

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

**Resolution #LNT-17-22**

RE: 2685 Opus Way Phase 2 Parking Lot Improvements

**WHEREAS**, the Lower Nazareth Township Board of Supervisors are in receipt of a Land Development Plan entitled “Preliminary/Final Land Development Plans – 2685 Opus Way, Orasure-DCT Bethlehem Crossing, LLC”, prepared by Barry Isett & Associates of Allentown, Pennsylvania, consisting of (11) sheets, dated February 7, 2022; 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 an expansion of the existing parking lot to create an additional (75) parking spaces and installation of underground stormwater detention facilities, 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 February 28, 2022 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 March 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 23<sup>rd</sup> day of March 2022 at a regular public meeting. Motion made by Stephen Brown and seconded by Robert Hoyes. The motion carried unanimously.

**ATTEST:**

**BOARD OF SUPERVISORS**

  
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Tammi Dravec, Secretary/Treasurer

  
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James Pennington, Chairman