

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

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

Present were:

James S. Pennington	-	Chairman	Gary Asteak	-	Solicitor
Martin J. Boucher	-	Vice Chairman	Justin Coyle	-	Engineer
Stephen A. Brown	-	Supervisor	Lori Stauffer	-	Manager
Nancy A. Teague	-	Supervisor	Lori Seese	-	Planning/Zoning Administrator
Amy L. Templeton	-	Supervisor	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>, January 16<sup>th</sup>, and February 6<sup>th</sup>.

Attorney Erich Schock called his witness, Charles Schmehl, Community Planner with Urban Research. Attorney Kevin Kelleher & Attorney Matt Deschler questioned Mr. Schmehl.

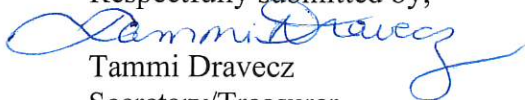
The Board took a brief recess prior to the public's opportunity to question Mr. Schmehl.  
Attorney Erich Schock had follow-up questions for Mr. Schmehl.  
The Board and Solicitor Asteak questioned Mr. Schmehl.

Attorney Erich Schock called his next witness, Lori Seese, Township Planning/Zoning Officer.  
Attorney Kevin Kelleher questioned Ms. Seese. Attorney Matt Deschler had no questions.  
The public had no questions.  
The Board and Solicitor Asteak questioned Ms. Seese.  
Attorney Erich Schock had follow-up questions for Ms. Seese.  
Attorney Matt Deschler questioned Ms. Seese.

Attorney Erich Schock had no further witnesses. He provided a list of proposed conditions.

Solicitor Asteak closed the hearing for the evening at 9:55pm. The hearing will resume on March 12<sup>th</sup> at 7:00pm. If another session is required, it will be held on March 25<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 29, 2024