

**LOWER NAZARETH TOWNSHIP
BOARD OF SUPERVISORS
MINUTES
May 27, 2026**

The Lower Nazareth Township Board of Supervisors held a public meeting on Wednesday, May 27, 2026, Chairperson Templeton called the meeting to order at 7:00PM.

Present were:

Amy L. Templeton	-	Chairperson	Gary Asteak	-	Solicitor
Martin J. Boucher	-	Vice-Chairman	Justin Coyle	-	Engineer
Stephen A. Brown	-	Supervisor	Lori A. Stauffer	-	Manager
James S. Pennington	-	Supervisor	Lori Seese	-	Planning/Zoning Administrator
Nancy A. Teague	-	Supervisor			

Agenda Amendment and Approval

L. Stauffer requested Gun Club Road to be added to the agenda under Manager Report. S. Brown made a motion to approve the agenda as amended. N. Teague seconded. Motion passed (5-0).

Approval of Minutes

The meeting minutes of the meeting of May 13th were submitted for review and approval. S. Brown made a motion to approve the minutes as submitted. N. Teague seconded. Motion passed (3-0-2). A. Templeton and J. Pennington abstained due to their absence at the meeting.

Reports

The financial report for April 2026 has been submitted and is available on the website.

Supervisor's Comments

Open Space Preservation – S. Brown had no report.

Parks and Recreation – S. Brown reported on the upcoming 250th celebration on July 3rd.

Library News – N. Teague reported on the numerous activities that the Memorial Library is hosting.

CRPC / HVFC – M. Boucher provided the CRPD incident report.

COG – J. Pennington reported the Nazareth COG met on May 21st to discuss the proposed SALDO update for Upper Nazareth Township and to discuss the Hanover Township Land Development plan submitted by Jaindl.

Subdivision and Land Development

Nazareth Nest – Attorney Asteak reported the Township Engineer has been notified by the developer that the engineer is not permitted to make inspections of what the developer labels “private improvements.” The Board discussed the situation, and some board members expressed concerns about allowing construction to continue that is not inspected and waiting until he attempts to reduce his security. The Board requested information to be provided at the next meeting in order to facilitate any further discussion, if necessary.

Solicitor’s Report

Data Center Ordinance – The proposed ordinance was reviewed by the Township Planning Commission, LVPC, and the Nazareth COG. Their comments have been received. The ordinance has been duly advertised and is ready for Board consideration. The public hearing was opened. No public comment was received. Supervisors noted this is a very important amendment to the zoning ordinance and while improvements will be sure to follow, this is a necessary amendment. J. Pennington made a motion to adopt Ordinance 261-05-26. M. Boucher seconded. Motion passed (5-0).

Borrowing Ordinance – The purpose of the borrowing is to provide the necessary funding for the reconstruction of Township Line Road as the grant award requires Lower Nazareth Township to expend the funds first and seek reimbursement of their expenditures after.

S. Brown made a motion to approve and accept the loan commitment proposal from People’s Security Bank Trust and authorize the solicitor to advance the submission in accordance with the Local Government Unit Debt Act. M. Boucher seconded. Motion passed (5-0).

J. Pennington made a motion to adopt Ordinance 262-05-26, an Ordinance authorizing the borrowing of \$1,250,000 for the purpose of a construction loan for the reconstruction of Township Line Road. M. Boucher seconded. Motion passed (5-0).

Nazareth Area School District (NASD) – Curative Amendment – G. Asteak announced the Township is in receipt of a curative amendment application from the Nazareth Area School District through their legal counsel, Julie Burkart. The premise of the curative amendment application is that: (1) the school district pre-empts local zoning regulations and (2) the public sewer requirements should not be applicable to the school district if they can demonstrate that an on-lot system is appropriate.

The school district has provided correspondence waiving the 60-day requirement for the municipality to commence the curative amendment hearing. The school district is requesting the hearing(s) to commence on September 15th. N. Teague made a motion to authorize the extension requested and to commence the hearing on September 15th. M. Boucher seconded. Motion passed (4-0). S. Brown abstained.

G. Asteak informed the Board that under the MPC the Board may retain special counsel to defend the Township zoning ordinance. J. Pennington made a motion to appoint Matthew Deschler, Esq. to be compensated at the solicitor’s litigation hourly rate. N. Teague seconded. Motion passed (4-0). S. Brown abstained.

G. Asteak further reported to the Board that the school district is recommending the hearing be moved to a location that can hold a significant number of people as they are sure this hearing will be well attended. J. Pennington made a motion to direct staff to prepare the garage area for the curative amendment hearing if attendance exceeds the regular meeting room capacity. M. Boucher seconded. Motion passed (4-0). S. Brown abstained.

G. Asteak announced S. Brown will be abstaining from all votes pertaining to the Nazareth Area School District's curative amendment application due to his employment with the school district, which creates a conflict.

Engineer's Report

No report.

Manager's Report

Time Extension Report – L. Stauffer presented a report of the time extensions accepted since the last meeting.

2026 Paving Project Change Order – This matter will be tabled until the June 10th meeting.

Greenways, Trails, and Recreation Grant – The Board previously directed L. Stauffer to apply for a trail and parking lot expansion at Hahn's Meadow Park. As part of the grant application process, the Board needs to adopt a resolution authorizing the manager to apply on the Township's behalf. N. Teague made a motion to adopt Resolution No. LNT-20-2026. M. Boucher seconded. Motion passed (5-0).

2026 Grow NorCo Grant – L. Stauffer reported that she checked with Northampton County and codification would not be an eligible project. After discussion, the Board determined to not apply this round.

Nuisance Ordinance Amendment – L. Stauffer reported a draft ordinance is in front of the Board for consideration that amends the Nuisance Ordinance adopted by the Board in October 2025. The amending ordinance provides for regulations for junk vehicles, recreational vehicles, and infestations. The Board determined some items pertaining to recreational vehicles should be changed. M. Boucher made a motion to direct the manager to make the requested changes and to authorize the solicitor to advertise the proposed ordinance. S. Brown seconded. Motion passed (5-0).

Herman Security Release - In accordance with correspondence from Keystone Consulting in 2013, confirmation was made that the arborvitaes have been installed; therefore, the release of the security funds is appropriate. J. Pennington made a motion to release the security as recommended in the amount of \$900. N. Teague seconded. Motion passed (5-0).

Grinder Pump System Agreement – 670 Lexington Road – L. Stauffer requested authorization for Chairperson Templeton to execute. S. Brown made a motion to authorize Chairperson Templeton to execute. M. Boucher seconded. Motion passed (5-0).

Grinder Pump System Agreement – 4373 King George Drive – L. Stauffer requested authorization for Chairperson Templeton to execute the agreement. J. Pennington made a motion to authorize Chairperson Templeton to execute. M. Boucher seconded. Motion passed (5-0).

Grant Funding Awarded / Not Awarded – Lower Nazareth Township was awarded four grants for equipment for Bethlehem Township Volunteer Fire Company, the Township’s ambulance provider. The grants are as follows: (1) \$30,000 through Northampton/Lehigh LSA for portable radios; (2) \$63,556 for a cardiac monitor; (3) \$21,659 for personal CO2 monitors; and (4) \$32,699 for portable radios.

One of the grants is a duplicate, which overfunds the portable radios request. The Commonwealth Financing Authority recommended two potential courses of action: (1) order additional radios or (2) seek a change to the scope of the \$30,000 grant. After brief discussion, M. Boucher made a motion to authorize the Township Manager to submit a change request for the \$30,000 Northampton/Lehigh LSA grant for the purchase of a police vehicle for Colonial Regional Police. S. Brown seconded. Motion passed (5-0).

Traffic Impact Committee Resolution Amendment – L. Stauffer reported the Board has received an amended resolution for the Traffic Impact Committee because of review of the original resolution by the solicitor. J. Pennington made a motion to adopt Resolution LNT-21-26. M. Boucher seconded. Motion passed (5-0).

G. Asteak stated the update of the Traffic Impact Plan has to take a rewind to ensure we are in compliance with all statutory and MPC requirements. He reviewed with the Board that a public hearing must be held for the Land Use Assumption Report and the Roadway Sufficiency Report. He has selected a date of 06/30/26. The public hearing must be advertised twice. The draft reports and the plan must be sent to the school district and adjoining municipalities. S. Brown made a motion to authorize the advertisement as outlined by the solicitor. M. Boucher seconded. Motion passed (5-0).

G. Asteak reported that at this time all new submitted land development and subdivision plans will be subject to a \$1,000 traffic impact fee.

Gun Club Road – L. Stauffer reported she received communication from the Township Manager and Director of Public Works at Upper Nazareth Township. Upper Nazareth Township intends to go out to bid for the full-depth reclamation of Gun Club Road. They inquired if Lower Nazareth Township, who owns approximately 75 to 100 feet of Gun Club Road, would be interested in the road work including Lower Nazareth’s portion. The estimated financial contribution from Lower Nazareth would be between \$5,000 to \$10,000. M. Boucher made a motion to authorize Upper Nazareth Township to engage in the road work as described on the portion of Gun Club Road owned by Lower Nazareth Township not to exceed \$10,000 with the Township engineer prorating the final costs. S. Brown seconded. Motion passed (5-0).

Payment of the Bills

N. Teague made a motion to pay the bills as presented. S. Brown seconded. Motion passed (5-0).

Courtesy of the Floor

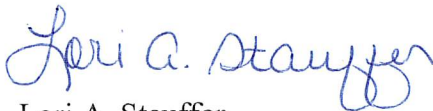
J. Pennington inquired about senior centers closing in Northampton County. L. Stauffer stated to her knowledge only the ones located in Lower Nazareth and Northampton Borough are being closed.

Anna Miklos of Evergreen Farms inquired about the ongoing acquisition of development rights for their apartment project. She questioned whether the Board was made aware that an offer was made to preserve 80 acres of the property. L. Stauffer stated that the Board was made aware through the solicitor; however, this discussion occurred months ago.

Adjournment

The meeting adjourned at 8:11 p.m.

Respectfully submitted by,



Lori A. Stauffer
Township Manager

**Lower Nazareth Township
Bills To Be Approved
May 27, 2026**

GENERAL FUND CHECKING ACCOUNT

Num	Name	Memo	Amount
ACH	Met-Ed	Traffic Signal / Street Light Electricity	\$ 348.87
ACH	Met-Ed	Park Electricity	\$ 259.81
ACH	Pitney Bowes	Postage Meter	\$ 210.99
ACH	Flores	Employee Health Benefits	\$ 232.45
ACH	Suburban Propane	Park Fuel	\$ 284.78
ACH	Innovative Designs & Publishing, Inc.	Advertisement	\$ 143.60
ACH	Innovative Designs & Publishing, Inc.	Advertisement	\$ 115.00
32416	PPL, Inc.	Fire Company Electricity	\$ 31.39
32417	PPL, Inc.	Fire Company Electricity	\$ 423.54
32418	Brown- Daub Solt Chevrolet-Oldsmobile	Fire Company Equipment Parts/Supplies	\$ 344.64
32419	Fraser Advanced Info Systems	Fire Company Copier Lease/Maintenance	\$ 95.00
32420	Fraser Advanced Info Systems	Fire Company Copier Lease/Maintenance	\$ 81.06
32421	Lehigh Valley Fence Co.	Fire Company Construction	\$ 400.00
32422	Hanover Engineering Associates, Inc.	Engineering Services	\$ 2,039.65
32423	Barry Issett & Associates, Inc.	Building Inspection Services	\$ 700.00
32424	State Worker's Insurance Fund	Workers Compensation - #05039711	\$ 469.00
32425	Allstate Septic Systems	Temporary Restrooms	\$ 250.00
32426	Jdog Promotions	Staff Tshirts	\$ 400.00
32427	Turf Equipment and Supply Co., LLC	Public Works Equipment Parts/Supplies	\$ 464.17
32428	PA Municipal, Inc.	Equipment Parts/Supplies	\$ 2,439.35
32429	Johnstone Supply	Municipal Facilities Maintenance	\$ 106.29
32430	Service Tire Truck Centers	Public Works /Fire Company Equipment	\$ 97.38
32431	PSATS CDL Program	CDL Drug Testing	\$ 140.00
32432	RCN	Internet & Telephone Services	\$ 19.95
Total General Fund Checking Account ...			\$ 10,096.92

PAYROLL ACCOUNT

Num	Name	Memo	Amount
	May 29, 2026		\$ 57,916.61

**Lower Nazareth Township
Bills To Be Approved
May 27, 2026**

MASTER ESCROW ACCOUNT

Num	Name	Memo	Amount
ACH	Met-Ed	Traffic Signal Electricity	\$ 292.35
ACH	Met-Ed	Traffic Signal Electricity	\$ 231.46
4306	PPL Electric	Traffic Signal Electricity	\$ 187.48
4307	Hanover Engineering Associates	Sewer Enforcement Services	\$ 1,857.26
<i>Total Master Escrow Account ...</i>			<u>\$ 2,568.55</u>

CAPITAL RESERVE SEWER-SIGNALS ACCOUNT

Num	Name	Memo	Amount
0555	Nazareth BoroughMunicipal Authority	Georgetown Manor Sewer Project	<u>\$ 42,100.00</u>

DEVELOPMENT AND INSPECTION ACCOUNT

Num	Name	Memo	Amount
3094	Barry Isett & Associates	Building Permit Inspections	\$ 47,394.33
3095	RJ Skelding Company	Building Permit Refund	\$ 325.00
<i>Total Development & Inspection Account ...</i>			<u>\$ 47,719.33</u>

LNT SEWER ACCOUNT

Num	Name	Memo	Amount
2037	PPL Electric	Main Meter Electricity	<u>\$ 26.63</u>

REFUSE / RECYCLING ACCOUNT

Num	Name	Memo	Amount
2065	Responsible Recycling Services	Electronics Recycling Event	<u>\$ 2,705.00</u>