

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

**Resolution #LNT-16-22**

RE: 3902 Eastgate Boulevard Parking Lot

**WHEREAS**, the Lower Nazareth Township Board of Supervisors are in receipt of a Land Development and Lot Consolidation Plan entitled “Preliminary/Final Lot Consolidation and Land Development Plans for 3902 Eastgate Boulevard Parking Lot”, prepared by Benchmark Civil Engineering Services, Inc. of Allentown, Pennsylvania, consisting of (19) sheets, dated July 26, 2021 and last revised January 27, 2022; and

**WHEREAS**, the parcels to be consolidated are Tax Parcel #K8-9-6H-1 and #K8-9-6G, located respectively at 3902 Eastgate Boulevard and 3895 Eastgate Boulevard, ultimately resulting in a 46.77-acre lot; and

**WHEREAS**, the intent of the Land Development Plan is to construct a (145) car parking lot with its own driveway for the exclusive use of the warehouse located at 3895 Eastgate Boulevard; and

**WHEREAS**, the Lower Nazareth Township Planning Commission recommended approval of the Plan at its January 17, 2022 meeting; and

**WHEREAS**, the Township Zoning Administrator has reviewed the Plan against the provisions of the 2001 Lower Nazareth Township Zoning Ordinance, last amended January 27, 2021; and

**WHEREAS**, the Applicant has requested two waivers from the Subdivision and Land Development Ordinance; 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 March 21, 2022; 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 Plan as referenced above, subject to the following conditions:

1. The comments in the Township Engineer’s letter dated March 21, 202 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. The following waivers from the Subdivision and Land Development Ordinance are granted:
  - a. Article 4, Section 401, and Article 5 Section 501: Requirement for Separate Preliminary and Final Submission.

3. Handicap accessible parking near the building shall be evaluated to determine adequacy pursuant to the current ADA guidelines. Any restriping or related work required to make adjustments shall be included in the security for the project.
4. 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. 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, the applicant shall supply to Lower Nazareth Township:

Sheets 3 and 4 of 11; Sheets 1, 2, 6, 7 and 8 of 8

(2) Mylar reproducible prints;

(2) Paper prints;

Full Sets, Sheets 1 thru 19

(4) 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 one 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.

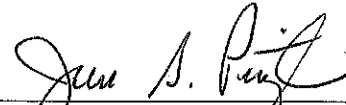
6. Any changes to the proposed uses and/or the land development in general are subject to Township review and may require additional review and approval by the Board of Supervisors and/or outside agencies. Under no circumstances, shall any site work nor construction occur that is not depicted on the 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 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 5 above have been completed to the 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 March 2022 at a regular public meeting. Motion made by Stephen Brown and seconded by Martin Boucher. The motion carried unanimously.

**ATTEST:**

**BOARD OF SUPERVISORS**

  
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Tammi Dravec, Secretary/Treasurer

  
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James Pennington, Chairman