

**LOWER NAZARETH TOWNSHIP
BOARD OF SUPERVISORS
MINUTES
March 25, 2024**

The Lower Nazareth Township Board of Supervisors held a hybrid meeting on Monday, March 25, 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, August 8th, September 28th, November 30th, December 5th, January 16th, February 6th, February 29th, and March 12th.

Attorney Kelleher called his next witness Hugh Woodward, 338 Country Club Road. Attorney Erich Schock questioned Mr. Woodward. Attorney Deschler and the public had no questions.

Attorney Kelleher had no further witnesses. Solicitor Asteak opened the floor to public comments.


Engineer Coyle has reviewed all transcripts of hearings he did not attend and provided comments. Attorney Schock & Attorney Deschler questioned Engineer Coyle. Neither Attorney Kelleher, the public nor the Board had questions.

The Board took a brief recess before Attorney Schock, Attorney Kelleher, and Attorney Deschler provided closing statements.

Supervisors stated that they have attended all hearings or reviewed the transcripts as well as the exhibits.

Solicitor Asteak closed the hearing at 8:48pm. The Board will deliberate and hand down a decision within 45 days from today's date. For the complete context of hearing testimony, please refer to the stenographic transcript.

Respectfully submitted by,



Tammi Dravec, Secretary/Treasurer
Board of Supervisors Minutes
March 25, 2024