**LOWER NAZARETH TOWNSHIP**
**BOARD OF SUPERVISORS**
**MINUTES**
**June 10, 2026**

The Lower Nazareth Township Board of Supervisors held a public meeting on Wednesday, June 10, 2026, Chairperson Templeton called the meeting to order at 7:15 PM.

Present were:

| | | | | | |
|---|---|---|---|---|---|
| Amy L. Templeton | - | Chairperson | Gary Asteak | - | Solicitor |
| Stephen A. Brown | - | Supervisor | Justin Coyle | - | Engineer |
| James S. Pennington | - | Supervisor | Lori A. Stauffer | - | Manager |
| | | | Lori Seese | - | Planning/Zoning Administrator |

***A Templeton noted the Board held an executive session prior to this evening's meeting to discuss pending litigation ***

**Agenda Amendment and Approval**

L. Stauffer requested an address correction for Grinder Pump Agreement from 4225 to 4335 King George Drive. She also requested to add a US Geological Field Survey at Newburg Park under Manager's Report. J. Pennington made a motion to approve the agenda as amended. S. Brown seconded. Motion passed (3-0).

**Approval of Minutes**

The meeting minutes of the meeting of May 27th were submitted for review and approval. S. Brown made a motion to approve the minutes as submitted. J. Pennington seconded. Motion passed (3-0).

**Reports**

The Hecktown Fire Incident Report for May 2026 has been submitted and is available on the website.

**Supervisor's Comments**

Open Space Preservation – S. Brown noted that the EAC met Monday evening.

Parks and Recreation – S. Brown reminder everyone about our America's 250th Celebration on July 3rd from 5pm-9pm.

Library News – No report

CRPC / HVFC – No Report

COG – No Report

A. Templeton noted that she attended a PADOT Zoom meeting for the discussion of proposed improvements to the Route 191 / Route 22 interchange in Bethlehem Township. Currently in the preliminary engineering phase, to be followed by the final design stage and then construction. The project is estimated to be completed in about 10 years.

**Subdivision and Land Development**

Nazareth Nest – Justin Huratiak appeared before the Board of Supervisors as the representative of the Nazareth Nest Land Development project. He appeared to discuss the following topics as they pertain to his land development project (Nazareth Nest): (1) Request for deferral of payment of recreation fee; (2) Request for arbitration; (3) Land Development Improvements Agreement for the Nazareth Nest project; and (4) Request for Barry Isett Courtesy Review.

Mr. Huratiak asserted that Nazareth Nest is virtually the same plan as the Residences at Meadowview retirement village plan. He outlined his reasoning why he should be permitted to pay the recreation fee for the Nazareth Nest plan, which is market rate apartments, at the same rate as the Residences of Meadowview, which is a retirement village. Residences at Meadowview was approved prior to the change in recreation fee, which occurred in June 2023. Nazareth Nest was approved in 2025. Solicitor Asteak pointed out that virtually the same is not identical and that Mr. Huratiak is hoisting himself upon his own petard.

A. Templeton said he has the right to return to the original plan (retirement village) and pay the lower recreation fee as Residences as Meadowview was submitted prior to the change in recreation fee. She noted that the Board has been clear - Nazareth Nest is a new plan submitted after the change in recreation fee; therefore, the new recreation fee applies.

S. Brown made a motion that the Board determines the Nazareth Nest plan is not a minor amendment of the Residences at Meadowview plan and if the developer disagrees, he has the right to appeal. J. Pennington seconded. Motion passed (3-0).

J. Huratiak requested payment of the recreation fees be delayed to issuance of the certificate of occupancy versus at building permit application. Solicitor Asteak noted this is not in accordance with Ordinance #155(8), which states recreation fees are due at the time of plan recording, unless recreation fees are over $15,000. If recreation fees are over $15,000, which is the case with Nazareth Nest, the recreation fee is due at the time of building permit application. No motion was made by the Board on the request.

S. Brown made a motion to authorize execution of the final draft of the land development improvements agreement by the Township as prepared by the Solicitor with no changes. J. Pennington seconded. Motion passed (3-0).

Request for Barry Isett Courtesy Review – J. Huratiak noted that there is a 30-day review period, so he was asking to get a head start. L. Seese noted that it is a requirement to have a signed land development improvements agreement and a recorded plan prior to permit review.

J. Huratiak executed the land development improvements agreement. Solicitor Asteak noted that security has been posted. The building permit may now be submitted so long as the recreation fee is included with the application.

**Solicitor's Report** – No Report

**Engineer's Report**

Butztown Road Authorization to Release Payments #4 and #5 – J. Coyle reviewed his recommendation letters.

J. Pennington made a motion to release payment #4 in the amount of $41,206.93. S. Brown seconded. Motion passed (3-0).

S. Brown made a motion to release payment #5 in the amount of $44,895.78. J. Pennington seconded. Motion passed (3-0).

Springhill Suites – End of Maintenance and Security Release – J. Coyle reviewed his recommendation letter. J. Pennington made a motion to release remaining security. S. Brown seconded. Motion passed (3-0).

**Manager's Report**

Disabled Veteran Real Estate Tax Exemption – L. Stauffer noted we received another veteran's real estate tax exemption and recommended the Board approve this exemption to commence with the 2026 tax bill. S. Brown made a motion to approve the real estate exemption. J. Pennington seconded. Motion passed (3-0).

Grinder Pump System Agreement – 4335 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. S. Brown seconded. Motion passed (3-0).

Grinder Pump System Agreement – 4349 King George Drive – L. Stauffer requested authorization for Chairperson Templeton to execute the agreement. S. Brown made a motion to authorize Chairperson Templeton to execute. J. Pennington seconded. Motion passed (3-0).

2026 Paving Project Change Order – L. Stauffer reviewed the changed order for the Country Club Road Widening. The cost of the widening is $55,190.30 and an additional $14,000 for tree removal. She noted that in speaking with J. Coyle, the $55,000 is excessive and should be closer to $25,000. The estimated cost for tree removal is a fair price. J. Coyle noted that the change order does not provide an itemized cost, only the total.

J. Pennington suggested reaching out to H&K to negotiate a lower cost, up to $25,000; if they are unable to lower the cost, then we do not proceed. S. Brown made a motion to authorize up to $25,000 for the widening. J. Pennington seconded. Motion passed (3-0).

J. Caffese approached the Board to discuss the matter and the Catalpa tree that will be destroyed by the road widening. He again requested a waiver or deferral on this project. L. Stauffer noted that we cannot take any action this evening as the waiver request is not on the agenda.

A. Templeton suggested that we rescind the motion until the full Board can be present. J. Pennington made a motion to rescind the previous motion. S. Brown seconded. Motion passed (3-0).

Newburg Park Concrete Project Change Order #1 and #2 – L. Stauffer presented two change orders related to the project. S. Brown made a motion to approve change orders #1 and #2. J. Pennington seconded. Motion passed (3-0).

Township Line Road – L. Stauffer received an email from Hanover Township Manager M. Hudson inquiring if the Board would be interested in working with Hanover Township on the portion of the road from the township border to the bridge. The Board was willing to reach out to H&K for a price to extend the project. J. Coyle noted that the bridge is a county bridge so we would need to reach out to them. L. Stauffer noted that this is an approved project, so we need to move on this and not cause a delay,

US Geological Field Survey at Newburg Park – L. Stauffer received an email from Paige Koenig with the US Geological Survey. They are conducting hazard surveys across the east coast and one of their locations is Newburg Park. They are hoping to conduct a 2-5 day non -invasive survey in August or September.

L. Stauffer will forward this email to the Board and they can provide her with any questions to forward to Paige.

**Payment of the Bills** – J. Pennington made a motion to pay the bills as presented. S. Brown seconded. Motion passed (3-0).

**Courtesy of the Floor**

John Boyd, inquired about the Butztown Road project and what was causing the delays. J. Coyle noted that PADOT does not permit paving in colder temperatures, so the project shut down for the winter months. During that time utility companies (Verizon and PPL) were moving poles and lines. When that was complete, the project started but ran into issues with the water main needing to be relocated. Once that work is done; the contractor can finish the road project. The hope is that the work should be completed by the end of summer.

Jim Faust, requested the weeds be cut at the Township property on Hanoverville Road. L. Stauffer will have Public Works take care of it. He also inquired about poor repair work on Steuben Road. L. Stauffer noted that Easton Suburban Water Authority is monitoring and making repairs as necessary. Our Public Works Department is also monitoring. J. Faust requested that area be paved, not just patched. S. Brown and J. Pennington agreed.

J. Faust inquired about Butztown Road and why the road can't be opened while construction is on hold. J. Coyle said it is a liability and PennDOT would not permit the road to be opened.

Mike Metzger, noted that he sent the Township an email regarding speeding issues in Foxwood Farms. He was told it was forwarded to the Board for their review. He has made numerous calls to Colonial Regional but understands they cannot be there 24/7. M. Metzger completed his own traffic study and noted that during the study 75% of the vehicles were speeding. He requested a formal traffic study to see what can be done to improve the situation. J. Coyle will complete an assessment.

Andrew and Anna Miklos, requested an update on the appraisal. Solicitor Asteak noted we are equally as frustrated as we are still waiting and have not received any updates.

**Adjournment** – The meeting adjourned at 8:44 pm

Respectfully submitted by,

Tammi Dravecz

Tammi Dravecz
Secretary/Treasurer

# Lower Nazareth Township
# Bills To Be Approved
# June 10, 2026

## GENERAL FUND CHECKING ACCOUNT

| Num | Name | Memo | | Amount |
|---|---|---|---|---|
| ACH | Met-Ed | Park Electricity | $ | **175.20** |
| ACH | Met-Ed | Traffic Signal / Street Light Electricity | $ | **149.77** |
| ACH | Highmark Blue Shield | Employee Health Insurance | $ | **1,300.40** |
| ACH | Capital Blue Cross | Employee Health Benefits | $ | **26,213.83** |
| ACH | Flores | Employee Health Benefits | $ | **110.00** |
| ACH | Flores | Employee Health Benefits | $ | **110.00** |
| ACH | Isolved | Timeclock | $ | **298.71** |
| ACH | The Hartford | Employee Insurance | $ | **1,121.29** |
| ACH | Flores | Employee Health Benefits | $ | **65.00** |
| ACH | Selective Insurance Company of America | Township Insurance | $ | **6,762.00** |
| ACH | BMO | | $ | **35,410.80** |
| ACH | Lower Nazareth Township | Building Permit | $ | **555.00** |
| ACH | Lower Nazareth Township | Building Permit | $ | **150.00** |
| ACH | Flores | Employee Health Benefits | $ | **352.00** |
| 32433 | Hecktown Volunteer Fire Company | Fire Company Loan | $ | **2,269.14** |
| 32434 | Memorial Library of Nazareth & Vicinity | Library Service | $ | **7,886.17** |
| 32435 | Colonial Regional Police Department | Police Contract Payment | $ | **185,135.33** |
| 32436 | Volunteer Companies Loan Fund | Fire Company Loan | $ | **1,011.77** |
| 32437 | Service Electric Cable TV Inc | Fire Company Internet | $ | **118.80** |
| 32438 | Verizon Wireless | Fire Company Wireless | $ | **276.85** |
| 32439 | Verizon Wireless | Fire Company Wireless | $ | **340.22** |
| 32440 | Wex Bank | Fire Company | $ | **1,026.54** |
| 32441 | Sunoco, LLC | Equipment Motor Fuel | $ | **4,738.96** |
| 32442 | J.C. Ehrlich | Ambulance Building Maintenance | $ | **132.50** |
| 32443 | New Enterprise Stone & Lime Co., Inc. | Road Maintenance | $ | **794.96** |
| 32444 | Sullivan Oil and Propane | Municipal Building Heating Fuel | $ | **1,062.71** |
| 32445 | Barry Issett & Associates, Inc. | Building Inspection Services | $ | **700.00** |
| 32446 | Commonwealth of Pennsylvania | Application Fee | $ | **89.06** |
| 32447 | LNT Petty Cash | Replenish Petty Cash | $ | **82.13** |
| 32448 | Backwoods Outdoor Center | Equipment Parts/Supplies | $ | **129.40** |
| 32449 | Valley Industrial Rubber Products | Public Works Equipment Parts/Supplies | $ | **17.62** |
| 32450 | Staver Hydraulics Co., Inc. | Public Works Parts/Supplies | $ | **36.46** |

# Lower Nazareth Township
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# June 10, 2026

## GENERAL FUND CHECKING ACCOUNT

| Num | Name | Memo | | Amount |
|---|---|---|---|---|
| 32451 | Bath Supply Co., Inc. | Facilities Maintenance | $ | 1,092.80 |
| 32452 | Keystone Cement Company | Aggregate Supplies | $ | 385.18 |
| 32453 | Innovative Designs & Publishing, Inc. | Advertisements | $ | 198.60 |
| 32454 | Bergey's, Inc | Equipment Parts/Supplies | $ | 381.94 |
| 32455 | New Enterprise Stone & Lime Co., Inc. | Road Maintenance | $ | 925.68 |
| 32456 | Keystone Municipal Insurance | Workers Comp Insurance | $ | 5,414.00 |
| 32457 | Easton Area Joint Sewer Authority | Operating and Capital Operating Expense | $ | 748.21 |
| 32458 | Allstate Septic Systems | Temporary Restrooms | $ | 120.00 |
| 32459 | Allstate Septic Systems | Temporary Restrooms | $ | 130.00 |
| 32460 | Sunoco, LLC | Equipment Motor Fuel | $ | 2,343.00 |
| 32461 | Lehigh Valley Janitorial Supply | Municipal Building Supplies | $ | 82.73 |
| 32462 | Exeter Supply Co., Inc. | Facilities Maintenance | $ | 48.22 |
| 32463 | Michael Owen | Real Estate Tax Refund | $ | 428.50 |
| | | ***Total General Fund Checking Account ...*** | $ | 290,921.48 |

## PAYROLL ACCOUNT

| Num | Name | Memo | | Amount |
|---|---|---|---|---|
| | June 12, 2026 | | $ | 52,295.59 |

## CAPITAL RESERVE ACCOUNT

| Num | Name | Memo | | Amount |
|---|---|---|---|---|
| 1363 | ICC CDS, LLC | Office Records Program | $ | 3,100.00 |
| 1364 | Brite | Police Equipment | $ | 4,630.00 |
| | | ***Total Capital Reserve Account ...*** | $ | 7,730.00 |

## CAPITAL RESERVE SEWER-SIGNALS ACCOUNT

| Num | Name | Memo | | Amount |
|---|---|---|---|---|
| 556 | Signal Service, Inc | Traffic Signal Repair | $ | 4,264.00 |
| 557 | Nazareth Borough Municipal Authority | Georgetown Manor Sewer Project | $ | 36,100.00 |
| | | ***Total CR Sewer-Signals Account ...*** | $ | 40,364.00 |

# Lower Nazareth Township
# Bills To Be Approved
# June 10, 2026

## REFUSE / RECYCLING ACCOUNT

| Num | Name | Memo | | Amount |
|---|---|---|---|---|
| 2066 | AllState Septic Systems, LLP | Temporary Restrooms | $ | 115.00 |
| 2067 | WM Corporate Solutions, Inc | Sping Clean Up Day | $ | 4,682.50 |
| | | *Total Refuse/Recycling Account ...* | $ | 4,797.50 |

## MASTER ESCROW ACCOUNT

| Num | Name | Memo | | Amount |
|---|---|---|---|---|
| 4308 | Keith Herman | Security Release | $ | 900.00 |

## DEVELOPMENT AND INSPECTION ACCOUNT

| Num | Name | Memo | | Amount |
|---|---|---|---|---|
| 3096 | Lower Nazareth Township | Training Contribution - 3rd Quarter | $ | 198.00 |
| 3097 | Lower Nazareth Township | Training Contribution - 4th Quarter | $ | 216.00 |
| 3098 | Lower Nazareth Township | Training Contribution - 1st Quarter | $ | 193.50 |
| 3099 | Lower Nazareth Township | Administrative Fee - 3rd Quarter | $ | 4,422.00 |
| 3100 | Lower Nazareth Township | Administrative Fee - 4th Quarter | $ | 4,717.91 |
| 3101 | Lower Nazareth Township | Administrative Fee - 1st Quarter | $ | 4,241.50 |
| 3102 | Jerdon Construction Services | Building Permit Refund | $ | 125.00 |
| 3103 | Reliable Fire Protection | Building Permit Refund | $ | 375.00 |
| 3104 | Monogram Custom Homes | Building Permit Refund | $ | 150.00 |
| 3105 | Blue and Gray Total Home Services | Building Permit Refund | $ | 10.00 |
| 3106 | Lehigh Valley Maintenance & Constructio | Building Permit Refund | $ | 75.00 |
| 3107 | Lumina Solar | Building Permit Refund | $ | 10.00 |
| 3108 | Gregory Martin | Building Permit Refund | $ | 50.00 |
| 3109 | Sunnymac Solar | Building Permit Refund | $ | 301.00 |
| 3110 | Ace Electric | Building Permit Refund | $ | 350.00 |
| 3111 | Cobra Fire and Security | Building Permit Refund | $ | 889.50 |
| 3112 | Licinio Matos | Building Permit Refund | $ | 195.00 |
| 3113 | Sheryl Rhodes | Building Permit Refund | $ | 100.00 |
| 3114 | Penntex Construction | Building Permit Refund | $ | 300.00 |
| 3115 | David Mengel | Building Permit Refund | $ | 100.00 |
| 3116 | Fast Signs of Easton | Building Permit Refund | $ | 53.72 |
| 3117 | B&B Custom Pools | Building Permit Refund | $ | 79.00 |
| 3118 | Abbie Mercade | Building Permit Refund | $ | 150.00 |

# Lower Nazareth Township
# Bills To Be Approved
# June 10, 2026

## DEVELOPMENT AND INSPECTION ACCOUNT

| Num | Name | Memo | | Amount |
|---|---|---|---|---|
| 3119 | Scott Hower | Building Permit Refund | $ | **20.00** |
| 3120 | Amentum Jacobs | Building Permit Refund | $ | **100.00** |
| 3121 | Ivan Gangotena | Building Permit Refund | $ | **200.00** |
| 3122 | Erik Robertson | Building Permit Refund | $ | **100.00** |
| 3123 | Green Power Energy | Building Permit Refund | $ | **725.00** |
| 3124 | Janine Wargo | Building Permit Refund | $ | **100.00** |
| 3125 | Trinity Solar | Building Permit Refund | $ | **100.00** |
| | | ***Total Development & Inspection Account ...*** | **$** | **18,647.13** |