

**LOWER NAZARETH TOWNSHIP  
BOARD OF SUPERVISORS  
MINUTES  
January 16, 2024**

The Lower Nazareth Township Board of Supervisors held a hybrid meeting on Tuesday, January 16, 2024, Chairman James Pennington called the meeting to order at 7:00PM.

Present were:

James S. Pennington	-	Chairman	Gary Asteak	-	Solicitor
Martin Boucher	-	Vice Chairman	Justin Coyle	-	Engineer
Stephen A. Brown	-	Supervisor	Lori Stauffer	-	Manager
Amy L. Templeton	-	Supervisor	Lori B. Seese	-	Planning/Zoning Administrator
			Tammi Dravec	-	Secretary/Treasurer

Nancy A. Teague, Supervisor attended via Zoom.

**Fantastic 1948, LLC (CU2023-01)** - The proposed use is a warehouse, requiring Conditional Use approval as prescribed in the Lower Nazareth Township 2001 Zoning Ordinance, amended January 27, 2021; Article 11, Section 1103.A.8, Section 1105.B, and Section 1107. The property locations are 312 Country Club Road, and 270 Country Club Road, Easton, PA 18045, specifically Tax Map #L8-8-3C and L8-8-3D, and they are zoned Light Industrial Campus (LI).

Solicitor Asteak re-opened the hearing; previous hearings were held on April 12<sup>th</sup>, May 22<sup>nd</sup>, June 13<sup>th</sup>, and August 8<sup>th</sup>, September 28<sup>th</sup>, November 30<sup>th</sup>, and December 5<sup>th</sup>.

Attorney Erich Schock recalled Mr. Wichner to follow up on questions from a previous hearing.

Attorney Kevin Kelleher & Attorney Matt Deschler questioned Mr. Wichner.

The public was given an opportunity to question Mr. Wichner.

The Board and Solicitor Asteak questioned Mr. Wichner.

*8pm brief recess*

Attorney Erich Schock had follow-up questions for Mr. Wichner.

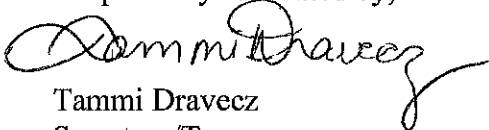
Attorney Erich Schock called his next witness, Dan Disario, Traffic Engineer with Langan Engineering.

Attorney Kevin Kelleher questioned Mr. Disario.

Solicitor Asteak closed the hearing for the evening at 9:00pm. The hearing will resume on February 6<sup>th</sup> at 7:00pm. If another session is required it will be held on February 29<sup>th</sup> at 7pm.

For the complete context of hearing testimony, please refer to the stenographic transcript.

Respectfully submitted by,



Tammi Dravec  
Secretary/Treasurer