

**LOWER NAZARETH TOWNSHIP
BOARD OF SUPERVISORS
MINUTES
March 12, 2024**

The Lower Nazareth Township Board of Supervisors held a hybrid meeting on Tuesday, March 12, 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 12th, May 22nd, June 13th, and August 8th, September 28th, November 30th, December 5th, January 16th, February 6th, and February 29th.

Attorney Kelleher deferred to Attorney Deschler since his witness was present this evening. His clients will be ready to testify afterwards.

Attorney Deschler called his witness Peter Terry, traffic engineer with Benchmark Civil Engineering Associates.

Attorney Erich Schock & Attorney Kelleher questioned Mr. Terry.

The Board took a brief recess prior to Attorney Erich Schock's follow-up questions for Mr. Terry.

Attorney Deschler had follow-up questions for Mr. Terry.

The public had an opportunity to question Mr. Terry.

The Board and the Township Engineer questioned Mr. Terry.

Attorney Deschler called his next witness Steven Lindemann, AAA Northampton County.

Attorney Erich Schock & Attorney Kelleher questioned Mr. Lindemann.

The public had an opportunity to question Mr. Lindemann.

The Board and the Township Engineer had no questions.

Attorney Deschler called his next witness Robert Hoyer, 365 Country Club Road and business owner of Buzas.

Attorney Erich Schock & Attorney Kelleher had no questions.

The public, Board and the Township Engineer had no questions.

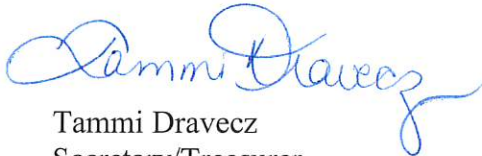
Attorney Kelleher called his witness Linda Woodward, 338 Country Club Road.
Attorney Erich Schock questioned Mrs. Woodward.
Attorney Deschler and the public had no questions.
The Board questioned Mrs. Woodward.

Attorney Kelleher will call Mr. Woodward on March 25th.

Solicitor Asteak closed the hearing for the evening at 9:52pm. The hearing will resume on March 25th at 7pm.

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

Respectfully submitted by,

A handwritten signature in blue ink that reads "Tammi Dravec". The signature is written in a cursive, flowing style.

Tammi Dravec
Secretary/Treasurer