

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

**Resolution #LNT-11-18**

RE: Lot 4 Hecktown Road Business Park

**WHEREAS**, the Lower Nazareth Township Board of Supervisors are in receipt of a Preliminary/Final Land Development Plan entitled "Preliminary/Final Plan, Lot 4 Hecktown Road Business Park", prepared by DMS Real Estate Designs and Plans of Easton, PA, consisting of (14) sheets, dated July 24, 2017 and last revised November 21, 2017; and

**WHEREAS**, the intent of the Plan is the construction of a 401,341 s.f. light assembly/warehouse/distribution building on a 28.58-acre parcel on Commerce Park Drive, Tax Parcel #L8-11A-3-4 in both Lower Nazareth Township and Bethlehem Township; and

**WHEREAS**, approval has been granted by Bethlehem Township pursuant to their Resolution #R087-17, dated December 18, 2017; and

**WHEREAS**, the Lower Nazareth Board of Supervisors granted Conditional Use approval of the Hecktown Road Business Park on November 14, 2001; and

**WHEREAS**, the Lower Nazareth Township Planning Commission recommended approval of the plan at its August 21, 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 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 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. A trip generation analysis shall be provided if the use of this property changes from a light assembly operation. The analysis must be prepared and approved prior to the issuance of an occupancy permit for any proposed change in use.
3. 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 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.

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

Sheets C-2

- (2) Mylar reproducible prints;
- (2) Paper prints

Full Sets

- (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.

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 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 1-4 above have been satisfied 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 10<sup>th</sup> day of January 2018 at a regular public meeting. Motion made by Amy L. Templeton and seconded by LeRoy C. Bickert. The motion carried unanimously.

**ATTEST:**

**BOARD OF SUPERVISORS**

  
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Tammi Dravec, Secretary/Treasurer

  
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James Pennington, Chairman