

LOWER NAZARETH TOWNSHIP
Board of Supervisors

Resolution #LNT-22-19

RE: Lehigh Valley Hospital Network Lower Nazareth Campus, Phase 1

WHEREAS, the Lower Nazareth Township Board of Supervisors approved a Preliminary/Final Land Development Plan for Phase 1 of the Lehigh Valley Hospital Network Lower Nazareth Campus under Resolution #LNT-09-19 on March 27, 2019; and

WHEREAS, the Board of Supervisors approved commencement of preliminary grading of the site in accordance with the approved subdivision plan at their January 23, 2019 meeting; and

WHEREAS, the Lower Nazareth Township Board of Supervisors is now in receipt of a Revised Final Land Development Plan entitled “Lehigh Valley Health Network, Revised Final Plan Submission for Lower Nazareth Campus Land Development Plans”, prepared by The Pidcock Company of Allentown, Pennsylvania, consisting of (80) sheets, dated July 3, 2019 and last revised September 10, 2019; and

WHEREAS, the intent of Phase 1 is the development of a 2-story 107,000 s.f. hospital, a 2-story 37,000 s.f. Cancer Institute, a 63,000 s.f. medical building, related parking lots, and access driveways on an 81.4- acre parcel, specifically Tax Parcel #L8-8A-3, located between Hecktown Road and Newburg Road; and

WHEREAS, Phases 2, 3 and 4 consists of the expansion of the hospital, cancer center and parking lots, as depicted on this plan; and

WHEREAS, the Lower Nazareth Township Planning Commission recommended approval of the Revised Plan at its August 19, 2019 meeting subject to the satisfaction of the Township Engineer and Zoning Administrator’s letters; and

WHEREAS, the Township Engineer has reviewed the Revised Plan against the provisions of the 2005 Lower Nazareth Township Subdivision and Land Development Ordinance and has offered comments in his letter dated September 19, 2019; and

WHEREAS, the Township Zoning Administrator has reviewed the Revised Plan against the provisions of the 2001 Lower Nazareth Township Zoning Ordinance, last amended November 14, 2018, and offered comments in her August 16, 2019 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 Revised Final Land Development Plan as referenced above, conditioned as follows:

1. All conditions, waivers and deferrals granted under Resolution #LNT-09-19 shall apply to this Revised Plan.

2. All comments in the Township Engineer's letter dated September 19, 2019 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.
3. All comments in the Planning and Zoning Administrator's August 16, 2019 letter shall be adequately addressed.
4. The parking pad for the Mobile Dental or Mammography Van shall be relocated to the westerly side of the main parking lot. A note shall be added to the Record Plan stating that this is a temporary staging area for the Mobile Dental or Mammography Van, and it shall not be used for permanent parking or storage of said van. In addition, any potential events onsite using said van shall be approved by Lower Nazareth Township in advance. Note language shall be approved by Lower Nazareth Township prior to presenting the plan for recording.
5. Street names shall be provided for Driveways A and B. The driveway names shall be presented to and approved by Lower Nazareth Township prior to presenting the plan for recording.
6. 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 Revised 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 issued until all conditions of approval are satisfied.
7. 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. The Township Engineer has assigned the following addresses to the site:

Hospital	3780 Hecktown Road
Cancer Institute	3788 Hecktown Road
Medical Office Building #2	3794 Hecktown Road

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

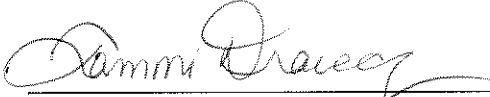
and Section 520 of the Lower Nazareth Township Subdivision and Land Development Ordinance. Lower Nazareth Township is not responsible for recording Post Construction Stormwater Management documents.

8. 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.
9. The applicant is prohibited from commencing any construction activities on this particular project 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 (6) above have been completed to the Township's satisfaction. Required approvals from the Northampton County Conservation District and the PA Department of Transportation shall also be in place at the time of the pre-construction meeting.
10. All correspondence regarding the plan shall be directed to the Township or if directed to the Engineer, the Township shall be copied.
11. 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.

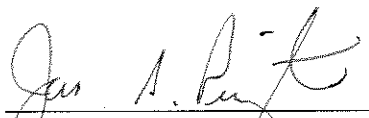
ADOPTED AND APPROVED this 25th day of September 2019 at a regular public meeting. Motion made by Martin Boucher and seconded by Amy Templeton. The motion carried unanimously.

ATTEST:

BOARD OF SUPERVISORS



Tammi Dravec, Secretary/Treasurer



James Pennington, Chairman