

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

**Resolution #LNT-20-20**

RE: Lehigh Valley Hospital Network Lower Nazareth Campus, Phase 2

**WHEREAS**, the Lower Nazareth Township Board of Supervisors approved the Revised Final Land Development Plan for Phase 1 of the Lehigh Valley Hospital Network Lower Nazareth Campus under Resolution #LNT-22-19 on September 25, 2019; and

**WHEREAS**, the Lower Nazareth Township Board of Supervisors is now in receipt of a Preliminary/Final Land Development Plan entitled “Lehigh Valley Health Network, Preliminary/Final Plan Submission for Phase 2 - Lower Nazareth Campus Land Development Plans”, prepared by The Pidcock Company of Allentown, Pennsylvania, consisting of (26) sheets, dated May 26, 2020 and last revised July 7, 2020; and

**WHEREAS**, the intent of Phase 2 is the development of a 4-story 95,000 s.f. hospital wing, a helipad, modifications to the mechanical yard/equipment storage area behind the hospital, and a bus stop on Hecktown Road, all on an 81.4- acre parcel, specifically Tax Parcel #L8-8A-3, located between Hecktown Road and Newburg Road; and

**WHEREAS**, the Lower Nazareth Township Planning Commission recommended approval of the Preliminary/Final Plan at its June 15, 2020 meeting subject to the satisfaction of the Township Engineer and Zoning Administrator’s letters; 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 July 21, 2020; and

**WHEREAS**, the Township Zoning Administrator has reviewed the Preliminary/Final Plan against the provisions of the 2001 Lower Nazareth Township Zoning Ordinance, last amended November 14, 2018, and offered comments in her June 14, 2020 letter; 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 Land Development Plan as referenced above, conditioned as follows:

1. All comments in the Township Engineer’s letter dated July 21, 2020 shall be 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. All comments in the Planning and Zoning Administrator’s June 14, 2020 letter shall be adequately addressed.
3. 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 work can commence on this phase, nor will any permit applications be issued until all conditions of approval are satisfied.

4. 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.

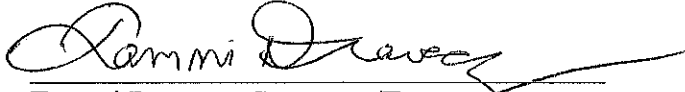
All prints shall have original signatures. These copies will be used for distribution to Northampton County, Lehigh Valley Planning Commission, Lower Nazareth Township, and (1) copy returned to the Applicant. The applicant may provide additional copies to be signed for their records. Lower Nazareth Township 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. 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 Post Construction Stormwater Management documents.

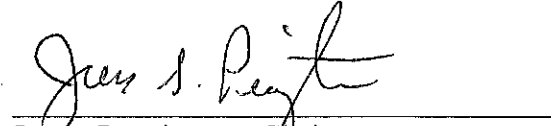
5. Any changes to the proposed uses and/or the land development in general are subject to Township review and may require additional review and approval by the Board of Supervisors and/or outside agencies. Under no circumstances, shall any site work nor construction occur that is not depicted on the approved plan nor approved by Lower Nazareth Township and outside agencies.
6. The applicant is prohibited from commencing any construction activities on this particular phase 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) thru (4) above have been completed to the Township's satisfaction.
7. All correspondence regarding the plan shall be directed to the Township or if directed to the Engineer, the Township shall be copied.
8. 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 22<sup>nd</sup> day of July 2020 at a regular public meeting.  
Motion made by Stephen Brown and seconded by Amy Tompston. The  
motion carried unanimously.

**ATTEST:**

**BOARD OF SUPERVISORS**

  
\_\_\_\_\_  
Tammi Dravec, Secretary/Treasurer

  
\_\_\_\_\_  
James Pennington, Chairman