

**LOWER NAZARETH TOWNSHIP  
BOARD OF SUPERVISORS  
MINUTES  
January 29, 2024**

The Lower Nazareth Township Board of Supervisors held a hybrid meeting on Monday, January 29, 2024, Chairman James Pennington called the meeting to order at 7:00PM.

Present were:

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

**Northampton Farms, LLC (CU2023-03)** - 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 523 Nazareth Pike, Nazareth, PA, 18064, and 578 Daniels Road, Nazareth, PA, 18064, specifically Tax Map Parcel #K7-20-11 and K7-20-10. The properties are zoned Light Industrial Campus (LI).

Solicitor Asteak re-opened the hearing; previous hearings were held on May 11<sup>th</sup>, June 21<sup>st</sup>, and July 13<sup>th</sup>, August 10<sup>th</sup>, October 3<sup>rd</sup>, October 10<sup>th</sup>, November 21<sup>st</sup>, and December 12<sup>th</sup>.

Attorney Kelleher called his next witness, Heidi Singer, a longtime resident living at 491 Midland Road. Attorney Kaplin had no questions. The Board and public had no questions.

Attorney Kelleher called his next witness, Marian Gaumer, a longtime resident living at 490 Midland Road. Attorney Kaplin had no questions. The Board and public had no questions.

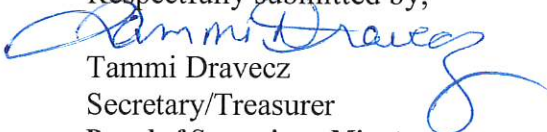
Attorney Kelleher named other clients however they were not present to give testimony.

Attorney Kaplin had an opportunity to present additional testimony. He called his witness, Jeff Lockard with Jones Lang LaSalle Inc, a real estate broker with experience in the Lehigh Valley, specializing in industrial and land development transactions. Attorney Kelleher had an opportunity to cross-examine the witness. Following a brief recess, the public had an opportunity to question the witness. The Board, Mr. Coyle, and Solicitor Asteak queried the witness.

Attorney Kaplin called Lower Nazareth Planning and Zoning Officer, Lori Seese.

Solicitor Asteak closed for the evening at 10:00pm. The hearing will resume on February 15<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  
January 29, 2024