

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

**Resolution #LNT-12-26**

RE: Northwood Final Land Development Plan

**WHEREAS**, a Final Land Development application was submitted to Lower Nazareth Township by T&S Development Company on September 22, 2025, entitled “Final Plan, Northwood Land Development”, prepared by Reuter & Bowen of Bethlehem, PA, 18018, consisting of (32) sheets, dated March 25, 2024 and last revised January 21, 2026; and

**WHEREAS**, the intent of the Final Plan is the construction of a Plumbing and Heating Contracting Office; and

**WHEREAS**, the parcels in question are Parcel #K8-9-10 and Parcel #K8-9-10A consisting of 14.33 acres located off Northwood Avenue; and

**WHEREAS**, the Lower Nazareth Township Zoning Hearing Board granted zoning relief under Appeal #ZA2023-10 (Exhibit A); and

**WHEREAS**, the Board of Supervisors granted conditional Preliminary Land Development approval pending submission of truck turning templates and modifications to the road as necessary on August 27, 2025; and

**WHEREAS**, waivers from the Subdivision and Land Development Ordinance (SALDO) were previously granted by the Board of Supervisors on August 27, 2025, particularly:

1. Appendix F, Section 701 regarding storm piping minimum velocity of 3 feet per second;
2. Article 7, Section 773.2 regarding the use of the Rational Method to calculate stormwater runoff;
3. Article 7, Section 774.32.e regarding minimum bottom slope of a detention pond; and

**WHEREAS**, waivers from the Act 167, Bushkill Creek Watershed Maintenance Ordinance were previously granted by the Board of Supervisors on August 27, 2025, particularly:

1. Article 3 Section 306.B regarding the 2- and 10-year release requirements;
2. Article 3, Section 304.T. regarding the volume and rate of net increase in stormwater runoff; and

**WHEREAS**, the Applicant has requested additional waivers from the SALDO; and

**WHEREAS**, the Lower Nazareth Township Planning Commission recommended approval of the Final Plan at its October 20, 2025, meeting; and

**WHEREAS**, the Planning Commission subsequently approved a revised plan and a requested waiver at their February 23, 2026 meeting; and

**WHEREAS**, the Township Zoning Administrator reviewed the Final Plan against the provisions of the 2023 Lower Nazareth Township Zoning Ordinance, last amended November 11, 2024, and provided comments in a letter dated February 19, 2026; and

**WHEREAS**, Hecktown Volunteer Fire Company provided comments in letters dated April 13, 2024, June 6, 2024, and August 14, 2024; 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 February 19, 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. Waiver of Article 7, Section 774.32.b relative to wall slope of a stormwater management basin has been granted.
2. The comments in the Township Engineer's letter dated February 19, 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.
3. The comments of the Zoning Officer's February 19, 2026 letter shall be addressed.
4. The comments of the Hecktown Volunteer Fire Company's April 13, 2024 and June 6, 2024 letters shall be addressed.
5. 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.
6. The applicant shall supply the following to Lower Nazareth Township for recording:

Sheets C0.1, C0.2, C2.1, C2.2, C2.6, C3.1, C3.2, D3.2 and D3.3

(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.

7. 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 \$51,300.00 and the Open Space fee is \$150,465.00.
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 2-6 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 25th day of February, 2026, at a regular public meeting. Motion made by Martin Bouchon and seconded by Stephen Brown. The motion carried unanimously.

**ATTEST:**

**BOARD OF SUPERVISORS**

  
\_\_\_\_\_  
Tammi Dravec, Secretary/Treasurer

  
\_\_\_\_\_  
Amy Templeton, Chairperson