

**LOWER NAZARETH TOWNSHIP**  
**Board of Supervisors**

**Resolution #LNT-11-16**

RE: Joseph I – Anchor Health Medical Building

**WHEREAS**, the Lower Nazareth Township Board of Supervisors are in receipt of a land development plan entitled “Joseph I Tract – Anchor Health Development”, prepared by Mark Hintenlang, P.E. of New Britain, PA consisting of (15) sheets, dated February 16, 2016 and last revised March 18, 2016; and

**WHEREAS**, the property is located within both Lower Nazareth and Palmer Townships, on 15.28 acres, located on Tax Parcel #K8-10A-5A; and

**WHEREAS**, the Joseph I Land Development Plan was previously approved by the Lower Nazareth Township Board of Supervisors under Resolutions LNT-12-04 and LNT-08-09 for development of the Applebee’s restaurant and the Embassy Bank, and a proposed retail building primarily in Palmer Township; and

**WHEREAS**, the intent of this Plan is a revision to the 2009 plan now proposing a 2-story, 60,000 s.f. medical office building , in lieu of the formerly approved retail center; and

**WHEREAS**, the Lower Nazareth Township Planning Commission recommended approval of the revised plan at its March 21, 2016 meeting; and

**WHEREAS**, the Township Engineer has reviewed the Preliminary/Final Plan against the provisions of the 2005 Lower Nazareth Township Subdivision and Land Development Ordinance and has offered comments in his letter dated April 12, 2016; 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.

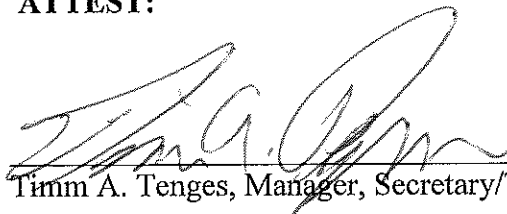
**NOW THEREFORE, BE IT RESOLVED** that the Lower Nazareth Township Board of Supervisors approve the Preliminary/Final Plan as referenced above, subject to the following conditions:

1. Provided the comments in the Township Engineer’s letter dated April 12, 2016 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 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.

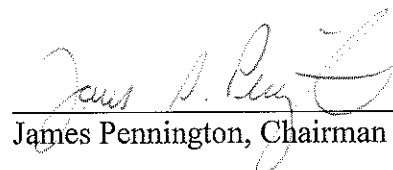
3. A Land Development Agreement and acceptable form of security for the public improvements may be required by Lower Nazareth Township if all improvements are not secured by Palmer Township. The Applicant shall provide copies of any and all correspondence regarding a Land Development Agreement with Palmer Township. The applicant acknowledges that the Final Plan will not be signed, no site work or construction can commence, nor will any permit applications be accepted until such time as a Land Development Agreement and security have been secured by either Lower Nazareth Township or Palmer Township, all conditions of approval are met and the Final Plan has been recorded.
4. Lower Nazareth Township defers to Palmer Township to record the plan since a majority of the development rests in Palmer Township; however, Lower Nazareth requests the opportunity to record the plan of record if such is not assumed by Palmer Township. Lower Nazareth Township requires (1) Mylar reproducible print of Sheet 2 and three full sets of paper prints, all with original signatures, for the Township's record and the Township Engineer.
5. The applicant is prohibited from commencing any construction activities on this project until a pre-construction conference is scheduled and conducted in compliance with the Township's Subdivision and Subdivision Ordinance. Said pre-construction conference shall not occur until Items 1 and 3 above have been satisfied to the Township's satisfaction. Lower Nazareth Township and Palmer Township shall both be a party to the pre-construction meeting.
6. All correspondence regarding the plan shall be directed to the Township or if directed to the Engineer, the Township shall be copied.
7. 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 13<sup>th</sup> day of April 2016, at a regular public meeting. Motion made by Gerald Green and seconded by Robert Fucian. The motion carried unanimously.

**ATTEST:**

  
 Timm A. Tenges, Manager, Secretary/Treasurer

**BOARD OF SUPERVISORS**

  
 James P. Pennington, Chairman