

LOWER NAZARETH TOWNSHIP
Board of Supervisors

Resolution #LNT-12-23

RE: Koch 33 Toyota Dealership Expansion

WHEREAS, the Lower Nazareth Township Board of Supervisors are in receipt of a Land Development Plan entitled “Preliminary/Final Land Development Plan for Keystone Real Estate Management Toyota Dealership Expansion”, prepared by Evans Engineering, Inc. of Harrisburg, Pennsylvania, consisting of (15) sheets, dated December 22, 2022 and last revised January 19, 2023; and

WHEREAS, the intent of the Plan is to construct a 9,384 s.f. addition to the existing Toyota dealership at 3816 Hecktown Road; and

WHEREAS, this land development plan was previously granted approval under Resolutions LNT-27-13, LNT-17-14, and LNT-16-17; and

WHEREAS, the Lower Nazareth Township Zoning Hearing Board granted variances related to this site as outlined in Zoning Appeal #ZA2013-03 Order and Opinion;

WHEREAS, the Lower Nazareth Board of Supervisors granted Conditional Use approval (#CU2013-01) at their March 27, 2013 meeting; and

WHEREAS, the Applicant has requested waivers from SALDO Sections 401 and 501 related to preliminary and final applications; and

WHEREAS, the Lower Nazareth Township Planning Commission recommended approval of the Plan and waivers at its January 16, 2023 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 February 1, 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, 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 following waivers from the Subdivision and Land Development Ordinance are granted:
 - a. Article 4, Section 401: Requirement for Separate Preliminary and Final Submission.
 - b. Article 5, Section 501: Requires submission of a Preliminary Plan prior to a Final Plan submission.

2. The comments in the Township Engineer's letter dated February 1, 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.
3. All requirements outlined in the Hecktown Volunteer Fire Company January 11, 2023 letter shall be satisfied.
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 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 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 C1, C2 and C5.1
(2) sets of Mylar reproducible prints;
(2) sets of paper prints;
Full Sets
(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. The Applicant agrees to enter into shared traffic signal maintenance agreements with adjacent property owners and Lower Nazareth Township for the traffic signals at Commerce Park Drive/Hecktown Road/Route 33 Northbound Ramp and Hecktown Road/Route 33 Southbound Ramp. The Applicant also agrees to meet all requirements of PADOT as it relates to the Commerce Park Drive/Hecktown Road/Route 33 Northbound Ramp and the Hecktown Road/Route 33 southbound ramp. No construction will commence until the Traffic Light Improvements Agreements are completely executed by all parties.
7. The Applicant understands that 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.

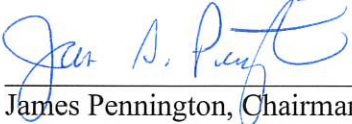
- 8. The applicant is prohibited from commencing any construction activities on this project until a pre-construction meeting is scheduled and conducted in compliance with Section 536 of the Subdivision and Land Development Ordinance and a formal Notice to Proceed is issued by the Township. The pre-construction meeting shall not occur until Items 2 thru 6 above have been completed and executed to the Township's satisfaction.
- 9. All correspondence regarding the plan shall be directed to the Township or if directed to the Engineer, the Township shall be copied.
- 10. 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 8th day of February 2023 at a regular public meeting. Motion made by Robert Hoyer and seconded by Amy Templeton. The motion carried unanimously.

ATTEST:

BOARD OF SUPERVISORS


 Tammi Dravec, Secretary/Treasurer


 James Pennington, Chairman