

LOWER NAZARETH TOWNSHIP

Board of Supervisors

Resolution #LNT-10-18

RE: Prologis Park 33 – Proposed Building Expansion - Lot EFG

WHEREAS, the Lower Nazareth Township Board of Supervisors is in receipt of a revised final land development plan entitled “Preliminary/Final Land Development Plan, Proposed Building Expansion, Prologis Park 33 – Lot EFG,” prepared by Evans Engineering, Inc., of Harrisburg, Pennsylvania, consisting of 35 sheets, dated August 28, 2017, last revised December 15, 2017; and

WHEREAS, the Lower Nazareth Township Board of Supervisors granted conditional use approval for this property on July 10, 2001, and approved the original subdivision and land development plan for this property under Resolution LNT-25-07 on September 26, 2007 and;

WHEREAS, an adjusted traffic impact fee was approved under Resolution LNT-03-07 at a rate of \$315 per PM peak hour trip; and

WHEREAS, the intent of the Plan is a 348,000 s.f. addition to the existing 870,000 s.f. warehouse, along with 114 additional parking spaces, 30 new trailer stalls, and stormwater management improvements; and

WHEREAS, this project is located on parcel #K8-10-7F, along Prologis Parkway, both in Lower Nazareth Township and Palmer Township; and

WHEREAS, the plan has been reviewed and approved by Palmer Township pursuant to their January 8, 2018 correspondence; and

WHEREAS, the Lower Nazareth Township Planning Commission recommended approval of the Plan at its September 18, 2017 meeting; and

WHEREAS, the Township Engineer has reviewed the Plan against the provisions of the 2005 Lower Nazareth Township Subdivision and Land Development Ordinance and has offered comments in his letter dated January 4, 2018; 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 Board of Supervisors have granted waivers to SALDO Sections 401, 425.2, 749.1 and 1614.C; 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. Provided the comments in the Township Engineer’s letter dated January 4, 2018 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 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.

3. For recording, the applicant shall supply to Lower Nazareth Township:

Sheets C1.0, C1.1, C3.0, C3.1, C3.2, C4.0, C4.1, and C4.2

(2) Sets of Mylar reproducible prints;

(2) Sets of Paper prints;

Full Sets (35 Sheets)

(4) Sets of paper prints

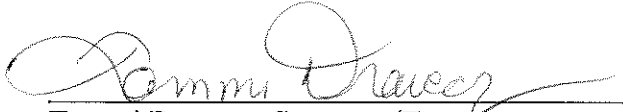
All prints shall have original signatures. These copies will be used for distribution to Northampton County, Lehigh Valley Planning Commission, Lower Nazareth Township, and one copy returned to the Applicant. The applicant is welcome to provide additional copies to be signed for their records. Lower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

4. 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.
5. The applicant is prohibited from commencing any construction activities on this project until a pre-construction meeting is scheduled and conducted in compliance with Section 536 of the Subdivision and Land Development Ordinance and a formal Notice to Proceed is issued by the Township. Said pre-construction meeting shall not occur until Items 1 - 3 above have been satisfied to the Township's satisfaction.
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 10th day of January 2018 at a regular public meeting. Motion made by LeRoy C Bickert and seconded by Amy L Templeton. The motion carried unanimously.

ATTEST:

BOARD OF SUPERVISORS



Tammi Dravec, Secretary/Treasurer



James Pennington, Chairman