

# LOWER NAZARETH TOWNSHIP

## Board of Supervisors

RE: C&S Wholesale Grocers Driveway and Parking Area Changes  
Revised Final Land Development Plan

**WHEREAS**, the Lower Nazareth Township Board of Supervisors is in receipt of a revised Final Land Development plan entitled "Revised Final Land Development Plan depicting Driveway and Parking Changes" prepared by Rettew Associates of Lancaster, Pennsylvania, consisting of (11) sheets, dated May 28, 2010 and last revised July 20, 2010; and

**WHEREAS**, the intent of the revised Final Plan is the construction of a new driveway, parking lot modifications and change of internal truck movements, located on Tax Parcel #L6-17-4, in the vicinity of Hanoverville Road and Keystone Drive; and

**WHEREAS**, the Lower Nazareth Township Planning Commission recommended approval of the revised final plan at its July 19, 2010 meeting; and

**WHEREAS**, the Township Engineer has reviewed the revised Final Plan against the provisions of the 2005 Lower Nazareth Township Subdivision and Land Development Ordinance and has offered comments in his letter dated July 29, 2010; and

**WHEREAS**, the Township Zoning Administrator has reviewed the Revised 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 revised Final Plan as referenced above, subject to the following conditions:

1. Provided the comments in the Township Engineer's letter dated July 29, 2010 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. 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.
3. The applicant is responsible for executing a Land Development Agreement and submitting an acceptable form of security for the proposed improvements. The applicant acknowledges that the revised Final Plan will not be signed, nor will the Land Development Improvements 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 accepted until such time as all conditions of approval are met and the revised Final Plan has been recorded.


4. The applicant shall supply two (2) Mylar reproducible prints and (2) paper prints of Sheets 1 of 1 and 2 of 2 of the revised Final Plan, and four (4) full sets of paper prints. 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. The applicant is prohibited from commencing any construction activities on this project until a pre-construction conference is scheduled and conducted in compliance with Section 536 of the Subdivision and Subdivision Ordinance and a formal Notice to Proceed is issued by the Township. Said pre-construction conference shall not occur until Items 1-6 above have been satisfied to the Township's satisfaction.
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 4th day of August 2010, at a regular public meeting. Motion made by Martin Beucher and seconded by James Livingston. The motion carried unanimously.

**ATTEST:**

**BOARD OF SUPERVISORS**

  
Timmi A. Tenges, Manager, Secretary/Treasurer

  
Robert S. Kucsan, Vice Chairman