

LOWER NAZARETH TOWNSHIP
Board of Supervisors

Resolution LNT-20-13

RE: Lehigh Valley East 2 Revised Final Land Development Plan

WHEREAS, the Lower Nazareth Township Board of Supervisors are in receipt of a Revised Final Land Development Plan entitled "Revised Final Land Development Plan, Lehigh Valley East 2, (aka Logisticenter East)", prepared by Schlouch, Inc. of Blandon, PA, consisting of (12) sheets, dated April 26, 2013 and last revised June 24, 2013; and

WHEREAS, the intent of the Plan is construction of a 484,107 s.f. warehouse with public water and sewer on a 34.439 acre parcel, located on proposed Lot 3 of the "Final Subdivision and Lot Consolidation Plan, Lehigh Valley East 2", approved under Lower Nazareth Township resolution LNT-19-13; and

WHEREAS, this land development plan was previously approved by the Lower Nazareth Township Board of Supervisors under Resolution #LNT-04-09 (Exhibit A);

WHEREAS, the Lower Nazareth Board of Supervisors granted Conditional Use approval at their October 11, 2006 meeting (Exhibit B); and

WHEREAS, the Board of Supervisors has granted a waiver to SALDO Section 792.22, in conjunction with this current application;

WHEREAS, the Lower Nazareth Township Planning Commission recommended approval of the plan at its May 20, 2013 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 July 2, 2013; 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 2, 2013 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 must satisfy the requirements of the Conditional Use Opinion and Order as executed by the Board of Supervisors Chairman and Secretary, and any subsequent actions of the Board relative to said Order and Opinion.

3. If and when it is determined that traffic signalization is required, the Applicant shall enter into a Traffic Signalization Maintenance Agreement with Lower Nazareth Township.
4. 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.
5. 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 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 accepted until such time as all conditions of approval are met and the Final Plan has been recorded.
6. For recording, the applicant shall supply to Lower Nazareth Township, all with original signatures:

Sheets 1 and 2

(2) sets of Mylar reproducible prints;

(2)sets of paper prints;

Full Sets, Sheets 1 thru 12

(4) sets of paper prints.


Lower Nazareth Township will obtain all plan signatures. Copies provided 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. 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.

7. 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 and 2 above have been satisfied to the Township's satisfaction.
8. All correspondence regarding the plan shall be directed to the Township or if directed to the Engineer, the Township shall be copied.
9. 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.

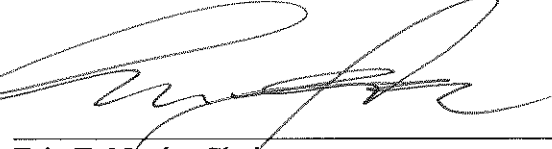
ADOPTED AND APPROVED this 10th day of July 2013, at a regular public meeting.
Motion made by Gerald Green and seconded by Robert Kucson. The
motion carried unanimously.

ATTEST:

BOARD OF SUPERVISORS



Timm A. Tenges, Manager, Secretary/Treasurer



Eric E. Nagle, Chairman