

**LOWER NAZARETH TOWNSHIP  
BOARD OF SUPERVISORS  
MINUTES  
January 24, 2024**

The Lower Nazareth Township Board of Supervisors held a public meeting on Wednesday, January 24, 2024, Vice Chairman Boucher called the meeting to order at 7:00PM.

Present were:

Martin J. Boucher	-	Vice-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 Brown seconded. Motion passed.

**Conditional Use Hearing – EquipmentShare CU2023-05** – The proposed use is Sales, Retail and Outdoor Storage of Industrial Equipment, requiring Conditional Use approval as prescribed in the Lower Nazareth Township 2001 Zoning Ordinance, last amended January 27, 2021: Article 11, Light Industrial Campus District (LI); Section 1103.A.7, Section 1103.A.16, Section 1105, and Section 1107. The property location is 585 Daniels Road, Nazareth, PA, 18064, specifically Tax Map Parcel #K7-19-14C.

Solicitor Asteak opened the hearing. Attorney Frank D’Amore, Fitzpatrick Lentz, and Bubba, Engineer Justin Klee, P.E. Bohler, and Matt Bond, EquipmentShare were present.

Attorney D’Amore questioned his first witness, Justin Klee. Solicitor Asteak opened the floor to the public, there were no questions. The Board, Township Engineer, and Solicitor Asteak had questions for Mr. Klee.

Attorney D’Amore questioned his next witness, Matt Bond. Solicitor Asteak opened the floor to the public, there were no questions. The Board and Solicitor Asteak had questions for Mr. Bond.

Attorney D’Amore had no further witnesses. Solicitor Asteak opened the floor to the public for comments. There were no comments. The hearing closed. A decision will be handed down within 45 days.

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

**Approval of Minutes**

The meeting minutes of January 10<sup>th</sup> were submitted for review and approval. Supervisor Brown made a motion to approve the minutes as presented. Supervisor Teague seconded. Motion passed.

The meeting minutes of January 16<sup>th</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 Hecktown Fire Incident Report for December and 2023 Totals, as well as the Financial Report for December 2023 was presented.

### **Supervisor's Comments**

Open Space Preservation Supervisor Brown:

Northampton Farms, LLC – Official Map Final Determination – Nearly a year ago the Board explored their option to invoke our right to purchase the development rights. However, after reviewing the appraisals it does not economically fit our open space plan. Therefore, he asked authorization to direct the Solicitor to inform the developer that we will not be invoking our right to purchase the property. Supervisor Brown made a motion to authorize the Solicitor to notify the developer. Supervisor Teague seconded. Motion passed.

DelSerro Homestead Agreement of Sale/Conservation Easement – Supervisor Brown made a motion to authorize the Solicitor to draft the necessary documents. Supervisor Templeton seconded. Motion passed.

Parks and Recreation – Supervisor Templeton noted dates of upcoming events:

- Egg Hunt - March 23 10am with a rain date of March 24<sup>th</sup> 1pm.
- Dog's Day Out – September 28<sup>th</sup> 11am-3pm with a rain date of September 29<sup>th</sup>.
- Christmas Tree Lighting – December 6<sup>th</sup> 7pm

Supervisor Teague had no comments.

Vice Chairman Boucher attended the CRPC meeting on Monday. He provided the incident report for 2023.

### **Subdivision and Land Development**

AHOC Subdivision & Waiver Request – Resolution #LNT-12-24 – Donald Souders, applicant's attorney and engineer Matt Longenberger provided a brief description of the proposed subdivision.

Mr. Coyle reviewed his January 19<sup>th</sup> letter.

There are 2 waiver requests: #1 SALDO 424.7 which required all utilities, stormwater facilities or man-made features be shown on the plan. Supervisor Templeton made a motion to grant the waiver to SALDO 424.7. Supervisor Brown seconded. Motion passed. #2 SALDO 741.10 requires curbing. Supervisor Teague made a motion to grant the waiver to SALDO 741.10. Supervisor Brown seconded. Motion passed.

Supervisor Brown made a motion to approve Resolution #LNT-12-24. Supervisor Templeton seconded. Motion passed.

Residences at Meadowview Time Extension Request – Attorney Charlesworth and Troy Faust were present. Attorney Charlesworth briefly reviewed the project and the extension request. Market conditions led to the loss of a potential buyer to develop property. They requested a one-year extension and will build as approved. Supervisor Brown made a motion to approve the time extension. Supervisor Teague seconded. Motion passed.

Stonebriar II Rezoning Request – Ms. Stauffer noted that an application was submitted by Rae-Jay Partners seeking to rezone 12.6 acres on Hecktown Road. The plan was before the Planning Commission and received a favorable response including the rezoning request. Ms. Stauffer asked the Board to consider moving forward and authorize Solicitor Asteak to draft an ordinance for rezoning.

Supervisor Templeton made a motion to authorize Solicitor Asteak to draft an ordinance for rezoning. Supervisor Brown seconded. Motion passed.

### **Solicitor's Report**

Krock Property – Agreement of Sale – Solicitor Asteak reported that in lieu of condemnation we have an agreement of sale. Supervisor Templeton made a motion to approve execution of agreement of sale in lieu of condemnation. Supervisor Teague seconded. Motion passed.

Amendments to Zoning Ordinance / Map – Solicitor Asteak reported that this amendment was generated as result of comments/concerns from Heidelberg and asked that it be tabled as there are ongoing discussions with Heidelberg.

### **Engineer's Report**

Mr. Coyle provided his report for the month of January.

### **Manager's Report**

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

2024 Road Project – Authorization to Proceed – Ms. Stauffer stated that she would like to go out to bid early as this yields the best results. The 2024 Road Project is to include Ash, Fir, Tulip with alternate #1 to include Cedar, Hemlock, and Hickory, and alternate #2 to include Timothy, Schlegel, and Highland. Supervisor Templeton made a motion to advertise for bids for the 2024 road project. Supervisor Teague seconded. Motion passed.

Jaindl Properties – Official Map – Ms. Stauffer stated that based on last meetings action, she asked for a motion to authorize her to obtain appraisals for the development rights, the Township Engineer to perform an open space evaluation and to forward the application to the EAC for their review and recommendation.

Jaindl - Estates at Silvercrest – Supervisor Brown made a motion to obtain an appraisal, perform an open space evaluation, and forward to the EAC for review & comments. Supervisor Teague seconded. Motion passed.

Jaindl - Meadow Park Estates – Supervisor Brown made a motion to obtain an appraisal, perform an open space evaluation, and forward to the EAC for review & comments. Supervisor Templeton seconded. Motion passed.

Jaindl - Monocacy Creek Estates – Supervisor Brown made a motion to obtain an appraisal, perform an open space evaluation, and forward to the EAC for review & comments. Supervisor Teague seconded. Motion passed.

Highway Equipment - Authorization to Order – Ms. Stauffer reported that our 20yr old mower is on its last leg and needs to be replaced. A quote was provided. The mower is sold out until 2025, however we can lock in at the price quoted. This price is already higher than the price quoted in October, so we need to proceed now before any additional price increases. The COSTARS price is \$94,197.60; MSRP is \$125,596.00. The mower is used to maintain all 5 parks: 120 acres of property. She asked for authorization to proceed with ordering for delivery in 2025. We intend to pay in cash and payment will be due at delivery. Supervisor Templeton made a motion to authorize the purchase of the mower. Supervisor Teague seconded. Motion passed.

**Payment of the Bills**

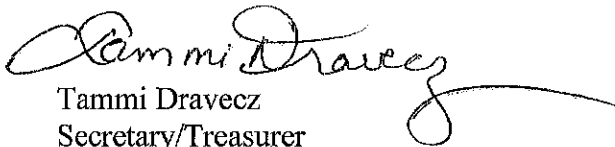
A motion was moved by Supervisor Brown to pay the bills as presented. Supervisor Templeton seconded. Motion passed.

**Courtesy of the Floor**

There was a brief discussion on the Jaindl properties and plans.

**Adjournment** - The meeting adjourned at 8:21pm.

Respectfully submitted by,

  
Tammi Dravec  
Secretary/Treasurer

**Lower Nazareth Township  
Bills To Be Approved  
January 24, 2024**

**GENERAL FUND CHECKING ACCOUNT**

<b>Num</b>	<b>Name</b>	<b>Memo</b>	<b>Amount</b>
30407	Miers Insurance Agency Inc	Manager's Bond	\$ 1,500.00
30408	Verizon Wireless	Municipal/Public Works Wireless	\$ 514.74
30409	Liberty Propane Inc.	Municipal Building Propane	\$ 1,965.09
30410	Suburban Propane	Public Works Fuel	\$ 1,760.15
30411	World Fuel Services, Inc.	Equipment Motor Fuel	\$ 2,162.76
30412	Pipeline Petroleum, Inc.	Equipment Motor Fuel	\$ 165.71
30413	Asteak Law Offices	Legal Services	\$ 14,295.75
30414	National Elevator Inspection Services	Municipal Building Facilities Maintenance	\$ 96.47
30415	NJ Advance Media	Advertisements	\$ 196.74
30416	Stephenson Equipment, Inc.	Public Works Equipment Parts/ Supplies	\$ 26.20
30417	Staples Business Advantage	Office Supplies	\$ 144.60
30418	Integra One	Computer Services	\$ 1,105.23
30419	W.B. Mason Company, Inc.	Office Supplies	\$ 207.45
30420	Integra One	Computer Services	\$ 134.00
30421	W.B. Mason Company, Inc.	Office Supplies	\$ 26.98
<i>Total General Fund Checking Account ...</i>			<u>\$ 24,301.87</u>

**PAYROLL ACCOUNT**

<b>Num</b>	<b>Name</b>	<b>Memo</b>	<b>Amount</b>
	January 26, 2024		<u>\$ 49,889.84</u>

**OPEN SPACE ACCOUNT - PLGIT**

<b>Num</b>	<b>Name</b>	<b>Memo</b>	<b>Amount</b>
674	Build All Contracting Corp	Capital Construction	\$ 81,000.00

**CAPITAL RESERVE ACCOUNT**

<b>Num</b>	<b>Name</b>	<b>Memo</b>	<b>Amount</b>
1303	Environmental Planning & Design	Professional Services	<u>\$ 4,119.76</u>

**LNT SEWER DEPARTMENT ACCOUNT**

<b>Num</b>	<b>Name</b>	<b>Memo</b>	<b>Amount</b>
2006	PPL Electric Utilities	Main Meter Electricity	<u>\$ 24.82</u>

**COMMUNITY EVENTS ACCOUNT**

<b>Num</b>	<b>Name</b>	<b>Memo</b>	<b>Amount</b>
2002	Saucon Valley Carriage	Christmas Tree Lighting	<u>\$ 900.00</u>

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**MASTER ESCROW ACCOUNT- PEOPLES SECURITY**

<b>Num</b>	<b>Name</b>	<b>Memo</b>	<b>Amount</b>
4041	County of Northampton	Parcel ID	\$ 5.00
4042	Northampton County Recorder of Deeds	Plan Recording	\$ 95.00
4043	Lower Nazareth Sewer Signals	TSM Reimbursement	\$ 821.31
4044	Asteak Law Offices	Legal Services	\$ 1,878.00
4045	Met-Ed	Traffic Signal Electricity	\$ 200.20
4046	PPL Electric Utilities	Traffic Signal Electricity	\$ 199.03
4047	Cindy Achey	Escrow Refund	\$ 1,060.00
4048	Carla Hahn	Escrow Refund	\$ 845.00
<i>Total Master Escrow Account ...</i>			<u>\$ 5,103.54</u>

**MASTER ESCROW ACCOUNT- FULTON BANK**

<b>Num</b>	<b>Name</b>	<b>Memo</b>	<b>Amount</b>
3117	Northampton County Recorder of Deeds	Plan Recording	\$ 65.00
3118	Lower Nazareth Township Master Escrov	Transfer funds to PSBT	\$ 35,510.30
3119	Lower Nazareth Township Master Escrov	Transfer funds to PSBT	\$ 569.95
3120	Lower Nazareth Township Master Escrov	Transfer funds to PSBT	\$ 2,429.10
3121	Lower Nazareth Township Master Escrov	Transfer funds to PSBT	\$ 5,438.28
3122	Lower Nazareth Township Master Escrov	Transfer funds to PSBT	\$ 514.21
3123	Lower Nazareth Township Master Escrov	Transfer funds to PSBT	\$ 1,193.04
3124	Lower Nazareth Township Master Escrov	Transfer funds to PSBT	\$ 702.16
3125	Lower Nazareth Township Master Escrov	Transfer funds to PSBT	\$ 26,574.06
3126	Lower Nazareth Township Master Escrov	Transfer funds to PSBT	\$ 16,259.66
3127	Lower Nazareth Township Master Escrov	Transfer funds to PSBT	\$ 855.02
3128	Lower Nazareth Township Master Escrov	Transfer funds to PSBT	\$ 1,000.00
3129	Lower Nazareth Township Master Escrov	Transfer funds to PSBT	\$ 2,019.46
3130	Lower Nazareth Township Master Escrov	Transfer funds to PSBT	\$ 1,000.00
3131	Lower Nazareth Township Master Escrov	Transfer funds to PSBT	\$ 1,435.36
3132	Lower Nazareth Township Master Escrov	Transfer funds to PSBT	\$ 2,483.35
3133	Lower Nazareth Township Master Escrov	Transfer funds to PSBT	\$ 2,484.43
3134	Lower Nazareth Township Master Escrov	Transfer funds to PSBT	\$ 3,991.96
3135	Lower Nazareth Township Master Escrov	Transfer funds to PSBT	\$ 864.10
3136	Lower Nazareth Township Master Escrov	Transfer funds to PSBT	\$ 8,041.15
3137	Lower Nazareth Township Master Escrov	Transfer funds to PSBT	\$ 135.75

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**MASTER ESCROW ACCOUNT- FULTON BANK**

<b>Num</b>	<b>Name</b>	<b>Memo</b>	<b>Amount</b>
3138	Lower Nazareth Township Master Escrov	Transfer funds to PSBT	\$ 3,562.04
		<i>Total Master Escrow Account ...</i>	<u>\$ 117,128.38</u>