

LOWER NAZARETH TOWNSHIP

Board of Supervisors

Resolution #LNT-09-26

RE: Lehigh Valley Underground Contractor Office/Yard

WHEREAS, the Lower Nazareth Township Board of Supervisors are in receipt of a Land Development Plan entitled "Final Land Development Plan prepared for Lehigh Valley Underground Contractor Office/Yard", prepared by Van Cleef Engineering Associates of Bethlehem, PA, 18017, consisting of (16) sheets, dated October 27, 2025 and last revised January 5, 2026; and

WHEREAS, this Final Plan was first submitted to the Township on October 17, 2025; and

WHEREAS, the intent of the Final Plan is the lot consolidation of two existing parcels and an adjacent alley to one parcel to develop a two-story contractor's office and garage, two 15-unit employee equipment locker buildings, on-site storage yard and associated off-street parking, served by public water and on-lot sanitary sewer; and

WHEREAS, the parcels in question are Parcel #K7-23-1B (5.306 acres) and Parcel #K7SE4-3-11 (0.554 acres) situated along Gradwohl Switch Road; and

WHEREAS, the Lower Nazareth Board of Supervisors granted Conditional Use approval (CU2024-01) at their August 14, 2024 meeting (Exhibit A); and

WHEREAS, Waivers from the Subdivision and Land Development Ordinance (SALDO) were granted by the Board of Supervisors on July 23, 2025; and

WHEREAS, the Board of Supervisors granted preliminary approval of the project on July 23, 2025; and

WHEREAS, the Lower Nazareth Township Planning Commission recommended approval of the Final Plan at its November 17, 2025 meeting; and

WHEREAS, the Township Zoning Administrator has reviewed the Final Plan against the provisions of the 2023 Lower Nazareth Township Zoning Ordinance, last amended November 11, 2023; and

WHEREAS, Hecktown Volunteer Fire Company provided comments in letters dated June 6, 2024 and November 13, 2025; and

WHEREAS, the Township Sewage Enforcement Officer has reviewed the application and provided comments in his January 28, 2026 letter; 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 January 23, 2026; 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 following waivers of the SALDO have been granted:
 - a. Article 7, Section 774.31 to allow for the use of proposed Basin #2 in a BMP as a capture/reuse basin and will hold water longer than the allowed 24 hours.
 - b. Article 7, Section 774.36 to allow plantings in proposed Basin #1 and Basin #2.
 - c. Article 7, Section 774.32b to allow for the use of side slopes of 3:1 in proposed Basin #2.
2. The comments in the Township Engineer's letter dated January 23, 2026 shall be 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.
3. Satisfaction of the Township Zoning Officer's November 17, 2025 letter.
4. Satisfaction of comments made by Hecktown Volunteer Fire Company.
5. Satisfaction of the Township Sewage Enforcement Officer's January 28, 2026 letter.
6. The Applicant must satisfy the requirements of the #CU2024-01 Conditional Use Opinion and Order as executed by the Board of Supervisors Chairman and Secretary.
7. The applicant is responsible for executing an Improvement Agreement and submitting an acceptable form of security for the public improvements. 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. 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.
8. The applicant shall supply the following to Lower Nazareth Township for recording:

Sheets 1, 2, and 3 of the Land Development Plan Set

(2) Sets of Mylar reproducible prints;
(2) Sets of Paper prints;

Full Sets of Land Development Plan

(4) Sets of paper prints.
(1) Digital copy of the entire plan set.

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 may 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.

9. The Applicant is subject to Impact Fees for both Traffic and Open Space. Both fees shall be paid at the time of building permit application. The Traffic Impact fee is \$36,936.00 and the Open Space fee is \$56,294.70.
10. 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.
11. 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 SALDO and a formal Notice to Proceed is issued by the Township. Said pre-construction meeting shall not occur until Items 2-7 above have been completed to the Township's satisfaction.
12. All correspondence regarding the plan shall be directed to the Township or if directed to the Engineer, the Township shall be copied.
13. 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 28th day of January 2026 at a regular public meeting. Motion made by Nancy Teague and seconded by James Pennington. The motion carried unanimously.

ATTEST:



Tammi Dravecz, Secretary/Treasurer

BOARD OF SUPERVISORS



Amy Templeton, Chairperson