

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

**Resolution LNT-12-12**

RE: Griffin Land Revised Final Land Development

**WHEREAS**, the Lower Nazareth Township Board of Supervisors first granted Final Subdivision and Land Development for this project on February 27, 2008 under Resolution LNT-07-08; and

**WHEREAS**, the Lower Nazareth Township Board of Supervisors granted Final Subdivision and Land Development for an amended Final Plan on November 17, 2010 under Resolution LNT-23-10; and

**WHEREAS**, the Subdivision and Land Development Plan was recorded on October 25, 2011; and

**WHEREAS**, an Improvement Agreement has been executed and a Letter of Credit has been provided for public improvements; and

**WHEREAS**, the Lower Nazareth Township Board of Supervisors is in receipt of revised sheets #4, 5, 6, 8, 12, 13, 14, 16, 17, 18, 20, 21, and 25 of the Revised Final Land Development plan entitled "Plans for Griffin Land Subdivision & Land Development" prepared by Pany & Lentz Engineering Company of Allentown, Pennsylvania, the total set consisting of (26) sheets, dated December 23, 2009 and last revised January 17, 2012; and

**WHEREAS**, the intent of the Revised Final Plan is the development of (2) light industrial use buildings totaling 531,600 square feet, located on Tax Parcel #L7-10-2, with sanitary sewer facilities and a revised parking lot, fronting on Fritch Drive in Bethlehem Township; and

**WHEREAS**, the Board of Supervisors authorized execution of a multi-party Intermunicipal Cooperation Agreement with Bethlehem Township, City of Bethlehem, and Griffin Land to provide sanitary sewer to this development on May 2, 2012; and

**WHEREAS**, the Lower Nazareth Township Planning Commission recommended approval of the plan at its August 11, 2011 meeting; 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 May 22, 2012; and

**WHEREAS**, the Township Zoning Administrator has reviewed the Final Plan against the provisions of the 2001 Lower Nazareth Township Zoning Ordinance, amended March 23, 2005; 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:

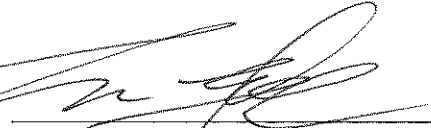
1. Provided the comments in the Township Engineer's letter dated May 22, 2012 are adequately addressed. Any reports or documentation requested by the Township Engineer must be provided to both the Township and Township Engineer prior to plan recording.
2. This Applicant understands that this approval is conditioned upon pending execution of the Intermunicipal Cooperation Agreement and sewage facilities approval by the Pennsylvania Department of Environmental Protection.
3. 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.
4. For recording, the applicant shall supply two (2) sets of Mylar reproducible prints and two (2) sets of paper prints of Sheets 2, 4, and 5 of the Final Plan, and four full sets of paper prints, all with original signatures, to Lower Nazareth Township. 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.
5. All correspondence regarding the plan shall be directed to the Township or if directed to the Engineer, the Township shall be copied.
6. 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 23<sup>rd</sup> day of May 2012, at a regular public meeting. Motion made by Robert Kusan and seconded by Gerald Green. The motion carried unanimously.

**ATTEST:**

**BOARD OF SUPERVISORS**

  
Timm A. Tenges, Manager, Secretary/Treasurer

  
Eric E. Nagle, Chairman