

NAZARETH BOROUGH COUNCIL--SPECIAL HEARING--MINUTES - JULY 6, 2026

The Special Zoning Meeting was called to order by the President.

Borough Assistant Solicitor Scott Steirer addressed Council and meeting attendees about the matter at hand - a proposed change to the Zoning Map to extend the boundary of the General Commercial District south along the East Side of South Main Street between Prospect Street and Park Street.

Questions from Council and meeting attendees followed the Opening Statement. Several residents from the affected neighborhood were in attendance and had comments and questions about parking arrangements and access to the proposed project. Chad DiFelice of Post Road Associates was in attendance to represent the developing firm.

President Daniel Chiavaroli first requested Council comments before honoring the guests who had signed in for comments.

Laureen Pellegrino, Councilperson 2nd Ward, stated that she was not in favor of the zoning change and what it might bring to the Borough in future requested changes.

Mayor Lance E. Colondo stated that he was not in favor of the zoning change with fears that it might create a domino effect and allow for other changes that would then be conforming and could not be stopped from occurring.

Christopher D. Crook, Councilperson 1st Ward, stated that he wants to see something in the building rather than see it unoccupied. Crook told the assemblage that he had concerns about the parallel road to Green Street and that he would demand a document in writing which would detail promised improvements and the actual changes that would occur.

Kayla Green, Councilperson 1st Ward, stated that she was opposed to the proposed zoning change citing existing traffic problems which she felt might become worse with the requested change.

Laureen Pellegrino, Councilperson 2nd Ward, told those in attendance that once we make a change, they can do anything they want. Pellegrino stated that to be her greatest fear.

Carl A. Fischl, Councilperson 2nd Ward, stated that the Planning Commission will first receive the parking plans and the overall design and timeline and if not enough available parking exists, the project would not get approved by the Planning Commission nor receive a recommendation for Council approval.

President Daniel Chiavaroli then opened the floor for comments and questions by residents.

LeAnn Fink expressed her concerns about parking along South Main Street and for those who try to cross that busy portion of roadway. Fink said there are already problems with available parking spaces which would only get worse if the project moves forward. Fink asked if meters

could be added to the stretch along South Main Street and if parking passes for area residents could be issued to solve the possible problems there.

Julie Kasebier of 303 South Green Street stated that approval would cause serious parking and traffic concerns particularly in the area where South Green Street meets Park Street. Kasebier said the problems there are already quite serious, particularly with on-street parking.

Carole Bowers of North New Street asked if the Borough had an ordinance requiring one and a half parking spaces for each one bedroom residential unit.

Bonnie Sousa of Franklin Street asked Council how they could vote to approve a project with no firm and final plans presented.

Werner Fornos Jr. of Seip Avenue told residents that the Post Road Group could not develop plans for the project until the Zoning change had been approved. Specific plans could then be developed which would then be submitted and then if they were approved, this would allow the project to move forward.

President Chiavaroli then allowed Chad DiFelice, representing the Post Road Development Group, to address those in attendance. DiFelice explained that Post Road has owned the property for ten years and that they understand that they are seeking a special exception and zoning change which would be only the first step in the process. If the zoning change is approved, plans will be developed followed by a Town Hall where public comment would be allowed along with questions about details within the plans.

President Chiavaroli told Council that empty buildings are his greatest fear and that Police Chief Randall Pompei will address all parking and traffic concerns during development of the plans.

Michael Kopach thanked Chad DiFelice for answering questions about the proposed project and how plans will follow.

There being no further business or matters to be discussed, on a motion by Michael Kopach, seconded by Kayla Green, the Special Zoning Meeting/Hearing was adjourned to the regular July 2026 Borough Business Meeting at 6:48 pm.

Paul A. Kokolus, Secretary

Daniel Chiavaroli, President

NAZARETH BOROUGH COUNCIL--REGULAR MEETING--JULY 6, 2026

The regular monthly meeting of the Borough of Nazareth was held on Monday, July 6, 2026 at 6:00 p.m. at Council Chambers. The meeting was called to order by the President, followed by the recitation of the Pledge of Allegiance to the Flag. Present were President Daniel Chiavaroli, Vice

President Carl R. Strye Jr., Mayor Lance E. Colondo, Councilpersons Cindy Corpora, Carl A. Fischl, Laureen Pellegrino, Michael Kopach, Robert DelNero, Kayla Green and Christopher D. Crook, Solicitor Alfred S. Pierce, Borough Engineer Michael Schallock and Chief of Police Randall Pompei.. Absent was Public Works Superintendent Keith Knecht.

Recognition of Citizens from the Floor: None.

Communications: None.

The Secretary's minutes from the regular meeting of June 1, 2026 were approved as presented.

On a motion by Christopher D. Crook seconded by Carl R. Strye Jr., the Treasurer's Report for the month of June 2026 was approved as follows:

General Fund--Cash on Hand June 1, 2026	\$	129,557.91
Waste & Recycling Fund--Cash on Hand June 1, 2026	\$	93,712.36
General Fund--Total Receipts	\$	311,571.26
Waste & Recycling Fund--Total Receipts	\$	71,315.52
General Fund--Total Receipts & Cash	\$	441,129.17
Waste & Recycling Fund--Total Receipts & Cash	\$	165,027.88
General Fund--Total Disbursements	\$	391,684.62
Waste & Recycling Fund--Total Disbursements	\$	102,700.15
General Fund--Cash on Hand June 30, 2026	\$	49,444.55
Waste & Recycling Fund--Cash on Hand June 30, 2026	\$	164,451.81
ESSA Payroll Account	\$	4,683.95
Embassy Bank State Fund Checking Account	\$	16,231.25
Embassy Bank Park Account	\$	13,432.69
Embassy Bank American Rescue	\$	8,537.60
Embassy Bank Reserve Account	\$	2,815.04
Embassy Bank K-9 Unit	\$	38,331.50
Pennsylvania Investment Trust Fund (Reg + Term Investment)	\$	30,451.06
Pennsylvania Investment Trust Fund (Amer Rescue Plan)	\$	2,132.82
Pennsylvania Investment Trust Fund (New Reserve Acct)	\$	516,822.98
Pennsylvania Investment Trust Fund (New Sanitation Acct)	\$	755,079.71
Pennsylvania Investment Trust Fund (New Sanitation ESSA Acct)	\$	359,453.02
Pennsylvania Investment Trust Fund (Reg & Term Park Acct.Invstmt)	\$	213,885.96
Pennsylvania Investment Trust Fund (Reg + Term Liquid Fuels)	\$	228,977.51

Total of All Borough Funds..... \$ 2,404,531.45

Cindy Corpora moved and Michael Kopach seconded a motion to approve the payment of monthly bills totaling \$494,384.77 .

The motion passed unanimously.

Public Property: Carl R. Strye Jr. moved and Laureen Pellegrino seconded a motion to approve Resolution No. 7 - 26 - A certifying the Borough's sponsorship of a Nazareth Regional Ambulance Corps Northampton & Lehigh Counties LSA Grant to fund the purchase of a Stryker LifePak35 AED Medical device.

The motion passed unanimously. Councilmen Daniel Chiavaroli and Carl R. Strye Jr. abstained.

Carl R. Strye Jr. moved and Laureen Pellegrino seconded a motion to approve Resolution No. 7 - 26 - B certifying the Borough's sponsorship of a Nazareth Regional Ambulance Corps Monroe County LSA Grant to fund the purchase of a Stryker Power Load Medical aid device for use with a Wheelchair Van.

The motion passed unanimously. Councilmen Daniel Chiavaroli and Carl R. Strye Jr. abstained.

Carl R. Strye Jr. moved and Cindy Corpora seconded a motion to approve Resolution No. 7 - 26 - C certifying the Borough's sponsorship of a Nazareth Regional Ambulance Corps Northampton County Public Safety Grant to fund the purchase of a Stryker Medical Power Loading System for use with a Type III full service ambulance.

The motion passed unanimously. Councilmen Daniel Chiavaroli and Carl R. Strye Jr. abstained.

Carl R. Strye Jr. moved and Christopher D. Crook seconded a motion to approve the supplying of two (2) Porta Potties for Nazareth Nite Out on July 17, 2026. Kayla Green asked for approximate cost of the rental and was told \$500.00.

The motion passed unanimously.

Carl R. Strye Jr. moved and Laureen Pellegrino seconded a motion to approve the payment and settle the outstanding balance due for the purchase of the 41.2 acre parcel known as Moravian Woods. The "agreed upon" amount due, certified by the legal team representing the Nazareth Moravian Church, is \$310,135.41 which includes the 2026 six month interest charges following the First Installment payment made in late March of 2026. The Borough will then file with the Pennsylvania DCNR for a reimbursement of \$350,000 for the 2025 DCNR Land Acquisition Grant it has been awarded and the entire debt owed to the Nazareth Moravian Church will have been satisfied following receipt of this payment. Discussion followed by several council members. Michael Kopach asked if there would be any further indebtedness following this payment. Carl R. Strye Jr. explained that we will have, following this payment, acquired 41.2 acres of wooded

parkland for only the \$11,000.00 in legal and settlement fees as two grants will pay all of the \$700,000 purchase price. Strye commended the Borough Secretary/Treasurer Paul Kokolus for composing and filing the two (2) successful state grants which brought the Borough the \$700,000.00 needed for purchase of the 41.2 acres.

The motion passed unanimously.

Carl R. Strye Jr. moved and Michael Kopach seconded a motion to direct the Solicitor compose a rental lease for the Borough owned 519 Seip Avenue property and building currently occupied by the Nazareth Regional Ambulance Corps. The one year lease would be effective August 1, 2026 and would include a monthly rental of \$1,500.00.

The motion passed unanimously.

Carl R. Strye Jr. moved and Cindy Corpora seconded a motion to approve a one year rental lease with the Nazareth Regional Ambulance Corps for rental of the Borough owned facility at 519 Seip Avenue. The monthly rental fee, due on the first day of each month, would be \$1,500.00.

The motion passed unanimously.

Carl R. Strye Jr. moved and Laureen Pellegrino seconded a motion to approve the purchase of a phone based, Pool Monitoring device which would provide remote and 24 hour updates on Pool water quality plus the monthly subscription charges for remote access. Cost of the device is \$2,600.00.

The motion passed unanimously.

Carl R. Strye Jr. moved and Christopher D. Crook seconded a motion to approve the purchase of a Merry-Go-Round type playground equipment to be placed at Kokolus Park to replace the current broken apparatus that is there. The current equipment there is broken and not repairable. Council discussion and questions followed. Michael Kopach asked if a final purchase price had been received. Carl R. Strye Jr. asked that the motion be amended to say "not to exceed \$10,000.00" and that motion amendment was approved. Strye also told Council that all funding would come from Borough Rec Funds which currently stood at \$24,738.94 before this transaction.

The motion passed unanimously.

Carl R. Strye Jr. moved and Cindy Corpora seconded a motion to publicly advertise to seek bids for the construction portion of the proposed outdoor bathrooms to be placed at a location within Kim Kromer Park. The exact placement of the bathrooms within Kim Kromer Park will be decided by Council vote at a later time. At its December 1, 2025 Business Meeting, Council voted to approve the completion of the bathrooms by October 1, 2026.

The motion passed unanimously.

Finance & Economic Development: Cindy Corpora moved and Laureen Pellegrino seconded a motion to approve the NEDC's Second Quarter Report for 2026.

The motion passed unanimously.

Cindy Corpora moved and Laureen Pellegrino seconded a motion to certify the deposit of \$35,000 into the Borough's PLGIT Prime Park Account on June 16, 2026 with a 3.72% return rate.

The motion passed unanimously.

Cindy Corpora moved and Christopher D. Crook seconded a motion to certify the deposit of \$25,000 on June 24, 2026 into the Borough's PLGIT Prime Park Account with a 3.72% return rate.

The motion passed unanimously.

Cindy Corpora moved and Christopher D. Crook seconded a motion to certify the deposit of \$20,000 on July 2, 2026 into the Borough's PLGIT Prime Park Account with a 3.74% return rate.

The motion passed unanimously.

Cindy Corpora moved and Christopher D. Crook seconded a motion to approve the rollover of Distribution #2 into the existing retirement account of former Municipal Authority employee Dean Minnich following his February 26, 2026 retirement and the recommendation for approval by the Borough's Non-Uniformed Pension Committee.

The motion passed unanimously.

Cindy Corpora moved and Carl R. Strye Jr. seconded a motion to approve a tax refund of \$1,363.38 to "Disabled Veteran" Thomas McElroy of 219 Forest Drive.

The motion passed unanimously.

Cindy Corpora moved and Carl R. Strye Jr. seconded a motion to approve the purchase and ownership of a Dell computer tower for use by the Borough Tax Collector. The Borough would accordingly retain ownership of the computer and its data. Cost of the computer tower purchase through Amazon, is \$812.00. Laureen Pellegrino asked if all of the Tax Collector data and information would be sent to the Cloud and was assured that it would be sent.

The motion passed unanimously.

Police: Carl A. Fischl moved and Michael Kopach seconded a motion to approve "all day" free meter parking in the downtown on Friday, July 17, 2026 and Saturday, July 18, 2026 for Sidewalk Sales, the Nazareth Nite Out Block Party, the Saturday Farmer's Market and all downtown Nazareth Day events.

The motion passed unanimously.

Carl A. Fischl moved and Michael Kopach seconded a motion to approve Resolution No. 7 - 26 - D certifying the Borough's filing of a 2026 Northampton County Public Safety Grant seeking funding for Virtual Reality Police Taser Training, equipment and required certifications.

WHEREAS, the Borough of Nazareth, is eligible to apply for a 2026 Northampton County Public Safety Grant,

WHEREAS, the Nazareth Police Department, serves all of our Borough's policing needs and additionally provides assistance for Fire and Ambulance calls,

WHEREAS, policing today requires technological updates in equipment and training to assist it with enforcement duties and the eventual prosecution of those who break the law,

NOW, THEREFORE, BE IT RESOLVED, and it is hereby resolved by the Borough of Nazareth, in Borough Council assembled, that the Borough seeks the assistance of the 2026 Northampton County Public Safety Grant Program to help fund the purchase of Axon Taser, Virtual Reality Training, Equipment and additional certifications for Borough Police Officers. The Borough seeks six thousand, six hundred and sixty six (\$6,666.00) dollars in grant assistance and is prepared to provide the required match in the amount of three thousand, three hundred and thirty four dollars (\$3,334.00) in grant match funding to make this training and the needed accompaniments become a reality. Borough Council has chosen President Daniel Chiavaroli and Secretary/Treasurer Paul A. Kokolus as designated signers to affirm this important grant filing. The Borough Secretary/Treasurer is therefore discharged to write a grant proposal and request consideration for this funding and to place the grant match amount in the Borough's 2027 Municipal Operating Budget.

The motion passed unanimously.

Fire: Laureen Pellegrino moved and Kayla Green seconded a motion to approve the Fire Chiefs Report for June 2026.

The motion passed unanimously.

Law: Michael Kopach moved and Christopher D. Crook seconded a motion to vote on an ordinance which would prohibit truck traffic on a portion of Wood Street between West Prospect and Spring Streets. Christopher D. Crook requested that the motion include "except for local deliveries". The motion passed unanimously. A Roll Call vote followed. Voting "Yes" for passage were Councilpersons Strye, Corpora, Fischl, Pellegrino, Kopach, DelNero, Green, Crook and Chiavaroli. Nine (9) voting "Yes". There were no Councilpersons voting "No" and Ordinance #906 is adopted into the Borough Code of Ordinances.

The motion passed unanimously.

Michael Kopach moved and Carl A. Fischl seconded a motion to approve an ordinance which would eliminate a "No Parking" zone in the area of 511 West Center Street. The motion passed unanimously. A Roll Call vote followed. Voting "Yes" for passage were Councilpersons Strye, Corpora, Fischl, Pellegrino, Kopach, DelNero, Green, Crook and Chiavaroli. Nine (9) voting "Yes". There were no Councilpersons voting "No" and Ordinance #907 is adopted into the Borough Code of Ordinances.

Michael Kopach moved and Carl A. Fischl seconded a motion to vote on an ordinance to amend the current Zoning Ordinance to extend the boundary of the Commercial District, South along the west side of Main Street between Prospect Street and Park Street. The motion passed unanimously. A Roll Call vote followed. Voting "Yes" for passage were Councilpersons Strye, Corpora, Fischl, Kopach, DelNero, and Chiavaroli. Six (6) voting "Yes". "No" votes to negate passage were cast by Councilpersons Pellegrino, Green and Crook....three (3) voting "No" and Ordinance #908 is adopted into the Borough Code of Ordinances. Mayor Lance E. Colondo asked that it be noted for the official record, his opposition to the ordinance, stating his fear that it opens the door for future change requests.

Environmental Steering & Lighting: Carl R. Strye Jr. moved and Carl A. Fischl seconded a motion to approve the June 2026 Environmental Steering Report.

The motion passed unanimously.

Carl R. Strye Jr. moved and Carl A. Fischl seconded a motion to approve the June 2026 Report of the Environmental Specialist.

The motion passed unanimously.

Carl R. Strye Jr. moved and Carl A. Fischl seconded a motion to approve the acceptance and formal Council approval of the "Two Year Extension Option" to the current J. P. Mascaro Refuse & Recycling Contract. The original three year contract with Mascaro, passed on November 6, 2023 allows for two separate option years at the following amounts: Option Year 1 (2027): \$1,166,857.00 and Option Year 2 (2028): \$1,221,330.00. The 2026 existing total contractual yearly fees payable to J.P. Mascaro are \$951,477.96. Following presentation of the motion, Michael Kopach asked if an amount of quarterly charges increase had been determined by the Committee and was told that a calculation had not been made currently but soon would follow.

The motion passed unanimously.

Code Enforcement: Robert F. DelNero moved and Christopher D. Crook seconded a motion to approve the Zoning & Code Enforcement Report for June 2026.

The motion passed unanimously.

Public Works: Christopher D. Crook moved and Kayla Green seconded a motion to approve the Public Works Report of activity for the month of June 2026.

The motion passed unanimously.

Christopher D. Crook moved and Kayla Green seconded a motion to approve a "dedicated line upload" upgrade with Astound to the current system.

The motion passed unanimously.

Christopher D. Crook moved and Kayla Green. seconded a motion to approve the purchase of a 2026 John Deere Gator vehicle at a cost of \$43,414.00. The purchase will be subsidized by a \$30,000 2025 Northampton & Lehigh Counties LSA Gaming Grant which the Borough has been awarded. The grant designated that the vehicle was needed for cleanup work in the new Moravian Woods parcel.

The motion passed unanimously.

Christopher D. Crook moved and Carl R. Strye Jr. seconded a motion to create the position of Park Maintenance Manager

The motion passed unanimously.

Christopher D. Crook moved and Cindy Corpora seconded a motion to name Erin L. Bowers to the position of Park Maintenance Manager. Council comments followed presentation of the motion. Christopher D. Crook stated that the naming to the position is well deserved for Ms. Bowers dedication and the care and concern she shows for the condition of our Park. Crook also pointed to the extra evening time Bowers spends doing watering and care to shrubs and flowers not only in the Park but throughout the entire Borough.

The motion passed unanimously.

Mayor: Mayor Lance E. Colondo presented the Police Report for June 2026. The Mayor invited everyone to the Nazareth Nite Out Block Party on Friday, July 17, 2026 and Nazareth Day and the Fireworks Show on Saturday, July 18, 2026. Mayor Colondo also called attention to the Martin On Main event on Saturday, July 25, 2026. Mayor Colondo reported on the Borough's Kazoo Parade and honorary parade Grand Marshall Ralph Brodt Jr. before presenting a detailed report of the Borough's 250th Birthday of Our Nation event which was held on the grounds of the Whitefield House. Mayor Colondo spoke about Chris Martin, of the C.F. Martin Guitar Company, who spoke about his company's Nazareth roots and the musical presentation of the Craig Thatcher Quartet plus historic music which was provided by the Brandywine Fife and Drum Corps and how it added to the historical character of the day. He also thanked Committee Chair Susan Ellis of the Moravian Historical Society for her role in the organization of what he called a fantastic day of celebration which commemorated our nation's 250th anniversary of the signing of the Declaration of Independence.

Solicitor: No report.

Engineer: No report.

Police Chief: No report.

Old Business: None.

New Business: Carl R. Strye Jr. told Council about the necessity to keep Council Chamber Handicapped Parking on West Center Street because of the "incline" on Church Street and the difficulty that may present for handicapped parkers. Strye also told Council that several benefactors had stepped forward and made donations so that the annual Fireworks Show would be back on for the evening of Nazareth Day.

Christopher D. Crook told Council about specific details of the Kazoo Parade Grand Marshall Ralph Brodt Jr. and his military service plus Crook offered some of the many happenings at the Borough's National 250th Anniversary Celebration at the Whitefield House on July 4th.

Kayla Green presented her response to a recent "Executive Session for Personnel" discussion about Borough Council Committee assignments. Green asked that her statement be included in the official Meeting Minutes of the July 6, 2026 Business Meeting. Green offered that she would present to the Secretary via electronic transmission, a Word document, of her prepared statement.

The Borough Solicitor stated to the Secretary that a Council vote would be needed, following presentation of the transcript to Council, and if passed by Council vote, inclusion in the Minutes could occur.

There being no further business at 7:35 pm, on a motion by Carl A. Fischl seconded by Michael Kopach, the Meeting was adjourned.

Paul A. Kokolus, Secretary

Daniel Chiavaroli, President