

LOWER NAZARETH TOWNSHIP
Board of Supervisors

Resolution #LNT-25-23

RE: Shammy Shine Car Wash Preliminary/Final Land Development

WHEREAS, the Lower Nazareth Township Board of Supervisors are in receipt of a Land Development Plan entitled “Preliminary/Final Land Development Plan for Shammy Shine Car Washes Proposed Car Wash”, prepared by Dynamic Engineering of Bethlehem, PA, 18017, consisting of (34) sheets, dated February 22, 2023 and last revised July 2, 2023; and

WHEREAS, the intent of the Plan is the development of a 3,960 s.f. car wash tunnel and a 3,872 s.f. self-service car wash on a 2.85-acre lot, Tax Parcel #K7-18-7G at 4031 Jandy Boulevard, Nazareth, PA, 18064; and

WHEREAS, a car wash is a permitted by right use in the General Commercial zoning district; and

WHEREAS, the Applicant has requested waivers from the Subdivision and Land Development Ordinance (SALDO); and

WHEREAS, the Lower Nazareth Township Planning Commission recommended approval of the Plan at its May 15, 2023 meeting; and

WHEREAS, the Township Zoning Administrator has reviewed the Final Plan against the provisions of the 2001 Lower Nazareth Township Zoning Ordinance, last amended February 8, 2023; 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 comments in his letter dated August 2, 2023; 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 Plan as referenced above, subject to the following conditions:

1. The following waivers of the SALDO have been 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 August 2, 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. 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.

4. All comments from the Hecktown Volunteer Fire Company shall be addressed.
5. The applicant is subject to participation in a Traffic Signal Maintenance Agreement for the Jandy Commercial Development.
6. The applicant shall supply the following to Lower Nazareth Township for recording:

Sheets 1, 3, 5, 26, 27, 28 and 29 of 34 (7 Sheets total)

(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.

7. 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 SALDO and a formal Notice to Proceed is issued by the Township. Said pre-construction meeting shall not occur until Items 1 thru 6 above have been completed 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.

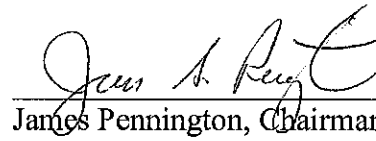
ADOPTED AND APPROVED this 9th day of August 2023 at a regular public meeting. Motion made by Amy Templeton and seconded by Marten Becker. The motion carried unanimously.

ATTEST:

BOARD OF SUPERVISORS



Tammi Dravecz, Secretary/Treasurer



James Pennington, Chairman