

LOWER NAZARETH TOWNSHIP
Board of Supervisors

Resolution #LNT-16-17

RE: Keystone Real Estate Management - Revised Final Land Development

WHEREAS, Lower Nazareth Township Board of Supervisors is in receipt of a Revised Final Land Development plan entitled, "Final Land Development Plan for Keystone Real Estate Management, New Auto Dealership and Body Shop," prepared by Evans Engineering, Inc. of Harrisburg, PA, consisting of (8) sheets, dated August 25, 2017 and last revised September 25, 2017, which depicts site modifications to the recently expanded automobile dealership located between Hecktown and Newburg Roads, and

WHEREAS, the intent of the Plan is an expansion of the previously approved car wash, reconfiguration of the car wash area, a 689 s.f. addition to the existing Ford Dealership; a new 3,305 s.f. fleet detailing shop, and various minor paving revisions, stormwater modifications and parking area configuration; and

WHEREAS, this land development plan was previously granted approval under Resolutions LNT-27-13 and LNT-17-14; and

WHEREAS, the Lower Nazareth Township Planning Commission recommended approval of the revised plan at its September 18, 2017, provided all concerns of the Township Engineer and the Township Zoning Administrator are addressed; and

WHEREAS, the Township Engineer has reviewed the Final Plan against the provisions of the 2005 Lower Nazareth Township Subdivision and Land Development Ordinance and has offered comments in his letter dated October 10, 2017; and

WHEREAS, the Township Zoning Administrator has reviewed the Final Subdivision 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 Revised Final Plan as referenced above, subject to the following conditions:

1. Provided the comments in the Township Engineer's letter dated October 10, 2017 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 Improvement Agreement and security shall be amended to include the modified public improvements. The applicant shall acknowledge that the Revised Final Plan will not be signed until the revised Improvement Agreement and security have been received and deemed acceptable. The applicant understands that no construction can commence, nor will any permit applications be accepted until all conditions of approval are met and the Revised Final Plan has been recorded.

- Addresses for the Car Wash and the Fleet Detailing Shop shall be added to the plan, specifically:

Car Wash - 3818 Hecktown Road
Fleet Detailing Shop - 3820 Hecktown Road


- For recording, the applicant shall supply two (2) sets of Mylar reproducible prints and (2) sets of paper prints of Sheets C1, C2, C4.1 and C4.2 of the Final Plan, and (4) full sets of paper prints, all with original signatures, to Lower Nazareth Township. 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.
- 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.
- 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 1-4 above have been satisfied to the Township's satisfaction.
- All correspondence regarding the plan shall be directed to the Township or if directed to the Engineer, the Township shall be copied.
- 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 11th day of October 2017, at a regular public meeting. Motion made by Eric Nagle and seconded by Robert Kucan. The motion carried unanimously.

ATTEST:


Timm A. Tenges, Manager, Secretary/Treasurer

BOARD OF SUPERVISORS


James Pennington, Chairman