

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

**Resolution #LNT-11-23**

RE: Keystone Food Products, Inc., Phase II

**WHEREAS**, the Lower Nazareth Township Board of Supervisors are in receipt of a Land Development Plan entitled “Keystone Food Products, Inc., Phase II Preliminary/Final Plan”, prepared by Lehigh Engineering Associates, Inc. of Walnutport, Pennsylvania, consisting of seven (7) sheets, dated October 22, 2021, and last revised October 10, 2022; and

**WHEREAS**, the intent of the Plan is the second phase of a 3-part expansion plan for the existing manufacturing plant aimed at modernization and streamlining the operation located at 3767 Hecktown Road, Easton, PA, 18045, Tax Parcel #L8-11A-6A; and

**WHEREAS**, Phase I was approved under Township Resolution #LNT-24-21, on August 11, 2021; and

**WHEREAS**, the Applicant has requested waivers from SALDO Sections 401 and 501 to allow for the submission of Preliminary/Final Plan; and

**WHEREAS**, the Lower Nazareth Township Planning Commission recommended approval of the Preliminary/Final Plan and waivers at its November 21, 2021, meeting; 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 January 16, 2023; and

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

**WHEREAS**, Hecktown Volunteer Fire Company has provided comments dated November 14, 2021

**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 January 16, 2023 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. The comments in the Hecktown Volunteer Fire Company letter of November 14, 2021 shall be adequately addressed.
4. The applicant is responsible for executing an Improvement Agreement and submitting an acceptable form of security for the public improvements. The applicant acknowledges that the Preliminary/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. The applicant understands that no construction can commence, nor will any permit applications be issued until such time as all conditions of approval are met and the Plan has been recorded.
5. For recording, the applicant shall supply to Lower Nazareth Township:

Sheet 2 of 6

(2) Mylar reproducible prints;

(2) Paper prints;

Full Sets, Cover thru 6

(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 supply 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 25<sup>th</sup> day of January 2023 at a regular public meeting. Motion made by Martin Boucha and seconded by Amy Tomplaton The motion carried unanimously.

**ATTEST:**

**BOARD OF SUPERVISORS**

Tammi Dravec  
Tammi Dravec, Secretary/Treasurer

James Pennington  
James Pennington, Chairman