

**LOWER NAZARETH TOWNSHIP
BOARD OF SUPERVISORS
MINUTES
February 25, 2026**

The Lower Nazareth Township Board of Supervisors held a public meeting on Wednesday, February 25, 2026, Chairwoman Templeton called the meeting to order at 7:09PM.

Present were:

Amy L. Templeton	-	Chairman	Gary Asteak	-	Solicitor
Martin J. Boucher	-	Vice-Chairman	Justin Coyle	-	Engineer
Stephen A. Brown	-	Supervisor	Lori A. Stauffer	-	Manager
James Pennington	-	Supervisor	Tammi Dravec	-	Secretary/Treasurer
			Lori Seese	-	Planning/Zoning Administrator

*** An Executive Session was held prior to this evening's meeting to discuss litigation matters –
No action was taken. ***

Agenda Amendment and Approval

S. Brown made a motion to approve the agenda. J, Pennington seconded. Motion passed (4-0).

Approval of Minutes

The meeting minutes of February 11th were submitted for review and approval. S. Brown made a motion to approve the minutes as submitted. M. Boucher seconded. Motion passed (4-0).

Reports

The Financial Report for January was presented and is available on the website.

Supervisor's Comments

Open Space Preservation – No report.

Parks and Recreation – This year's Egg Hunt will be March 28th at Lower Nazareth Park. S. Brown thanked local businesses for their support.

Library News – No report.

CRPC / HVFC – M. Boucher reported that the CRPD meeting Monday night. He shared numbers regarding incidents responded to by CRPD.

IT Services Presentation – Intradapt – Armand Sulter, Operations Manager and Liam Sullivan, Account Executive in attendance and gave brief presentation on technology services they offer. Mr. Sullivan remarked their company philosophy is to work as a partnership with their clients. He reviewed what the transition to working together and providing their services would be if the Township elects to utilize them. The Township would receive an entire team of IT professionals 24/7 providing broad range of services.

J. Pennington stated he feels our systems should be monitored 24/7. S. Brown inquired what other local government clients they serve. He listed numerous local clients, including Forks Township. L. Stauffer stated that the manager at Forks Township has provided positive feedback on Intradapt. Additionally, Intradapt is on the COSTARS contract.

L. Stauffer stated the Township has been working on the change in IT services for quite some time. L. Stauffer recommended the Board authorize her to enter into an agreement with Intradapt for IT services as outlined in the proposal with an initial cost of \$6,214.25 and thereafter, \$2,714.25 monthly. This includes replacing our existing firewall with better product. J. Pennington made a motion to authorize the Township Manager to enter into a contract for IT Services with Intradapt per their proposal. M. Boucher seconded. Motion passed (4-0).

Subdivision and Land Development

Northwood Land Development – Waiver Request & Resolution #LNT-12-26 –

Laura Eberly Engineer, and Attorney Steve Goudsuian appeared on behalf of their mutual clients, Northwood Land Development. The applicant is proposing to construct a plumbing and heating contractor's facility on Parcel K8-9-10. The Planning Commission has reviewed the application, and they have recommended conditional final approval.

J. Coyle reviewed his engineering letter. The applicant is seeking a waiver of SALDO requirement in Section 774.32b. Additionally, the applicant needs to place the stormwater basin on the adjoining Knecht property to provide stormwater control for the proposed driveway. The basin is proposed to have vertical gabion walls on three sides. J. Coyle stated as long as the following conditions are met, he does not object to the waiver request:

- (1) Confirmation that said gabion retaining wall can be constructed in its entirety on the property.
- (2) An access ramp to the basin has been provided. It is recommended that the maximum slope of the access ramp not exceed 10%.

The applicant agreed verbally to the conditions.

J. Pennington made a motion to grant the waiver as requested. M. Boucher seconded. Motion passed (3-0). A. Templeton abstained.

M. Boucher made a motion to approve resolution #LNT-12-26. S. Brown seconded. Motion passed (3-0). A. Templeton abstained.

674 Ruben Court – Fence Waiver Request – Chris Bresnahan and Angela Amoroso of 674 Ruben Court were in attendance and provided notes and photos for the Board. C. Bresnahan gave a presentation discussing the waiver request for their fence.

J. Coyle reviewed his February 24th letter. He noted they met with the homeowners on site, last week. He described the property and issues with the proposed fence. He stated his recommendation to the Board is it is not advisable to install a fence within a detention basin. In his opinion, there is not enough of a hardship to install the fence as requested and proposed an alternative installation as described in his letter. C. Bresnahan said while an option, the alternative proposed would require a zoning variance and triples the costs of this fence.

A. Templeton noted that in the past we have granted fence waivers, but this is different. J Coyle stated this fence waiver as proposed would have the fence installed in the basin. Solicitor Asteak stated the conditions and restrictions of the property should have been known to the buyer prior to closing. The subdivision name should have been in the deed. C. Bresnahan stated the particulars of the property were not disclosed to them. The property was created as a result of the Sleepy Hollow Subdivision, and it has a relatively large drainage easement and detention basin in the rear of the property.

M. Boucher stated he has no issue if they are willing to sign indemnification agreement. He questioned if the solicitor can draft an agreement. The property owners stated they are willing to execute a hold harmless to the Township protecting the Township against any damage to the fence. J. Pennington expressed concerns that because the current property owner is making promises, it doesn't mean future property owners will follow through.

S. Brown stated we have granted in easements but never placing a fence inside a detention basin. He worried about what kind of precedent this would set. Ms. Amoroso stated the Board could examine each situation on a case-by-case basis. A. Templeton stated she understands the property owner's situation; however, we've had issues with detention basins.

Solicitor Asteak stated there is a section of our SALDO that is specific about the placement of structures, fences, trees, etc. in a detention basin. In this instance, he does not see a hardship; therefore, he cannot see the justification to granting the waiver request. He stated they can install a fence, just not where they want it. No motion was taken on the application request.

Monocacy Estates – Street Names – The developer has submitted a list of potential street names for the proposed Monocacy Estates subdivision. After reviewing the list, M. Boucher stated Frank Lane may be confusing as the Township already has a Frank Street. He also recommended that Tilghman should be changed. The other Board members agreed. L. Stauffer will convey that information back to the developer.

Charles Iszard, 363 Little Creek Drive stated he was surprised to see the naming of streets on the agenda. Solicitor Asteak stated the street names will go on preliminary plan. Mr. Iszard stated he is objecting to naming streets. He read statement on why he is opposed to the act of naming streets at this point in the proposed subdivision. (Full statement is in the Township file).

Solicitor's Report

Speed Limit Ordinance – Greinar Road – At the previous meeting, L. Stauffer reviewed Carroll Engineering's Greinar Road speed study with a recommendation to increase the speed limit from 25mph to 35mph. The Board authorized Solicitor Asteak to draft an ordinance to implement this change in the speed limit on Greinar Rd. J. Pennington made a motion for Solicitor Asteak to advertise the ordinance. M. Boucher seconded. Motion passed (4-0).

Solicitor Asteak also reported he sent the letter to Ms. Bourneuf and he has received no response. He further reported that he attended the zoning hearing board last night to intervene in the Windrift variance request. No action was taken and the ZHB is requesting briefs.

Engineer's Report

J. Coyle reported the Butztown Rd. project contractor is requesting an on-site meeting in mid-March since the weather will be warming up. They are looking to restart the project in early April. In light of this, Carroll Engineering is continuing to follow up continuously with Verizon for pole removal.

Manager's Report

2026 Road Project – Escalator Clause – Resolution #LNT-13-26 – L. Stauffer stated with the road project going out to bid, the Board will need to adopt the Fuel Escalator Clause via resolution. M. Boucher made a motion to approve resolution #LNT-13-26. S. Brown seconded. Motion passed (4-0).

Ag Security Proposal – Arphil Properties, LLC – L. Stauffer reported the Township is in receipt of an application to amend the Township's Agricultural Security Area to add 34 acres. M. Boucher made a motion to acknowledge receipt of the application and to authorize the solicitor and staff to take the necessary steps under the statute, including authorization to advertise, in order to prepare for the required public hearing. J. Pennington seconded. Motion passed (4-0).

Zoning Hearing Board Resignation – L. Stauffer reported the Township is in receipt of a letter of resignation from Brian Fenstermaker from his position on the Zoning Hearing Board. The Board will need to acknowledge the resignation and determine if they wish to promote one of the two alternates to a permanent position or advertise. M. Boucher made a motion to accept the resignation. S. Brown seconded. The consensus of the Board was to advertise for a new member.

Data Center Zoning Amendment Ordinance – Discussion – L. Stauffer reported a joint meeting was held between members of Lower Nazareth Township and Upper Nazareth Township regarding the shared zoning as it pertains to data centers. Attorney Asteak was also present. The conversation was primarily between the two chairpersons. She further noted that the two townships will be meeting again on March 6th; therefore, it is important for the Board to provide our chair with feedback.

A. Templeton stated during the course of the meeting, Upper Nazareth Township proposed that each municipality in the shared zoning arrangement should take on one or more of the five different size data centers. A. Templeton stated Upper Nazareth received a presentation from Palmer Township's Planning Director. The data centers range in five different sizes from micro to hyper.

UNT proposed they would take the small and medium with Lower Nazareth taking the hyper-sized. A. Templeton stated she pushed back noting we have truck terminal, high cube warehouses, and research and development. A. Templeton stated some of the issues that were raised were the electricity and water draw and sound and vibration. She said the Township needs to keep those items on our radar if we end up doing an ordinance.

J. Pennington expressed concern that a data center could easily convert and occupy an empty warehouse. With the number of warehouses in Lower Nazareth, this is a serious concern. Would it be appropriate to state that we feel this would be them taking their fair share? S. Brown agreed.

S. Brown noted we already took heavy duty uses and he feels Upper Nazareth should take on their fair share. Although, we can't afford to stall any longer. At the last meeting, L. Stauffer and Attorney Asteak were directed to work on an ordinance. We can't leave ourselves exposed. We should have a draft and authorize advertisement at the next meeting.

L. Stauffer previously circulated the proposed ordinance prepared for Bushkill Township. A. Templeton stated she has a few concerns with Bushkill ordinance, including, the proposed height of 60 ft since our maximum height on warehouses is 45 feet. She questioned why we would want these buildings that high. Also, the noise would be addressed by sperate ordinance. A. Templeton stated she is also concerned with the use engaging in 24/7/365 operations. She also questioned why a minimum of 10 acres is proposed. Why so low and what acreage should we start with to protect the public.

One of the other issues that A. Templeton addressed concerns the height and grade changes that make some of the warehouse projects appear higher. She noted that it appears after they get land development approval and construction begins, the developer brings in fill to increase the base of the property and then builds on top of that. J Coyle responded since the Township is in the process of updating its SALDO, requirements can be included to minimize this practice as well as require street renderings of the final project.

Payment of the Bills

M. Boucher made a motion to pay the bills as presented. S. Brown seconded. Motion passed (4-0).

Courtesy of the Floor

Justin Huratiak, developer of the Nazareth Nest project, appeared to discuss the recreation fees for his project. He stated he is closing on his loan in two to three weeks and obtaining his letter of credit. He has received the land development improvements agreement, and he requested the Board to consider applying the applicable recreation fee from the Residences at Meadowview plan instead of the 2023 Recreation fees. He outlined why he believes he should be given a reprieve on the \$440,000 recreation fees. He further stated he would agree to dedicate the walking trail he will be installing as public space.

Mr. Huratiak stated his legal counsel will be sending a letter with this request; however, since he would not be available in the month of March to be present at the Lower Nazareth meetings, he wanted to appear this evening to verbally engage with the Board.

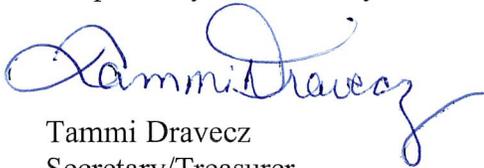
A. Templeton questioned whether he was aware of the increase in recreation fees when he submitted his plan. L. Seese stated the fee schedule is publicly available. Ms. Templeton stated Mr. Huratiak should have known what the increase was in the recreation fee when submitting his application.

The Board held a discussion and decided the Board will wait until the Township receives the letter from the developer's attorney.

Bob Hoyer of Country Club Road questioned if data centers bring jobs to the area. L. Stauffer stated it is her understanding that data centers are designed to employ and run on minimal staff. He questioned if our emergency services would be adequate to respond to this type of use.

Adjournment - The meeting adjourned at 8:36 pm.

Respectfully submitted by,

A handwritten signature in blue ink that reads "Tammi Dravec". The signature is written in a cursive style with a long, sweeping tail.

Tammi Dravec
Secretary/Treasurer

**Lower Nazareth Township
Bills To Be Approved
February 25, 2026**

GENERAL FUND CHECKING ACCOUNT

Num	Name	Memo	Amount
ACH	Met-Ed	Traffic Signal / Street Light Electricity	\$ 361.52
ACH	Met-Ed	Park Electricity	\$ 259.49
ACH	Lower Nazareth Township General Fund	Building Permit	\$ 555.00
ACH	Pitney Bowes	Postage Meter	\$ 210.99
ACH	Flores	Employee Health Benefits	\$ 320.00
ACH	Pitney Bowes Purchase Power	Postage	\$ 2,041.99
ACH	Flores	Employee Health Benefits	\$ 780.00
32190	PPL, Inc.	Fire Company Electricity	\$ 33.33
32191	PPL, Inc.	Fire Company Electricity	\$ 810.85
32192	Versalift East LLC	Fire Company Equipment Maintenance	\$ 108.00
32193	Assured Partners of Northeast PA	Fire Company Insurance	\$ 999.80
32194	Fraser Advanced Info Systems	Fire Company Copier Lease/Maintenance	\$ 95.00
32195	Fraser Advanced Info Systems	Fire Company Copier Lease/Maintenance	\$ 88.89
32196	Witmer Public Safety Group	Fire Company Supplies	\$ 58.00
32197	Suburban Propane	Park Fuel	\$ 406.73
32198	Suburban Propane	Public Works Fuel	\$ 857.05
32199	American Rock Salt Company LLC	Winter Maintenance	\$ 8,017.76
32200	PPL, Inc.	Traffic Signal/St Light/Municipal/PW/Park	\$ 2,413.22
32201	Fraser Advanced Info Systems	Copier Lease/Maintenance	\$ 504.14
32202	PA One Call System, Inc.	Monthly Activity	\$ 24.80
32203	E.M. Kutz, Inc.	Equipment Parts/Supplies	\$ 305.42
32204	All-Phase Electric Supply Co.	Facilities Maintenance	\$ 315.89
32205	Staver Hydraulics Co., Inc.	Public Works Parts/Supplies	\$ 95.67
32206	Lehigh Valley Janitorial Supply	Municipal Building Supplies	\$ 42.78
32207	City of Bethlehem	Hydrant Assessment	\$ 156.54
32208	Verizon Wireless	Municipal/Public Works Wireless	\$ 531.29
32209	Bergey's, Inc	Equipment Parts/Supplies	\$ 425.48
32210	Fogels Fuel Service	Municipal Heating Fuel	\$ 3,798.65
32211	State Worker's Insurance Fund	Workers Compensation - #05039711	\$ 4,999.00
32212	Sunoco, LLC	Equipment Motor Fuel	\$ 145.69
32213	Werner Transmission Inc	Equipment Parts / Supplies	\$ 168.26
32214	ACR Products, Inc.	Public Works Equipment Parts/Supplies/Re	\$ 84.63

**Lower Nazareth Township
Bills To Be Approved
February 25, 2026**

GENERAL FUND CHECKING ACCOUNT

Num	Name	Memo	Amount
32215	Associated Fasteners, Inc.	Equipment Parts/Supplies	\$ 473.43
32216	Hanover Engineering Associates, Inc.	Engineering Services	\$ 3,971.78
32217	Dykes Lumber Company	Public Works Tools/Equipment	\$ 712.76
32218	All State Fire Protection Services	Municipal Building Maintenance	\$ 600.00
32219	Suburban Propane	Public Works Fuel	\$ 937.33
32220	Sherwin-Williams	Facilities Maintenance	\$ 24.35
32221	Sullivan Oil and Propane	Municipal Building Heating Fuel	\$ 1,384.93
<i>Total General Fund Checking Account ...</i>			<u><u>\$ 38,120.44</u></u>

PAYROLL ACCOUNT

Num	Name	Memo	Amount
	February 20, 2026		<u><u>\$ 52,649.00</u></u>

MASTER ESCROW ACCOUNT

Num	Name	Memo	Amount
ACH	Met-Ed	Traffic Signal Electricity	\$ 296.30
ACH	Met-Ed	Traffic Signal Electricity	\$ 212.26
4282	PPL Electric Utilities	Traffic Signal Electricity	\$ 198.54
4283	Hanover Engineering Associates, Inc.	Engineering Services	\$ 1,692.50
<i>Total Master Escrow Account ...</i>			<u><u>\$ 2,399.60</u></u>

REFUSE / RECYCLING ACCOUNT

Num	Name	Memo	Amount
2059	First Regional Compost Authority	1st Quarter 2026	<u><u>\$ 7,527.68</u></u>

LNT SEWER ACCOUNT

Num	Name	Memo	Amount
2034	PPL Electric Utilities	Main Meter Electricity	<u><u>\$ 25.72</u></u>