PPL, Inc.	Fire Company Electricity	\$ 731.73
30375	PPL, Inc.	Fire Company Electricity	\$ 28.24
30376	Easton Suburban Water Authority	Fire Company Water	\$ 65.82
30377	Easton Suburban Water Authority	Fire Company Water	\$ 310.00
30378	Fraser Advanced Info Systems	Fire Company Copier Lease/Maintenance	\$ 95.00
30379	Easton Suburban Water Authority	Municipal Bldg Water	\$ 72.03
30380	Easton Suburban Water Authority	Municipal Bldg Sprinkler	\$ 240.00
30381	Easton Suburban Water Authority	Hydrant Assessment	\$ 20,150.00
30382	Suburban Propane	Park Fuel	\$ 409.39
30383	The Express Times	Subscription Renewal	\$ 63.83
30384	PPL, Inc.	Traffic Signal/St Light/Municipal/PW/Park	\$ 1,912.00
30385	City of Bethlehem	Hydrant Assessment	\$ 156.54
30386	RCN	Internet & Telephone Services	\$ 821.09
30387	Pipeline Petroleum, Inc.	Equipment Motor Fuel	\$ 106.03
30388	Met-Ed	Park Electricity	\$ 348.34
30389	Met-Ed	Traffic Signal / Street Light Electricity	\$ 483.92
30390	NJ Advance Media	Advertisement	\$ 90.99
30391	Karen A. Mengel, RPR, CSR	Stenographer	\$ 690.00
30392	PA One Call System, Inc.	Monthly Activity	\$ 26.64
30393	Integra One	Computer Services/Software Maintenance	\$ 303.75
30394	Fogels Fuel Service	Fire Company Fuel	\$ 1,689.10
30395	Fraser Advanced Info Systems	Copier Supplies	\$ 9.25
30396	The Key	Advertisements	\$ 740.88
30397	Barry Issett & Associates, Inc.	Zoning Officer Services	\$ 2,662.50
30398	Stephenson Equipment, Inc.	Public Works Equipment Parts/ Supplies	\$ 1,588.50
30399	Lehigh Valley Janitorial Supply	Winter Maintenance	\$ 1,024.10
30400	ICC Community Development Solutions	Software Maintenance	\$ 4,445.00
30401	Staples Business Advantage	Office Supplies	\$ 51.30
30402	Home Depot	Facilities/Park Maintenance	\$ 361.10
30403	Tractor Supply Credit Plan	Equipment Parts/Supplies	\$ 187.97

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**GENERAL FUND CHECKING ACCOUNT**

<b>Num</b>	<b>Name</b>	<b>Memo</b>	<b>Amount</b>
30404	Fraser Advanced Info Systems	Copier Lease/Maintenance	\$ 448.12
30405	Advance Auto Parts Professional	Public Works Equipment Parts/Supplies	\$ 894.73
30406	Chase Card Services	Supplies/Meetings/Postage/Park&Building	\$ 6,085.23
		<i>Total General Fund Checking Account ...</i>	<u>\$ 50,013.60</u>

**PAYROLL ACCOUNT**

<b>Num</b>	<b>Name</b>	<b>Memo</b>	<b>Amount</b>
	January 12, 2024		<u>\$ 46,549.16</u>

**TRAFFIC IMPACT ACCOUNT**

<b>Num</b>	<b>Name</b>	<b>Memo</b>	<b>Amount</b>
	Beatty Contractors & Wreckers, Ltd.	Contracted Services	<u>\$ 18,810.42</u>

**RECYCLING / REFUSE ACCOUNT**

<b>Num</b>	<b>Name</b>	<b>Memo</b>	<b>Amount</b>
2011	AllState Septic Systems, LLP	Temporary Restrooms	\$ 115.00

**CAPITAL RESERVE ACCOUNT**

<b>Num</b>	<b>Name</b>	<b>Memo</b>	<b>Amount</b>
1302	Environmental Planning & Design	Professional Services	<u>\$ 1,070.15</u>

**DEVELOPMENT & INSPECTION ACCOUNT**

<b>Num</b>	<b>Name</b>	<b>Memo</b>	<b>Amount</b>
3025	Lower Nazareth Township Gen Fund	Legal Services	\$ 791.50
3026	Daniel Turek	Building Permit Refund	\$ 235.00
		<i>Total Development &amp; Inspection Account ...</i>	<u>\$ 1,026.50</u>

**MASTER ESCROW ACCOUNT**

<b>Num</b>	<b>Name</b>	<b>Memo</b>	<b>Amount</b>
4034	Met-Ed	Traffic Signal Electricity	\$ 250.65
4035	Signal Service, Inc.	Traffic Signal Maintenance	\$ 340.00
4036	Adam Anthony	Key Returns	\$ 75.00
4037	John Jezowski	Key Return	\$ 25.00
4038	Jenna D'Andrea	Key Return	\$ 25.00
4039	Asteak Law Offices	Legal Services	\$ 450.00
4040	Gilmore & Associates, Inc.	Engineering & Consulting Services	\$ 290.00
		<i>Total Master Escrow Account ...</i>	<u>\$ 1,455.65</u>