

LOWER NAZARETH TOWNSHIP
Board of Supervisors

Resolution #LNT-18-17

RE: Lehigh Valley Health Network/Setzer Lot Line Adjustment/Consolidation Plan

WHEREAS, the Lower Nazareth Township Board of Supervisors are in receipt of a Preliminary/Final Subdivision Plan entitled, "LVHN/Setzer Lot Line Adjustment Plan", prepared by The Pidcock Company of Allentown, PA, consisting of (2) sheets, accompanied by (2) supplemental Roadway Plan & Profile Drawings, all dated September 25, 2017, and last revised October 13, 2017; and

WHEREAS, the subject properties are located at the intersection of Northwood Avenue and Newburg Road, also known as Tax Parcels #L8-3-1 and #L8-3-2; and

WHEREAS, the intent of the Plan is the acquisition and conveyance of 5.4 acres to and between Setzer Parcel #L8-3-1 and LVHN Parcel #L8-3-2; and

WHEREAS, the plans depict a possible future relocated Corriere Road which would extend to Newburg Road; and

WHEREAS, the boundary line of the Healthcare Overlay District (HCO) follows the current property boundary line between these two lots;

WHEREAS, upon plan recording, these lots will each be split by the HCO and Planned-Industrial Commercial zoning districts;

WHEREAS, the plans depict proposed drainage and signage easements on Parcel L8-3-1 where it fronts along Route 33; and

WHEREAS, the applicant has also submitted requests for waivers and/or deferrals from requirements of the 2005 Lower Nazareth Township Subdivision and Land Development Ordinance; and

WHEREAS, the Lower Nazareth Township Planning Commission recommended approval of the plan and requested waivers at its October 16, 2017, meeting; and

WHEREAS, the Township Engineer has reviewed the Preliminary/Final Plan and requested waivers against the provisions of the 2005 Lower Nazareth Township Subdivision and Land Development Ordinance and has offered comments in his letter dated November 13, 2017; and

WHEREAS, the Township Zoning Administrator has reviewed the Preliminary/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 and requested waivers/deferrals.

NOW THEREFORE, BE IT RESOLVED that the Lower Nazareth Township Board of Supervisors approve the Preliminary/Final Plan and requested waivers/deferrals as outlined in the following:

Waivers/Deferrals

1. Section 741.6, Defer requirement to widen Newburg Road to arterial road standards along a portion of the site frontage.
2. Section 741.10, Defer requirement to curbing along a portion of Newburg Road.
3. Section 421, Waive overall plan scale requirement to allow a scale of 1"-150'.
4. Section 424.4, Waiver of Location Map plan scale requirement.

Subdivision Plan

5. The comments in the Township Engineer's letter dated November 13, 2017 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.
6. Approval of this plan does not endorse the configuration of the proposed relocation of Corriere Road. Final road configuration shall be coordinated with Lower Nazareth Township.
7. Approval of this plan does not endorse the installation of off-premise signs on Parcel #L8-3-1. The requirements of the Zoning Ordinance, particularly Article 18, Section 1819, shall prevail relative to any off-premise signs.
8. If property corners are not set prior to plan recording, the applicant is responsible for submitting an acceptable form of security. The applicant acknowledges that the Final Plan will not be signed until the security has been received and deemed acceptable.
9. For recording, the applicant shall supply to Lower Nazareth Township:

Sheet 1 of 2

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

Full Sets

- (4) Sets of paper prints of Sheets 1-2 and supplemental Roadway Plan and Profile plans.

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

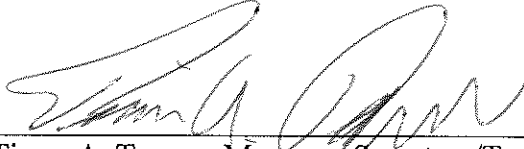
Section 520 of the Lower Nazareth Township Subdivision and Land Development Ordinance.

10. The Applicant understands that any changes to the proposed uses and/or the plan 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 until a pre-construction conference 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 conference shall not occur until the conditions of this resolution 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.

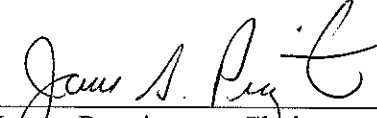
ADOPTED AND APPROVED this 15th day of November 2017 at a regular public meeting. Motion made by Martin Boucher and seconded by Robert Kucsan. The motion carried unanimously.

ATTEST:

BOARD OF SUPERVISORS



Timm A. Tenges, Manager, Secretary/Treasurer



James Pennington, Chairman