

LOWER NAZARETH TOWNSHIP
Board of Supervisors

Resolution #LNT-09-19

RE: Lehigh Valley Hospital Network Lower Nazareth Campus

WHEREAS, the Lower Nazareth Township Board of Supervisors are in receipt of a Preliminary/Final Land Development Plan entitled “Lehigh Valley Health Network, Preliminary/Final Plans for Lower Nazareth Campus Land Development Plans”, prepared by The Pidcock Company of Allentown, Pennsylvania, consisting of (78) sheets, dated January 2, 2019 and last revised March 12, 2019; and

WHEREAS, the intent of the Plan is the development of a one-story, 225,000 s.f. hospital with (3) two-story medical office buildings on an 81.4- acre parcel, specifically Tax Parcel #L8-8A-3, located between Hecktown Road and Newburg Road to be constructed in phases; and

WHEREAS, Phase 1 consists of the construction of the one-story hospital, (1) two-story medical office building, related parking lots, fire access road and access driveways on Hecktown Road and Newburg Road; and

WHEREAS, a lot consolidation and subdivision plan was previously approved by Lower Nazareth Township under Resolution #LNT-07-17 in January 2017 for this property; and

WHEREAS, the Board of Supervisors approved commencement of preliminary grading of the site in accordance with the approved subdivision plan at their January 23, 2019 meeting; and

WHEREAS, the Lower Nazareth Township Planning Commission recommended approval of the preliminary/final land development plan along with requested waivers and deferrals at its February 25, 2019 meeting; and

WHEREAS, the Township Engineer has reviewed the Preliminary/Final Plan against the provisions of the 2005 Lower Nazareth Township Subdivision and Land Development Ordinance and has offered comments in his letter dated March 25, 2019; and

WHEREAS, the Township Zoning Administrator has reviewed the Final Plan against the provisions of the 2001 Lower Nazareth Township Zoning Ordinance, last amended November 14, 2018; 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, conditioned as follows:

Waivers/Deferrals

1. Section 741.6, Defer requirement to widen the eastern portion of Newburg Road to arterial road standards along a portion of the site frontage.

2. Section 741.10, Defer requirement to curbing along the eastern portion of Newburg Road.
3. Section 774.32.E, Waiver of slope requirements for bottom of pond.
4. Section 792.21, Waiver of requirement to retain any trees 6" or greater in diameter.

Land Development

5. Provided the comments in the Township Engineer's letter dated March 25, 2019 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.
6. 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 Preliminary/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. The applicant understands that no construction can commence, nor will any permit applications be issued until such time as all conditions of approval are satisfied.
7. For recording, at a minimum, the applicant shall supply to Lower Nazareth Township:

Sheets 2, 3, 4, 5, 6 and 7

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

Full Sets

- (4) Full 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 (1) 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. The Township Engineer has assigned the following addresses to the site:

Hospital	3780 Hecktown Road
Medical Office Building #1	3788 Hecktown Road
Medical Office Building #2	3794 Hecktown Road
Medical Office Building #3	3800 Hecktown Road


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. Lower Nazareth Township is not responsible for recording the Post Construction Stormwater Management documents.

8. 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.
9. The applicant is prohibited from commencing any construction activities on this particular 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 and 2 above have been satisfied to the Township's satisfaction. Required approvals from the Northampton County Conservation District and the PA Department of Transportation shall also be in place at the time of the pre-construction meeting.
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.

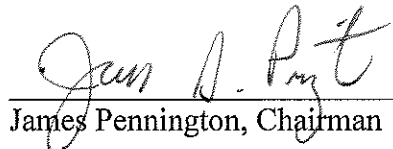
ADOPTED AND APPROVED this 27th day of March 2019 at a regular public meeting. Motion made by Robert Hoyer and seconded by Bert Smalley. The motion carried unanimously.

ATTEST:

BOARD OF SUPERVISORS



Tammi Dravec, Secretary/Treasurer



James Pennington, Chairman