

LOWER NAZARETH TOWNSHIP
Board of Supervisors

Resolution LNT-18-13

RE: Greenfield Industrial Park

WHEREAS, the Lower Nazareth Township Board of Supervisors are in receipt of a revised final land development plan entitled "Final Land Development Plan, Greenfield Industrial Park", prepared by Schlouch, Inc. of Blandon, PA, consisting of (22) sheets, dated April 12, 2013 and last revised June 24, 2013; and

WHEREAS, the intent of the Plan is the development of two light industrial/warehouse buildings on 89.83 acres, located on Tax Parcel #L6-20-7, L6-20-8C, L6-20-9, L6-20-10, L6-20-12, at 4779 and 4863 Hanoverville Road; and

WHEREAS, the Lower Nazareth Township Board of Supervisors previously approved a revised final land development plan under Resolution LNT-26-06 (Exhibit A) for the "Final Plan for Greenfield Industrial Park", prepared by Rettew Associates, Inc., Nazareth, Pennsylvania; and

WHEREAS, the Lower Nazareth Board of Supervisors granted Conditional Use approval for this project at their January 25, 2006 meeting (Exhibit B), along with amendments to the Conditional Use approval, memorialized under Resolution LNT-18-06, approved September 13, 2006 (Exhibit C) for the improvement of Hanoverville Road; and

WHEREAS, Lower Nazareth Township is also in receipt of "Final Plan, Hanoverville Road/Keystone Drive Roadway Improvements", dated April 26, 2013, last revised June 24, 2013, which reflect installation of curbing along the northerly side of Hanoverville Road; and

WHEREAS, Lower Nazareth Township has adopted Resolution LNT-33-08 regarding an adjustment of Traffic Impact Fees related to said improvements (Exhibit D); and

WHEREAS, the Lower Nazareth Township Planning Commission recommended approval of the plan at its May 20, 2013 meeting; and

WHEREAS, the Township Engineer has reviewed the Revised Final Plan against the provisions of the 2005 Lower Nazareth Township Subdivision and Land Development Ordinance and has offered comments in his letter dated July 5, 2013; and

WHEREAS, the Township Zoning Administrator has reviewed the Final Plan against the provisions of the 2001 Lower Nazareth Township Zoning Ordinance, amended March 23, 2005; and

WHEREAS, the Lower Nazareth Township Board of Supervisors desire to take final action on this plan.

NOW THEREFORE, BE IT RESOLVED that the Lower Nazareth Township Board of Supervisors approve the Revised Final Plan as referenced above, subject to the following conditions:

1. Provided the comments in the Township Engineer's letter dated July 5, 2013 are adequately addressed. Any reports or documentation requested by the Township

Engineer must be provided to both the Township and Township Engineer prior to plan recording.

2. The Applicant must satisfy the requirements of the Conditional Use Opinion and Order as executed by the Board of Supervisors Chairman and Secretary, and any subsequent actions of the Board relative to said Order and Opinion, particularly Resolution LNT-18-06 related to roadway improvements to Hanoverville Road.
3. The Applicant understands that any changes to the proposed uses and/or the land development in general are subject to Township review and may require additional review and approval by the Board of Supervisors and/or outside agencies. Under no circumstances, shall any site work nor construction occur that is not depicted on the approved plan nor approved by Lower Nazareth Township and outside agencies.
4. The applicant is responsible for executing an Improvement Agreement and submitting an acceptable form of security for the public improvements. The applicant acknowledges that the Final Plan will not be signed, nor will the Improvement Agreement be approved and executed by the Board of Supervisors until the security has been received and deemed acceptable. The applicant understands that no construction can commence, nor will any permit applications be accepted until such time as all conditions of approval are met and the Final Plan has been recorded.
5. Pursuant to Resolution LNT-33-08, a traffic impact fee of \$498.49 per peak PM hour trip shall be assessed to the developer. Total fees for the project shall be \$260,710.27 based on 523 peak PM hour trips as determined by the Township Engineer pursuant to the ITE Manual. The impact fees shall be due to the Township upon application for individual building permits. It is understood that Resolution LNT-33-08 applies to current and all future owner/developers of said project.
6. The Applicant understands that the funds for completion of the Hanoverville Road Improvements, as prescribed on the approved plans, must be secured with the Township prior to plan recording. Any cost sharing for these road improvements, related to the future development of adjoining parcels must be coordinated and determined by the Applicant and said developers.
7. If and when it is determined that traffic signalization is required, the Applicant shall enter into a Traffic Signalization Maintenance Agreement with Lower Nazareth Township.
8. For recording, the applicant shall supply to Lower Nazareth Township, all with original signatures:
 - Sheets 1, 2, 3 and 4
 - (2) sets of Mylar reproducible prints;
 - (2)sets of paper prints;
 - Full Sets, Sheets 1 thru 22
 - (4) sets of paper prints.
9. Lower Nazareth Township will obtain all plan signatures. Copies provided will be used for distribution to Northampton County, Lehigh Valley Planning Commission, Lower Nazareth Township, and one copy returned to the Applicant. The Applicant is welcome to provide additional copies to be signed for their records. Per the Northampton County

Uniform Parcel Identifier Ordinance, the applicant is responsible for placement of property addresses on the above plans. Upon satisfaction of all conditions of approval and placement of signatures on the Plans, the Township shall record, within ninety (90) days of said satisfaction, the approved Plan at the Northampton County Recorder of Deeds Office as required by Section 513(a) of the Pennsylvania Municipalities Planning Code, 53 P.S. Section 10513(a), as amended and Section 520 of the Lower Nazareth Township Subdivision and Land Development Ordinance.

10. The applicant is prohibited from commencing any construction activities on this project until a pre-construction conference is scheduled and conducted in compliance with Section 536 of the Subdivision and Subdivision Ordinance and a formal Notice to Proceed is issued by the Township. Said pre-construction conference shall not occur until Items 1 and 2 above have been satisfied to the Township's satisfaction.
11. All correspondence regarding the plan shall be directed to the Township or if directed to the Engineer, the Township shall be copied.
12. The applicant shall accept these conditions in writing, within five days of receipt of the finalized Board of Supervisors resolution, otherwise the application is denied for failure to comply with the express conditions that are contained in this Resolution.

ADOPTED AND APPROVED this 10th day of July 2013, at a regular public meeting. Motion made by Robert Kucson and seconded by Gerald Green. The motion carried unanimously.

ATTEST:

BOARD OF SUPERVISORS



Timm A. Tenges, Manager, Secretary/Treasurer



Eric E. Nagle, Chairman