

LOWER NAZARETH TOWNSHIP
Board of Supervisors

Resolution #LNT-11-26

RE: United Rentals Realty Preliminary/Final Land Development

WHEREAS, a Conditional Use application #CU2023-05 was submitted by EquipmentShare.com, LLC on October 30, 2023 for 585 Daniels Road, Nazareth, PA, 18064, Tax Parcel #K7-19-14C for a proposed use of sales, rental and outdoor storage of industrial equipment; and

WHEREAS, the Board of Supervisors granted Conditional Use approval on February 14, 2024 subject to the conditions enumerated within the #CU2023-05 Order & Opinion; and

WHEREAS, one of the conditions was a limitation of 15 feet in height for all outdoor equipment storage; and

WHEREAS, EquipmentShare.com, LLC, did not move forward with their project and withdrew their application on May 16, 2024; and

WHEREAS, a zoning application was submitted on November 19, 2024 for use of 585 Daniels Road, Nazareth, PA 18064 under Conditional Use #CU2023-05 and the Zoning Officer determined the Conditional Use had expired; and

WHEREAS, the property owner SIND, LLC appeared before the Lower Nazareth Township Zoning Hearing Board under Appeal #ZA2025-02 on June 10, 2025 where the Zoning Hearing Board determined the Conditional Use approval remained in effect; and

WHEREAS, United Rentals Realty, LLC filed Conditional Use application, #CU2025-02 on August 6, 2025 to modify the order granted under #CU2023-05 for a proposed use of "Sales and Rental of Industrial Equipment" where the equipment to be stored would be containers for use as storage and offices, and said containers would be stacked a maximum of 30 feet high from grade; and

WHEREAS, the Board of Supervisors granted Conditional Use approval to United Rentals Realty, LLC on November 12, 2025 with the following conditions:

1. Limitation of up to three hundred (300) storage containers on the subject property;
2. Modification of the container storage height to (30) feet from ground level;
3. A Land Development application shall be submitted pursuant to the Lower Nazareth Township Subdivision and Land Development Ordinance to ensure and guarantee the development as contemplated;
4. Hours of Operation: 7:30 a.m. to 5:00 p.m.;
5. No regular customer traffic;
6. Containers will be stored on existing impervious surfaces;
7. No welding and no painting;

8. Satisfaction of the Township Engineer's issues involving layout of container storage, site screening plan, and necessity of the current driveway remaining as is.

WHEREAS, a land development application was submitted by United Rentals Realty, LLC on December 19, 2025, entitled "Preliminary/Final Land Development Plan for United Rentals Realty, LLC & SIND, LLC", prepared by Bohler Engineering of Bethlehem, PA, consisting of (8) sheets, dated December 19, 2025; and

WHEREAS, the Applicant has requested waivers from the Subdivision and Land Development Ordinance (SALDO); and

WHEREAS, the Township Zoning Officer reviewed the Plan against the provisions of the 2023 Lower Nazareth Township Zoning Ordinance, last amended November 11, 2024 in her letter dated January 19, 2026; and

WHEREAS, the Zoning Officer determined that the Plan must be modified to demonstrate that the storage containers can be stored without encroaching any setback areas and maintain circulation within the site for deliveries and emergency services, or seek zoning relief from the Zoning Hearing Board; and

WHEREAS, the Hecktown Volunteer Fire Company provided comments in their letter dated December 29, 2025; and

WHEREAS, the Lehigh Valley Planning Commission provided comments in their letter dated January 16, 2025; 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 16, 2026; and

WHEREAS, the Lower Nazareth Township Planning Commission recommended approval of the Plan at its January 19, 2026 meeting provided the requirements of the Township Engineer's January 16, 2026 letter and the Zoning Officer's January 19, 2026 letter are satisfied; 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 are granted:
 - a. Appendix C, Preliminary Checklist, Item C-4: Requirement to provide lot lines of adjacent lots, locations of buildings, detention areas, etc. within 200 feet of the property.
 - b. Appendix C, Preliminary Checklist, Item G-5: Requirement to provide proposed and existing rights-of-way and cartway widths for streets within 200 feet of tract boundaries.
 - c. Article 4, Section 400, Preliminary Plan Submission: To allow a preliminary/final plan review in lieu of separate processes.

- d. Article 4, Section 421, Preliminary Plan Requirements: Requirement to draw plan to scale at a minimum of 1 inch equals 50 feet.
 - e. Article 4, Section 424.7, Preliminary Plan Requirements: Requirement to depict utilities and easements within 200 feet of the tract boundary on the plan.
 - f. Article 7, Section 749.1, Design Standards; Sidewalks and Curbs: Requirement to provide a sidewalk.
2. The Applicant must satisfy the requirements of the #CU2025-02 Conditional Use Opinion and Order as executed by the Board of Supervisors Chairman and Secretary.
 3. The comments of the Zoning Officer's letter of January 19, 2026 shall be addressed, particularly so that no storage or activity shall occur within the prescribed setbacks for the designated zoning district, per the 2023 Lower Nazareth Township Zoning Ordinance.
 4. The comments in the Township Engineer's letter dated January 16, 2026 shall be addressed. Any reports or documentation requested by the Township Engineer must be provided to both the Township and Township Engineer prior to plan recording.
 5. Final Land Development Plan shall depict the location of all storage containers to be stored on site.
 6. The applicant is responsible for executing an Improvement Agreement and submitting an acceptable form of security for all land development 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.
 7. The applicant shall supply the following to Lower Nazareth Township for recording:
 - Sheets C-101, C-102, and C-301 of the Land Development Plan Set
 - (2) Sets of Mylar reproducible prints;
 - (2) Sets of Paper prints;
 - Full Sets of Land Development Plan (8 sheets)
 - (4) Sets of paper prints.
 - (1) Digital copy of the entire plan set.

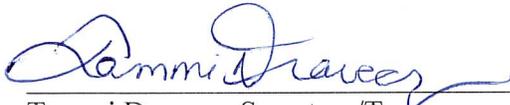
All prints shall have original signatures. These copies will be used for distribution to Northampton County, Lehigh Valley Planning Commission, Lower Nazareth Township, and one copy returned to the Applicant. The applicant may provide additional copies to be signed for their records. Lower Nazareth Township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

8. 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.
9. 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.
10. All correspondence regarding the plan shall be directed to the Township or if directed to the Engineer, the Township shall be copied.
11. 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 February 2026 at a regular public meeting. Motion made by Nancy League and seconded by James Pennington. The motion carried unanimously.

ATTEST:

BOARD OF SUPERVISORS



Tammi Dravec, Secretary/Treasurer



Amy Templeton, Chairperson