

**LOWER NAZARETH TOWNSHIP  
BOARD OF SUPERVISORS  
MINUTES  
February 6, 2024**

The Lower Nazareth Township Board of Supervisors held a hybrid meeting on Tuesday, February 6, 2024, Chairman James Pennington called the meeting to order at 7:00PM.

Present were:

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

**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>, December 5<sup>th</sup>, and January 16<sup>th</sup>.

Attorney Erich Schock recalled his witness, Dan Disario, Traffic Engineer with Langan Engineering. Attorney Matt Deschler questioned Mr. Disario.

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

The Board, Township Engineer, and Solicitor Asteak questioned Mr. Disario.

Attorney Erich Schock, Matt Deschler, and Solicitor Asteak had follow-up questions for Mr. Disario.

Attorney Erich Schock called his next witness, Justin Klee, Civil Engineer with Bohler Engineering.

Attorney Kevin Kelleher questioned Mr. Klee. Attorney Matt Deschler had no questions.

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

The Board, Township Engineer, and Solicitor Asteak questioned Mr. Klee.

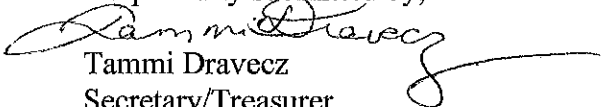
Attorney Erich Schock had follow-up questions for Mr. Klee.

Attorney Erich Schock's next witness unavailable due to illness.

Solicitor Asteak closed the hearing for the evening at 8:00pm. The hearing will resume on February 29<sup>th</sup> at 7:00pm. If another session is required, it will be held on March 12<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

Board of Supervisors Minutes

February 6, 2024