

**LOWER NAZARETH TOWNSHIP
BOARD OF SUPERVISORS
MINUTES
June 26, 2024**

The Lower Nazareth Township Board of Supervisors held a public meeting on Wednesday, June 26, 2024, Chairman Pennington called the meeting to order at 7:04 PM.

Present were:

James S. Pennington	-	Chairman	Gary Asteak	-	Solicitor
Martin J. Boucher	-	Vice-Chairman	Dan Wilusz	-	Engineer
Amy L. Templeton	-	Supervisor	Lori A. Stauffer	-	Manager
			Lori Seese	-	Planning/Zoning Officer

*** An executive session was held prior to the meeting to discuss legal matters. ***

Agenda Amendment and Approval

With no additions or changes presented to the agenda, M. Boucher made a motion to approve the agenda. A. Templeton seconded. Motion passed (3-0).

Approval of Minutes

The meeting minutes of June 12th were not ready and will be submitted for review and approval at the July 10th meeting.

Reports

NONE

Supervisor's Comments

Open Space Preservation – L. Stauffer reported the EAC continues to review the various properties on the Township's official map to prioritize which properties would be most ideal for development rights acquisition.

Parks and Recreation – Supervisor Templeton provided project updates:

She thanked the Hecktown Volunteer Fire Company for coming out to do a Splash n' Play event for the kids at Newburg Park. It was well attended, and Kona Ice was in attendance as well. It was a great event.

She reported the completion of the splash pad project is experiencing some delays and it appears that the splash pad won't be open until either mid-July or end of July. She summarized the list of items that still need to be addressed and she informed the Board that the fencing company employees cracked a pipe that feeds the splash pad.

Given the issues and timing, and upon recommendation of the Township Manager, the Recreation Committee has decided to halt the sale of passes. She further explained for those that already purchased

passes, they will have a choice to either obtain a refund or they can keep their pass to use for August and next year's pass will be at no charge.

Subdivision and Land Development

Hecktown Business Park Lots 6 & 7 – Matt Longenberger and Michael Peterson, Esq. appeared to represent the applicant and the amended land development plan. The Township previously approved a land development plan for a 108,100 square foot building. The revised plan proposed a 90,000 square foot building for manufacturing food products.

The revised plan is also consistent with the conditional use approval that was granted in 2001. The property is situated in both Lower Nazareth Township and Bethlehem Township. Bethlehem Township approved the revised plan on June 17, 2024.

After the applicant's presentation, Dan Wilusz of Carroll Engineering reviewed the engineer's comment letter. The Planning Commission recommended conditional final approval of the plan.

M. Boucher made a motion to adopt Resolution No. LNT-27-2024, a resolution granting conditional final approval to the amended land development plan for Hecktown Business Park Lots 6 & 7. A. Templeton seconded. Motion passed (3-0).

Solicitor's Report

Attorney Asteak had no updates.

Engineer's Report

LVTC III Request for Letter of Credit Reduction – Dan Wilusz reviewed Carroll Engineering's letter of June 18, 2024. LVTC III is requesting a letter of credit reduction and to enter into the maintenance period. Mr. Wilusz stated it is the recommendation of the Township Engineer to reduce the letter of credit as outlined in the letter of June 18, 2024; however, the project is not ready to commence maintenance. A. Templeton made a motion to authorize the reduction of the letter of credit as outlined in Carroll Engineering's letter of June 18, 2024. M. Boucher seconded. Motion passed (3-0).

LVTC III Hanoverville Road Work – The Board of Supervisors previously entered into an agreement where LVTC and TripleNet would make certain road improvements that would not have been required under SALDO. The Board agreed to provide a Traffic Impact Fee Credit to the developer for the road work. LVTC III and TripleNet entered into a cost-sharing agreement to determine the percentage of the \$100,000 traffic impact fee credit that would be appropriated to each developer. D. Wilusz recommended the road work is now complete and the Board can release the credit. M. Boucher made a motion to approve the release of the Traffic Impact Fee credit in the amount of \$100,000. A. Templeton seconded. Motion passed (3-0).

Manager's Report

Time Extension Report – L. Stauffer reported a time extension report was provided to the Board as part of their digital packet.

Newburg Park Tree Planting Project – L. Stauffer reported the Township has received confirmation on the approval of the Northampton County Livable Landscapes grant in the amount of \$29,343. Combined with the LV Greenways grant in the amount of \$13,000, this project has \$42,343 in grant monies. L. Stauffer stated she is requesting the Board to authorize proceeding with the bidding process. M. Boucher made a motion to go out to bid for the Newburg Park Tree Planting project. A. Templeton seconded. Motion passed (3-0).

Payment of the Bills

A motion was made by A. Templeton to pay the bills as presented. M. Boucher seconded. Motion passed. (3-0).

Courtesy of the Floor

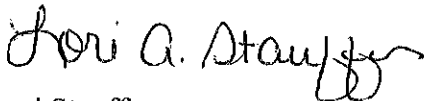
Attorney Christopher Spadoni appeared on behalf of Sherri Bourneuf of 4682 Stafford Avenue to discuss an ongoing stormwater issue. Attorney Spadoni stated his client is the third owner of the property and she has resided there for a period of 10 years. He stated their proposal is that the Township paves the area in front of the inlet to facilitate water flow to the inlet and his client will dig out a channel from the left of her driveway to the inlet.

Attorney Asteak stated that he previously conveyed the Board's offer to Attorney Spadoni. This offer included the work as proposed by the property owner; however, included a hold harmless agreement since the Township would not be requiring her to re-establish the swale in her driveway. Attorney Asteak reminded Attorney Spadoni that Ms. Bourneuf is occupying a home without a permanent certificate of occupancy due to deficiencies discovered at an inspection at the time of home construction. Some of the deficiencies include failure to adhere to the approved grading plan, including, but not limited to the installation of the required swale and the slope of the driveway.

Attorney Spadoni stated that it appears this conversation will need to occur in a different forum.

Adjournment - The meeting adjourned at 7:25 pm.

Respectfully submitted by,



Lori Stauffer
Township Manager

**Lower Nazareth Township
Bills To Be Approved
June 26, 2024**

GENERAL FUND CHECKING ACCOUNT

Num	Name	Memo	Amount
30823	Assured Partners of Northeast PA	Fire Company Insurance	\$ 7,890.00
30824	Fraser Advanced Info Systems	Fire Company Copier Lease/Maintenance	\$ 95.00
30825	Fraser Advanced Info Systems	Fire Company Copier Maintenance	\$ 42.69
30826	Fogels Fuel Service	Fire Company Fuel	\$ 184.55
30827	Tractor Supply Credit Plan	Equipment Parts/SuppliesParks	\$ 197.19
30828	NJ Advance Media	Advertisement	\$ 277.11
30829	PPL, Inc.	Traffic Signal/St Light/Municipal/PW/Park	\$ 2,662.33
30830	Verizon Wireless	Municipal/Public Works Wireless	\$ 563.62
30831	Barry Issett & Associates, Inc.	Zoning Officer Services	\$ 2,887.50
30832	The Key	Advertisement	\$ 231.30
30833	Security Service Company, Inc.	Security System Monitoring	\$ 323.79
30834	Fraser Advanced Info Systems	Copier Lease/Maintenance	\$ 480.12
30835	Lezzer Lumber	Park Construction	\$ 265.90
30836	Green Pond Nursery, Inc.	Facilities Maintenance	\$ 188.00
30837	Automated Home Generators	Fire Company Contributions	\$ 686.05
30838	Eastern Telephone & Telecommunication	Telephone Maintenance	\$ 2,030.10
30839	State Worker's Insurance Fund	Workers Compensation - #05039711	\$ 2,014.00
30840	Highmark Blue Shield	Employee Health Insurance	\$ 32,167.79
30841	Colonial Regional Police Department	Police Contract Payment	\$ 162,953.92
30845	Mad Science of Lehigh Valley	Summer Park Event	\$ 450.00
		<i>Total General Fund Checking Account ...</i>	<u>\$ 216,590.96</u>

PAYROLL ACCOUNT

Num	Name	Memo	Amount
	June 28, 2024		<u>\$ 51,708.84</u>

TRAFFIC IMPACT ACCOUNT

Num	Name	Memo	Amount
212	Carroll Engineering Corporation	Engineering Services	<u>\$ 17,445.90</u>

LNT SEWER ACCOUNT

Num	Name	Memo	Amount
2011	PPL Electric Utilities	Main Meter Electricy	<u>\$ 24.93</u>

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OPEN SPACE - PLGIT

Num	Name	Memo	Amount
678	Vortex USA Inc.	Capital Construction	<u>\$ 10,000.00</u>

OPEN SPACE - PSBT

Num	Name	Memo	Amount
2019	Build All Contracting Corp.	Capital Construction	\$ 109,800.00
2020	Vortex USA Inc.	Capital Construction	<u>\$ 65,425.25</u>
		<i>Total Open Space Account ...</i>	<u>\$ 175,225.25</u>

DEVELOPMENT & INSPECTION ACCOUNT

Num	Name	Memo	Amount
3037	Elizabeth Codling	Building Permit Refund	<u>\$ 365.00</u>

MASTER ESCROW ACCOUNT- PEOPLES SECURITY

Num	Name	Memo	Amount
4099	Signal Service, Inc.	Traffic Signal Maintenance	\$ 380.00
4100	Met-Ed	Traffic Signal Electricity	\$ 181.38
4101	PPL Electric Utilities	Traffic Signal Electricity	<u>\$ 159.32</u>
		<i>Total Master Escrow Account ...</i>	<u>\$ 720.70</u>