

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

**Resolution #LNT-26-19**

RE: Lots 6 & 7, Hecktown Road Business Park

**WHEREAS**, the Lower Nazareth Township Board of Supervisors are in receipt of a Land Development Plan entitled “Final Land Development Plans, Hecktown Road Business Park, TMP#L8-11A-3-6 & TMP#L8-11A-3”, prepared by of, consisting of (50) sheets, dated September 21, 2018 and last revised September 3, 2019; and

**WHEREAS**, Lots 6 and 7 are within the Hecktown Road Business Park, respectively Tax Parcel #L8-11A-3-6 and Tax Parcel #L8-11A-3; and

**WHEREAS**, the intent of the Plan is the construction of a 108,100 s.f. flex warehouse on Lot 6, and a 67,700 s.f. medical office building on Lot 7; and

**WHEREAS**, the jurisdictional boundary line with Bethlehem Township crosses both Lot #6 and #7, and approvals are required from both Lower Nazareth Township and Bethlehem Township; and

**WHEREAS**, approval has been granted by Bethlehem Township pursuant to their Resolution #R52-19, dated October 7, 2019; and

**WHEREAS**, the Lower Nazareth Board of Supervisors granted Conditional Use approval of the Hecktown Road Business Park on November 14, 2001; and

**WHEREAS**, the Applicant received preliminary approval from the Board of Supervisors on January 23, 2019; and

**WHEREAS**, the Lower Nazareth Township Planning Commission recommended final approval of the plan at its August 19, 2019 meeting; and

**WHEREAS**, the Township Zoning Administrator has reviewed the Final Plan against the provisions of the 2001 Lower Nazareth Township Zoning Ordinance, last amended November 14, 2018; 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 October 4, 2019; 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 October 4, 2019 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 recognizes that an Inter-Municipal Agreement addressing the administration of cross-boundary issues such as building code inspections, application of zoning ordinances, fire protection, police control, emergency services, and taxation is required between Lower Nazareth Township and Bethlehem Township.
3. All comments from the Hecktown Volunteer Fire Company Fire Chief and Bethlehem Township Fire Marshall shall be addressed.
4. The applicant is responsible for executing an Improvement Agreement and submitting an acceptable form of security for the public improvements on Lot 6 to Lower Nazareth Township. The security and Improvement Agreement for Lot 7 shall be approved by Bethlehem Township. The applicant acknowledges that the Final Plan will not be signed until the security has been received and deemed acceptable by both Townships. 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.
5. For recording purposes, the applicant shall supply the following for Lower Nazareth Township:

Sheets C-1, C-3, C-4, C-5 and C-5A

(2) sets of Mylar reproducible prints;

(2) sets of Paper prints;

Full Sets, Sheets C-1 thru C-35F

(4) Sets of paper prints.

The Applicant shall also determine the number of copies required for Bethlehem Township. The applicant may provide additional copies to be signed for their records. All pages presented for recording shall have original signatures. Bethlehem Township and Lower Nazareth Township will obtain all plan signatures. Bethlehem Township will be responsible for recording.

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 plan shall be recorded, within ninety (90) days of said satisfaction, 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.

6. 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.
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 Lower Nazareth Township Subdivision and Land Development Ordinance and a formal Notice to Proceed is issued by the Township(s). Said pre-


construction conference shall not occur until Items 1 thru 3 above have been completed to Lower Nazareth 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 23<sup>rd</sup> day of October 2019 at a regular public meeting. Motion made by Martin Boucher and seconded by Robert Hoyer. The motion carried unanimously.

**ATTEST:**

**BOARD OF SUPERVISORS**

  
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Tammi Dravec, Secretary/Treasurer

  
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James Pennington, Chairman