

LOWER NAZARETH TOWNSHIP
Board of Supervisors

Resolution #LNT-25-16

RE: Vinart Realty Associates Land Development – Revised Plan

WHEREAS, the Lower Nazareth Township Board of Supervisors approved the “Preliminary/Final Land Development Plan for Hyundai Dealership”, prepared by Lehigh Engineering Associates, Inc., of Walnutport, Pennsylvania, consisting of (9) sheets, dated April 4, 2016 and last revised May 24, 2016 under Resolution LNT-19-16 on June 8, 2016; and

WHEREAS, the Lower Nazareth Township Board of Supervisors are in receipt of a revision to that plan, now revised November 29, 2016 to add a 10,500 s.f. body shop to the south side of the building; and

WHEREAS, the Lower Nazareth Board of Supervisors granted Conditional Use approval for appeal #CU2015-03 at their February 10, 2016 meeting for an automobile sales facility with repair facilities; and

WHEREAS, minor changes to the layout of the plan occurred to accomplish the addition of this accessory use; and

WHEREAS, no other changes are proposed to the plan or uses as approved under Resolution LNT-19-16; 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 December 8, 2016; and

WHEREAS, the Township Zoning Administrator has reviewed the Final Plan against the provisions of the 2001 Lower Nazareth Township Zoning Ordinance, amended September 28, 2016; 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 Final Plan as referenced above, subject to the following conditions:

1. The terms and conditions of Lower Nazareth Township Resolution LNT-19-16 as approved by the Board of Supervisors remains in effect and shall be complied with prior to any earthmoving or construction on the site.
2. The applicant shall supply the following copies to Lower Nazareth Township for recording purposes:

Sheets 1 and 3

(2) Mylar reproducible prints;

(2) Paper prints;

Full Sets, Sheets 1 thru 9

(4) Sets of paper prints.

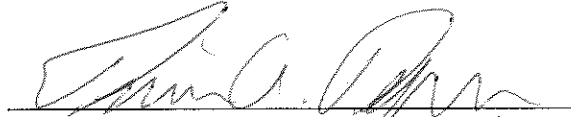
All prints shall have original signatures. These copies will be used for distribution to Northampton County, Lehigh Valley Planning Commission, Lower Nazareth Township, and one copy returned to the Applicant. The applicant is welcome to provide additional copies to be signed for their records. Lower Nazareth Township will obtain all plan signatures. 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.

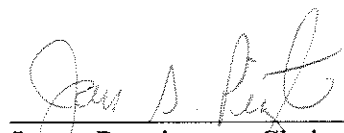
3. Pursuant to the Conditions of Approval for the Hecktown Road Business Park Subdivision Plan, Phases II and III, no increased traffic from Commerce Park Drive will be permitted until the traffic signal at the Hecktown Road intersection is installed and operational; therefore, Use & Occupancy of this property shall not be permitted until the conditions of approval for that plan are satisfied.
4. The Applicant agrees to enter into a shared traffic signal maintenance agreement with adjacent property owners and Lower Nazareth Township, at such time as traffic signal(s) and roadway improvements are installed in the nearby vicinity of Hecktown Road.
5. 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.
6. 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 thru 4 above have been completed to the Township's satisfaction.
7. All correspondence regarding the plan shall be directed to the Township, or if directed to the Engineer, the Township shall be copied.
8. 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 14th day of December 2016 at a regular public meeting. Motion made by Eric Nagle and seconded by Gerald Green. The motion carried unanimously.

ATTEST:

BOARD OF SUPERVISORS


Timm A. Tenges, Manager, Secretary/Treasurer


James Pennington, Chairman