

LOWER NAZARETH TOWNSHIP
Board of Supervisors

Resolution LNT-15-14

RE: Phillips & Phillips Building Addition, Revised Final Land Development

WHEREAS, the Lower Nazareth Township Board of Supervisors previously approved the Preliminary/Final Land Development Plan entitled "Preliminary/Final Site Plan for Phillips & Phillips Building Addition", prepared by Liberty Engineering, Inc. of Allentown, Pennsylvania, consisting of (16) sheets, dated June 19, 2012 and last revised September 10, 2012; and

WHEREAS, the intent of the Plan was the construction of a 70,400 s.f. addition to the rear of the existing Phillips Feed building, located on Tax Parcel #L8-11A-6C, at 3747 Hecktown Road; and

WHEREAS, a revised Final Plan has been submitted to provide for an additional 82 parking spaces;

WHEREAS, the Township Engineer has reviewed the revised 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 July 8, 2014; 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 July 8, 2014 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. A revision date shall be added to the plans to reflect the parking modification.
3. The Applicant understands that any additional 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. The Applicant's Improvement Agreement and Letter of Credit shall be adjusted to account for the work completed to date and provide for the widening of Hecktown Road and proposed additional landscaping. No construction can commence relative to this amended plan until a revised cost estimate has been approved by the Township Engineer and the appropriate security is provided to the Township.

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.

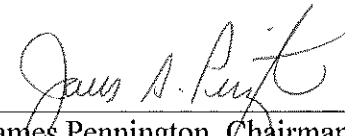
ADOPTED AND APPROVED this 9th day of July 2014, at a regular public meeting.
Motion made by Eric Nagle and seconded by James Pennington. The motion carried unanimously.

ATTEST:

BOARD OF SUPERVISORS



Timm A. Tenges, Manager, Secretary/Treasurer



James Pennington, Chairman