

**LOWER NAZARETH TOWNSHIP
BOARD OF SUPERVISORS
MINUTES
July 22, 2026**

The Lower Nazareth Township Board of Supervisors held a public meeting on Wednesday, July 22, 2026, Chairperson Templeton called the meeting to order at 7:02PM.

Present were:

Amy L. Templeton	-	Chairperson	Justin Coyle	-	Township Engineer
Martin J Boucher	-	Vice-Chairman	Lori A. Stauffer	-	Manager
James S. Pennington	-	Supervisor	Tammi Dravec	-	Secretary/Treasurer
Nancy A. Teague	-	Supervisor			

** Chairperson Templeton reported an executive session to discuss legal matters was held prior to tonight's meeting **

Agenda Amendment and Approval

L. Stauffer requested to add Commerce Park Drive and BTVFC under Manager's Report. J. Pennington made a motion to approve the amended agenda. N. Teague seconded. Motion passed (4-0).

Approval of Minutes

Approval of the meeting minutes was tabled.

Reports - No reports

Supervisor's Comments

Open Space Preservation – No report

Parks and Recreation – No report

Library News – No report

CRPC / HVFC – M. Boucher noted CRPC meets on August 3rd

COG – No report

Reconsideration of Installation of Flock ALPR on Route 248 – Detective Chris Templeton appeared to answer concerns and inquiries from the Board of Supervisors and residents regarding the Flock cameras that were installed by Northampton County within Lower Nazareth. N. Teague inquired on some of the issues including use and policies surrounding the cameras as well as concerns regarding use of the data collected. Following the discussion, the Board thanked Detective Templeton, and no action was taken.

**Board of Supervisors Minutes
July 22, 2026**

Subdivision and Land Development

Fence Waiver – 4437 Cottonwood Drive – The property owner present to discuss fence waiver request. M. Boucher made a motion to grant the fence waiver. N. Teague seconded. Motion passed (4-0).

Mikol Preliminary/Final Minor Subdivision – Resolution #LNT-25-26 – The applicant, Andrea Pokowski, and engineer Brian Pysher were present. J. Coyle reviewed his letter and had recommended approval. The requested waivers listed below are recommended for approval by the Planning Commission and J. Coyle.

#1 Article 7, Section 741.6: Requirement for the right-of-way and cartway of Hollo Road to be widened

#2 Article 7, Section 741.10: Requirement for curbing to be installed along Hollo Road

M. Boucher made a motion to approve Resolution #LNT-25-26 and grant requested waivers. J. Pennington seconded. Motion passed (4-0).

Draft SALDO Update Review – L. Stauffer said the Board should have received a digital and paper copy of draft SALDO. Please provide comments to L. Seese or me; all comments are due to AJ by to end of the month.

The next steps L. Seese will present the final draft to the Planning Commission in August. In September, the Board with authorize it be forwarded to LVPC for review.

Fehnel Minor Subdivision Waiver Request – Applicants Matthew Fehnel and Nicole Somers were present to make request recreation fees be waived as they are developing on a property that has already been developed. They are replacing an existing structure with a new home. L. Seese had no comments. J Coyle no comments. N. Teague made a motion to grant the waiver request. M. Boucher seconded. Motion passed (4-0).

Solicitor's Report

Land Use Assumptions – Amended Resolution #LNT-24-26 – Solicitor Asteak reported that the Board previously adopted Resolution LNT-22-24. There were minor calculation updates on July 10th. Peter O'Halloran from Carroll Engineering was present via Zoom for questions. J. Pennington made a motion to approve Resolution #LNT-24-26. M. Boucher seconded. Motion passed (4-0).

Monocacy Creek Jaindl – Lower Nazareth Settlement Agreement Extension – Solicitor Asteak drafted an Addendum to Monocacy Creek Settlement Agreement. Jaindl had a time limit to proceed or withdraw. He has requested extension 180 days through January 14, 2027. The extension is necessary due to pending litigation and issues involving sewer service accessibility.

Charlie Iszard, 363 Little Creek Drive, questioned whether this extension was legally permissible and formally objected to the extension. He provided a written statement and questioned...

#1 Was the Extension Request Timely? Answer was yes

#2 What is the Good Faith Showing? Solicitor Asteak answered the applicant filed prelim plan, interested parties were for review, and a meeting was held with BT Sewer Authority.

#3 What is the Sewer Status? L. Stauffer noted that the Township's role was to coordinate meetings; a lot has gone on between the two parties, but we are not privy to their conversations.

Solicitor Asteak noted that the applicant has been moving forward with this complex situation, litigation adding to the complexity. N. Teague noted that we are receiving regular reports on progress.

#4 What Happens at the End of the Extension? Can they provide another extension? Solicitor Asteak said we will consider it at that time.

C. Iszard's closing statement was that the Board said they would do better moving forward; the Board should take this opportunity and not grant the extension. N. Teague clarified that she meant the Board would do better keeping the public informed on meeting agenda items/actions.

J. Pennington made a motion to execute the addendum as presented. N. Teague seconded. Motion passed (4-0).

Engineer's Report

J. Coyle presented his June and July Report for the Board.

Easton Eastgate (Popeye's) – Commence Maintenance & Letter of Credit Reduction – J. Coyle reviewed his letter recommending a reduction in security and commence maintenance. M. Boucher made a motion to reduce security and commence maintenance. J. Pennington seconded. Motion passed (4-0).

Bill Hunter Detention Basin – J. Coyle reviewed his letter regarding the failed discharge pipe. He believes that given the failed pipe structure discharges stormwater leading from the public right-of-way/roadways, the Township may wish to consider performing the necessary repair work with public forces. J. Coyle noted that the basin is well maintained by property owners.

Solicitor Asteak reviewed the letter and consulted with J. Coyle and agrees that Lower Nazareth can assume responsibility.

N. Teague made a motion to make the necessary repairs to the basin. M. Boucher seconded. Motion passed (4-0).

Manager's Report

Greenways, Trail and Recreation Grant – Amended Resolution #LNT-26-26 – L. Stauffer noted that she received a call from DCED saying we could apply for more money. N. Teague made a motion to approve Resolution #LNT-26-26. J. Pennington seconded. Motion passed (4-0).

Township Line Road – L. Stauffer presented a quote for the additional in Hanover Township. Hanover Engineering estimate is \$23,253; our portion would be \$11,621. L. Stauffer requested authorization up to \$12,000 which will be paid from the Highway Reconstruction account.

M. Boucher made a motion to authorize up to \$12,000. N. Teague seconded. Motion passed (4-0).

Hahn's Meadow Farm Lease – L. Stauffer noted that at a previous meeting, the Board requested Solicitor Asteak to prepare a bid to lease to a farmer. The bid did not get out this year due to timing. At the last meeting grass and wildflower planting was suggestion. L. Stauffer requested a decision so we know how to proceed. M. Boucher, plant wildflowers. He noted that if we lease that land, then we pay taxes on that portion. J. Pennington noted that this land isn't next to another farm. M. Boucher made a motion to rescind the previous motion and to plant meadowgrass and wildflowers. J. Pennington seconded. Motion passed (4-0).

Time Extension Report – L. Stauffer represented the time extension report.

BTVFC – L. Stauffer met with BTVFC EMS/Ambulance. They expressed interest in participating in our community events. L. Stauffer stated that we have an agreement with BTVFC that we pay them \$30,000 a year for service and they waive charges to residents. They stated that they want to abide but requested an amendment to the agreement to deal with lift assist calls. Currently they have 3 residents that call for home health aide services. The amendment would add language that lift assist calls after 5 times in a year will be charged \$105 per incident. J. Pennington made a motion authorizing Solicitor Asteak to draft an amendment to agreement. M. Boucher seconded. Motion passed (4-0).

Commerce Park – Staff held a meeting today to discuss adopting this 20-year-old road. The developer offered to make road "improvements" prior to accepting roads into our system. L. Stauffer feels this is just a band-aid. She believes reconstruction of the road is necessary, prior to accepting the road; otherwise, it should remain a private road. She wants to protect the township from a major repair costing taxpayers. All Board agreed.

Payment of the Bills

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

Courtesy of the Floor - No comments

Adjournment

The meeting adjourned at 8:14 pm

Respectfully submitted by,

A handwritten signature in blue ink, appearing to read "Tammi Dravec", with a stylized flourish at the end.

Tammi Dravec
Secretary/Treasurer

**Board of Supervisors
July 22, 2026**

Lower Nazareth Township
Bills To Be Approved
July 22, 2026

GENERAL FUND CHECKING ACCOUNT

Num	Name	Memo	Amount
ACH	Isolved	Timeclock	\$ 249.04
ACH	Met-Ed	Park Electricity	\$ 1,087.54
ACH	Met-Ed	Traffic Signal / Street Light Electricity	\$ 341.10
ACH	Flores	Employee Health Benefits	\$ 300.00
ACH	Lower Nazareth Township	Building Permit	\$ 550.00
ACH	Flores	Employee Health Benefits	\$ 175.00
32519	Interstate Battery of Allentown	Public Works Equipment Parts/Supplies	\$ 1,992.35
32520	Sherwin-Williams	Facilities Maintenance	\$ 610.58
32521	ORE Rentals	Equipment Rental	\$ 2,052.03
32522	Thyssenkrupp Elevator Corporation	Elevator Maintenance	\$ 3,634.52
32523	Paige LaBar	Stenographer	\$ 250.00
32525	PA One Call System, Inc.	Monthly Activity	\$ 34.64
32526	Security Service Company, Inc.	Splash Park Security System Monitoring	\$ 120.00
32527	Reynolds Business Systems, Inc.	Equipment Maintenance Agreement	\$ 571.00
32528	New Enterprise Stone & Lime Co., Inc.	Road Maintenance	\$ 178.83
32529	R.J. Walker Co.	Equipment Parts/Supplies	\$ 15.11
32530	Lehigh Valley Janitorial Supply	Municipal Building Supplies	\$ 321.53
32531	Sam's Club	Public Works Supplies	\$ 22.08
32532	All-Phase Electric Supply Co.	Facilities Maintenance	\$ 50.99
32533	Johnstone Supply	Municipal Facilities Maintenance	\$ 23.05
32534	Broughal & DeVito, LLP	Legal Services	\$ 787.50
32535	Dotter's Septic Services, LLC	Fire Company Septic Service	\$ 400.00
32536	Emergency Services Marketing Corp., Inc.	Fire Company Subscription Renewal	\$ 849.00
32537	Hecktown Service Center Inc	Fire Company Equipment Maintenance	\$ 120.00
32538	Fraser Advanced Info Systems	Fire Company Copier Lease/Maintenance	\$ 39.69
32539	Barry Issett & Associates, Inc.	Building Inspection Services	\$ 1,050.00
32540	Bergey's, Inc	Equipment Parts/Supplies	\$ 664.46
32541	PA Department of Labor & Industry - E	Elevator Inspection	\$ 267.29
32542	Integra One	Computer Services/Software Maintenance	\$ 1,549.76
32543	New Enterprise Stone & Lime Co., Inc.	Road Maintenance	\$ 108.45
32544	Ascendance Trucks Pennsylvania, LLC	Public Works Equipment Parts/Supplies	\$ 1,066.14
32545	Green Pond Nursery, Inc.	Parks Maintenance	\$ 352.50

Lower Nazareth Township
Bills To Be Approved
July 22, 2026

GENERAL FUND CHECKING ACCOUNT

Num	Name	Memo	Amount
32546	City of Bethlehem	Hydrant Assessment	\$ 156.54
32547	Verizon Wireless	Municipal/Public Works Wireless	\$ 531.28
32548	Fraser Advanced Info Systems	Copier Lease/Maintenance	\$ 536.91
32549	PPL, Inc.	Traffic Signal/St Light/Municipal/PW/Park	\$ 3,229.03
32550	ABE Laboratories, LLC	Park Maintenance	\$ 390.00
<i>Total General Fund Checking Account ...</i>			<u><u>\$ 24,428.90</u></u>

PAYROLL ACCOUNT

Num	Name	Memo	Amount
	July 24, 2026		<u><u>\$ 52,434.94</u></u>

TRAFFIC IMPACT ACCOUNT

Num	Name	Memo	Amount
2040	PENNDOT	PADOT Invoice	<u><u>\$ 804.06</u></u>

HIGHWAY RECONSTRUCTION / REHABILITATION ACCOUNT

Num	Name	Memo	Amount
ACH	Peoples Security Bank & Trust	Loan Legal Documents	<u><u>\$ 1,500.00</u></u>

COMMUNITY EVENTS ACCOUNT

Num	Name	Memo	Amount
ACH	Lower Nazareth Township Gen Fund	2027 Egg Hunt Purchases on BMO	<u><u>\$ 341.38</u></u>

LNT SEWER ACCOUNT

Num	Name	Memo	Amount
2039	PPL Electric Utilities	Main Meter Electricity	<u><u>\$ 25.50</u></u>

CAPITAL RESERVE SEWER -SIGNAL ACCOUNT

Num	Name	Memo	Amount
0558	Nazareth Borough Municipal Authority	Georgetown Manor Sewer Project	<u><u>\$ 6,000.00</u></u>

Lower Nazareth Township
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OPEN SPACE EIT ACCOUNT

Num	Name	Memo	Amount
2016	Raymond Geiger Real Estate	Appraisal Reporrt	<u>\$ 5,500.00</u>

MASTER ESCROW ACCOUNT

Num	Name	Memo	Amount
ACH	Met-Ed	Traffic Signal Electricity	\$ 292.14
4317	Lower Nazareth Township Master Escrow	Establish New Escrow	\$ 5,000.00
4318	Faust Family Limited Partnership	Escrow Refund	\$ 87.04
4319	Route 12 Wash N Gas Inc	Project Security Release	\$ 348,518.40
4320	Hanover Engineering Associates, Inc.	Sewage Enforcement Services	\$ 1,445.73
4321	Asteak Law Offices	Legal Services	\$ 5,868.75
4322	Carroll Engineering Corporation	Engineering Services	\$ 19,119.25
4323	PPL Electric Utilities	Traffic Signal Electricity	\$ 182.04
4324	Central PA Equities 37, LLC	Security & Escrow Refund	\$ 169,170.77
<i>Total Master Escrow Account ...</i>			<u>\$ 549,684.12</u>

DEVELOPMENT & INSPECTION ACCOUNT

Num	Name	Memo	Amount
ACH	Lower Nazareth Township Gen Fund	Masonry Mailbox	\$ 375.00
ACH	Lower Nazareth Township Gen Fund	Building Permit Extensions	\$ 300.00
ACH	Lower Nazareth Township Gen Fund	Building Permit	\$ 4,501.50
ACH	Lower Nazareth Township Gen Fund	Training Contribution - 2nd Qtr	\$ 130.50
ACH	Lower Nazareth Township Gen Fund	Administrative Fee - 2nd Quarter	\$ 2,910.00
3129	GPS Hospitality	Building Permit Refund	\$ 375.00
3130	Barry Isett & Associates, inc	Building Permit Inspections	\$ 13,100.00
<i>Total Development & Inspection Account ...</i>			<u>\$ 21,692.00</u>