

LOWER NAZARETH TOWNSHIP
Board of Supervisors

Resolution #LNT-09-22

RE: 2685 Opus Way Parking Lot Improvements

WHEREAS, the Lower Nazareth Township Board of Supervisors are in receipt of a Land Development Plan entitled “Final Plan, Site Plan – Parking Improvements, 2685 Opus Way, Orasure-DCT Bethlehem Crossing, LLC”, prepared by Barry Isett & Associates of Allentown, Pennsylvania, consisting of (2) sheets, dated November 2, 2021 and last revised December 22, 2021; and

WHEREAS, the subject parcel is located in both Lower Nazareth Township and Bethlehem Township, specifically Tax Parcels L7-10-1-0418 and L7-10-1-0205; and

WHEREAS, the intent of the Plan is to create additional off-street parking with a majority of the improvements occurring with Bethlehem Township; and

WHEREAS, the Lower Nazareth Township Planning Commission recommended approval of the plan at its December 20, 2021 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 approval in his letter dated January 17, 2022; and

WHEREAS, the Township Zoning Administrator has reviewed the Final Plan against the provisions of the 2001 Lower Nazareth Township Zoning Ordinance, last amended January 17, 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 Land Development Plan as referenced above, subject to the following:

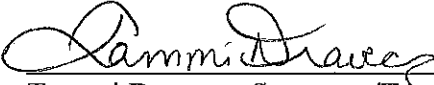
1. Lower Nazareth Township officials will sign the record plan; however, recording of the Plan is deferred to Bethlehem Township. Lower Nazareth Township requires (2) sets and (1) mylar of the executed recorded plan.
2. Security of public improvements is deferred to Bethlehem Township.
3. Any changes to the proposed uses and/or the land development in general are subject to Lower Nazareth Township review and may require additional review and approval by the Lower Nazareth Township Board of Supervisors and/or outside agencies. Under no circumstances, shall any site work nor construction occur in Lower Nazareth Township that is not depicted on the approved plan nor approved by Lower Nazareth Township and outside agencies.

4. 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 26th day of January 2022 at a regular public meeting. Motion made by Robert Hoyer and seconded by Martin Boucher. The motion carried unanimously.

ATTEST:

BOARD OF SUPERVISORS



Tammi Dravecz, Secretary/Treasurer



James Pennington, Chairman