

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

**Resolution #LNT-30-21**

RE: Residences at Meadow View

**WHEREAS**, the Lower Nazareth Township Board of Supervisors are in receipt of a Preliminary/Final Land Development Plan entitled "Faust Family Limited Partnership No. 6, The Residences at Meadow View", prepared by Ott Consulting, Inc. of Emmaus, Pennsylvania, consisting of (11) sheets, dated May 28, 2021, and last revised October 26, 2021; and

**WHEREAS**, the intent of the Plan is to development of (2) 44-unit apartment buildings for an age-restricted, 55 and older community, on a 11.06-acre parcel, specifically Tax Parcel #K7-18-9, at 730 Nazareth Pike, Nazareth, Pennsylvania; and

**WHEREAS**, the Lower Nazareth Township Zoning Hearing Board granted issued an Order and Opinion for Zoning Appeal #ZA2021-02 for this site (Exhibit A);

**WHEREAS**, the Lower Nazareth Board of Supervisors granted Conditional Use approval for a Retirement Village as outlined in the #CU2020-05 Order and Opinion (Exhibit B); and

**WHEREAS**, (5) waivers to the Subdivision & Land Development Ordinance have been requested; and

**WHEREAS**, the Lower Nazareth Township Planning Commission recommended conditional preliminary/final approval of the plan at its September 20, 2021, 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 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 November 1, 2021; 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. The following waivers from the Subdivision and Land Development Ordinance are granted in full or in part as noted:
  - a. Article 4, Section 401, and Article 5 Section 501: Requirement for Separate Preliminary and Final Submission;
  - b. Article 7, Section 774.32.c: Requirement for an impervious liner in the detention pond;
  - c. Article 7, Section 774.32.e: Minimum detention basin floor slope of 1%;
  - d. Article 7, Section 775.37, granted in part: Requirement for the use of reinforced concrete pipe for storm sewer within street cartway areas. Granted to allow for the use of HDPE

pipe for everywhere except for the sewer proposed between Building B and Endwall 200 which will be constructed of reinforced concrete pipe.

All waivers granted shall be added to the record plan along with the date of approval.

2. The comments in the Township Engineer's letter dated November 1, 2021, shall be adequately addressed. Any reports, documentation or outside agency approvals requested by the Township Engineer must be provided to both the Township and Township Engineer prior to plan recording.
3. All conditions of the Order & Opinion for Zoning Appeal #ZA2021-01 shall be addressed and made part of the Record Plan.
4. The requirements of the #CU2020-05 Conditional Use Opinion and Order as executed by the Board of Supervisors Chairman and Secretary shall be satisfied prior to plan recording.
5. The applicant is responsible for executing an Improvement Agreement and submitting an acceptable form of security for the public improvements. 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.
6. Pursuant to the Conditional Use Order & Opinion, the applicant shall supply a draft Declaration of Deed Restrictions that is sufficient in form and content to the Township Solicitor and Staff.
7. The applicant shall supply record plans to Lower Nazareth Township as follows:

Sheets 1 and 2

(2) sets of Mylar reproducible prints;

(2) sets of Paper prints;

Full Sets, Sheets 1 thru 11

(4) Sets of paper prints.

Per the Northampton County Uniform Parcel Identifier Ordinance, the property addresses shall be added to the record plans. The addresses assigned by the Township Engineer are:

Building A: 746 Nazareth Pike

Building B: 742 Nazareth Pike

All prints shall be submitted with original signatures. Lower Nazareth Township will obtain all plan signatures and record the plan. These copies will be used for distribution to Northampton County, Lehigh Valley Planning Commission, Lower Nazareth Township, and one copy returned to the Applicant. The applicant may supply additional copies to be signed for their records.

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.


8. 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.

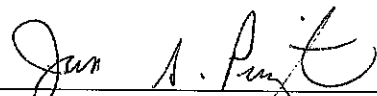
9. No construction can commence, nor will any permit applications be accepted until such time as all conditions of approval are satisfied and the Final Plan has been recorded.
10. The applicant is prohibited from commencing any construction activities on this project until a pre-construction meeting is 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. The Pre-Construction Meeting shall be held in conjunction with the Northampton County Conservation District and the PA Department of Transportation. Lower Nazareth Township will host the meeting.
11. All correspondence about the plan shall be directed to the Township or if directed to the Engineer, the Township shall be copied.
12. 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 10<sup>th</sup> day of November 2021 at a regular public meeting.  
Motion made by Martin Baucher 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