

**LOWER NAZARETH TOWNSHIP
BOARD OF SUPERVISORS
MINUTES
August 14, 2024**

The Lower Nazareth Township Board of Supervisors held a public meeting on Wednesday, August 14, 2024, Chairman Pennington called the meeting to order at 7:08PM.

Present were:

James S. Pennington	-	Chairman	Gary Asteak	-	Solicitor
Martin J. Boucher	-	Vice-Chairman	Justin Coyle	-	Engineer
Stephen A. Brown	-	Supervisor	Lori A. Stauffer	-	Manager
Amy L. Templeton	-	Supervisor	Tammi Dravec	-	Secretary/Treasurer
			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, Vice-Chairman Boucher made a motion to approve the agenda. Supervisor Templeton seconded. Motion passed.

Conditional Use Hearing – CU2024-01 Inn at Evergreen Farms – Opinion & Order

Solicitor Asteak provided the Board with an opinion and order for Inn at Evergreen Farms. Supervisor Brown made a motion to approve the opinion and order. Supervisor Brown seconded. Motion passed.

Approval of Minutes

The meeting minutes of June 26th were submitted for review and approval. Supervisor Templeton made a motion to approve the minutes as presented. Vice-Chairman Boucher seconded. Motion passed.

The meeting minutes of July 10th were submitted for review and approval. Vice-Chairman Boucher made a motion to approve the minutes as presented. Supervisor Templeton seconded. Motion passed.

The meeting minutes of July 24th were submitted for review and approval. Tabled there was not a quorum from that meeting.

Reports

The Financial Report for July 2024 and the Hecktown Fire Incident Report for July 2024 were presented.

Supervisor's Comments

Open Space Preservation – Supervisor Brown 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 updates to the Newburg Park Splashpad Project.

Vice-Chairman Boucher had no comments.

Ms. Stauffer reported that she provided a letter of support to the library for a grant for laptops.

Subdivision and Land Development

173 Nazareth Pike Self Storage & 281-283 Nazareth Pike Self Storage:

Attorney Charlesworth and Engineer Tom Knab attended and made a brief presentation for the expansion of existing self-storage facility.

173 Nazareth Pike Self Storage – Resolution #LNT-28-24 – Supervisor Templeton made a motion to approve Resolution #LNT-28-24. Vice-Chairman Boucher seconded. Motion passed.

281-283 Nazareth Pike Self Storage – Resolution #LNT-29-24 – Supervisor Templeton made a motion to approve Resolution #LNT-29-24. Vice-Chairman seconded. Motion passed.

Solicitor’s Report

Animal Ordinance – Authorization to Advertise – Solicitor Asteak presented the draft ordinance to the Board for authorization to advertise for adoption at our August 28th meeting.

Supervisor Templeton made a motion to authorize advertisement. Vice-Chairman Boucher seconded. Motion passed.

Engineer’s Report

Build All – Release Final Payment – Engineer Coyle requested to table this matter as Lower Nazareth is awaiting the CO prior to recommendation of payment.

Manager’s Report

Traffic Impact Certificate of Deposit Renewal – Resolution #LNT-30-24 – Ms. Stauffer provided an explanation of our investment and proposal for renewal.

Vice-Chairman Boucher made a motion to approve Resolution #LNT-30-24. Supervisor Brown seconded. Motion passed.

Time Extension Report – Ms. Stauffer presented the report on multiple time extensions.

LVTC III – Authorize Solicitor Appearance ZHB – Supervisor Brown made a motion to authorize the solicitor’s appearance for this matter at the August 27th ZHB meeting. Vice-Chairman Boucher seconded. Motion passed.

Solicitor Asteak asked for authorization to engage expert witnesses, if necessary. Supervisor Brown made a motion to authorize Solicitor Asteak’s appearance at the meeting. Supervisor Templeton seconded. Motion passed.

Ronca/Windrift Zoning Proposal – Ms. Stauffer stated that Lower Nazareth is in receipt of this proposal. David Ronca was in attendance to make a presentation, along with Attorney Steven Goudsouzian.

After the presentation, Chairman Pennington stated that the Board went through an extension zoning process and information was made available to the public. He asked Board to decide to make a motion to move forward or deny request. Supervisor Brown made a motion to deny the request. Vice-Chairman Boucher seconded. Motion passed.

Payment of the Bills

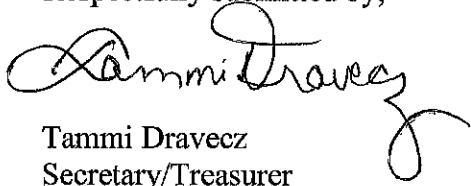
A motion was made by Supervisor Brown to pay the bills as presented. Supervisor Templeton seconded. Motion passed.

Courtesy of the Floor

There were no comments.

Adjournment - The meeting adjourned at 7:25pm.

Respectfully submitted by,

A handwritten signature in black ink that reads "Tammi Dravec". The signature is written in a cursive style with a large, looping initial "T".

Tammi Dravec
Secretary/Treasurer

**Lower Nazareth Township
Bills To Be Approved
August 14, 2024**

GENERAL FUND CHECKING ACCOUNT

Num	Name	Memo	Amount
	BMO	Credit Card Payment	\$ 21,640.80
30918	NJ Advance Media	Advertisement	\$ 327.87
30919	Wex Bank	Fire Company	\$ 1,071.89
30920	Sparkle Car Wash on 248 LLC	Fire Company	\$ 1.88
30921	Verizon Wireless	Fire Company Wireless	\$ 148.58
30922	Verizon Wireless	Fire Company Wireless	\$ 375.16
30923	Service Electric Cable TV Inc	Fire Company Internet	\$ 118.12
30924	The Hartford	Employee Insurance	\$ 942.91
30925	East Lawn Supply Co., Inc.	Park Facilities Maintenance	\$ 21.34
30926	MRP Electric, Inc.	Park Maintenance	\$ 487.00
30927	CKS Services	Office Supplies	\$ 313.00
30928	W.B. Mason Company, Inc.	Office Supplies	\$ 232.45
30929	Whitehall Turf Equipment	Public Works Equipment Parts/Supplies	\$ 70.75
30930	Turf Equipment and Supply Co., LLC	Public Works Equipment Parts/Supplies	\$ 648.82
30931	Integra One	Software Maintenance	\$ 390.73
30932	Krock's Sales & Service Inc.	Public Works Equipment Parts/Supplies	\$ 31.00
30933	Innovative Designs & Publishing, Inc.	Advertisement	\$ 150.00
30934	Sunoco, LLC	Equipment Motor Fuel	\$ 3,928.84
30935	Kasper's Aqua Clear, Inc.	Park Supplies	\$ 739.62
30936	Bethlehem Township Volunteer Fire Co.	Ambulance Services	\$ 30,000.00
30937	Gilmore & Associates, Inc.	Engineering & Consulting Services	\$ 2,230.00
30938	New Enterprise Stone & Lime Co., Inc.	Paving/Patching Materials	\$ 1,158.84
30939	Suburban Propane	Park Fuel	\$ 140.51
30940	Fraser Advanced Info Systems	Copier Lease/Maintenance	\$ 480.12
30941	Allstate Septic Systems	Temporary Restrooms	\$ 115.00
30942	Sunoco, LLC	Equipment Motor Fuel	\$ 1,084.97
30943	PSATS CDL Program	CDL Drug Testing	\$ 70.00
30944	NJ Advance Media	Advertisement	\$ 670.50
30945	Commonwealth of Pennsylvania	Pesticide License Renewal	\$ 10.00
30946	Commonwealth of Pennsylvania	NPDES Permit	\$ 2,500.00
30947	Karen A. Mengel, RPR, CSR	Stenographer	\$ 330.00
30948	U.S. Municipal Supply, Inc.	Park Sign	\$ 114.47
30949	Integra One	Computer Services/Software Maintenance	\$ 1,549.76
30950	Valley Tire of Nazareth	Public Works Equipment Parts/Supplies	\$ 870.00
30951	Colonial Intermediate Unit 20	Office Supplies	\$ 260.00
30952	All-Phase Electric Supply Co.	Facilities Maintenance	\$ 316.00
30953	Met-Ed	Traffic Signal / Street Light Electricity	\$ 424.88
30954	Met-Ed	Park Electricity	\$ 144.28
30955	PPL, Inc.	Traffic Signal/St Light/Municipal/PW/Park	\$ 2,655.52
30956	Grainger Parts	Public Works Supplies	\$ 156.98
30957	The Key	Advertisements	\$ 336.72

**Lower Nazareth Township
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GENERAL FUND CHECKING ACCOUNT

Num	Name	Memo	Amount
30958	Barry Issett & Associates, Inc.	Zoning Officer Services	\$ 2,700.00
30959	Barry Issett & Associates, Inc.	Building Inspection Services	\$ 250.00
<i>Total General Fund Checking Account ...</i>			<u><u>\$ 73,224.93</u></u>

PAYROLL ACCOUNT

Num	Name	Memo	Amount
	August 9th		<u><u>\$ 44,262.31</u></u>

CAPITAL RESERVE ACCOUNT

Num	Name	Memo	Amount
1312	HAB-MISC	NASD Real Estate Taxes	\$ 6,448.39
1313	HAB-MISC	NASD Real Estate Taxes	\$ 3,469.57
<i>Total Open Space Account ...</i>			<u><u>\$ 9,917.96</u></u>

REFUSE / RECYCLING ACCOUNT

Num	Name	Memo	Amount
2026	AllState Septic Systems, LLP	Temporary Restroom	<u><u>\$ 115.00</u></u>

HIGHWAY RECONSTRUCTION / REHABILITATION

Num	Name	Memo	Amount
2003	Security Service Company, Inc.	Park Construction	\$ 3,579.50
2004	Tri-Boro Fencing Contractors., Inc.	Park Construction	\$ 1,522.00
<i>Total Open Space Account ...</i>			<u><u>\$ 5,101.50</u></u>

DEVELOPMENT & INSPECTION ACCOUNT

Num	Name	Memo	Amount
3041	R.S. Mowery & Sons, Inc	Building Permit Refund	\$ 1,450.00
3042	Barry Isett & Associates, Inc.	Building Inspection Services	\$ 6,585.00
<i>Total Development & Inspection Account ...</i>			<u><u>\$ 8,035.00</u></u>

LOWER NAZARETH SEWER ACCOUNT

Num	Name	Memo	Amount
2013	Hanover Township	Transportation Fee	<u><u>\$ 9,600.00</u></u>

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TRAFFIC IMPACT ACCOUNT

Num	Name	Memo	Amount
2014	Carroll Engineering Corporation	Engineering Services	\$ 4,199.50
2015	Lower Nazareth Township	Reimburse Engineering Services	\$ 12,615.00
<i>Total Traffic Impact Account ...</i>			<u>\$ 16,814.50</u>

LOWER NAZARETH COMMUNITY EVENTS ACCOUNT

Num	Name	Memo	Amount
2008	Lower Nazareth Township	Egg Hunt 2025	\$ 13.77

MASTER ESCROW ACCOUNT

Num	Name	Memo	Amount
4113	Gilmore & Associates, Inc.	Engineering & Consulting Services	\$ 4,197.34
4114	Carroll Engineering Corporation	Engineering Services	\$ 5,756.00
4115	Asteak Law Offices	Legal Services	\$ 235.00
4116	Signal Service, Inc.	Traffic Signal Maintenance	\$ 380.00
4117	Met-Ed	Traffic Signal Electricity	\$ 406.82
4118	Signal Service, Inc.	Traffic Signal Maintenance	\$ 371.00
4119	Gilmore & Associates, Inc.	Engineering & Consulting Services	\$ 3,877.45
4120	Carroll Engineering Corporation	Engineering Services	\$ 19,230.00
4121	Asteak Law Offices	Legal Services	\$ 117.50
4122	Triple Net Investments	Escrow Refund	\$ 3,613.42
4123	WaWa	Escrow Refund	\$ 6,016.81
<i>Total Master Escrow Account ...</i>			<u>\$ 44,201.34</u>