

LOWER NAZARETH TOWNSHIP
Board of Supervisors

Resolution #LNT-39-23

RE: Life Church Ministries Lobby Additions and Renovations

WHEREAS, the Lower Nazareth Township Board of Supervisors are in receipt of a Land Development Plan entitled “Preliminary/Final Land Development, Lobby Additions and Renovations, Life Church Ministries”, prepared by Terraform Engineering, LLC of Bethlehem, PA, consisting of (7) sheets, dated August 23, 2023 and last revised September 22, 2023; and

WHEREAS, the intent of the Plan is a 3,471 s.f. expansion of the lobby along with curb and sidewalk improvements, and a 1,163 s.f. addition to the rear of the building of the existing church located at 4609 Newburg Road, Tax Parcel #K7-22-2; and

WHEREAS, Board previously approved a Plan depicting a 4,128 s.f. building addition and parking lot improvements which have not yet been completed and are depicted on the current Plan (Resolution #LNT-31-18); 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 September 18, 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 October 17, 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 February 8, 2023 and offered comments in her letter dated September 18, 2023; and

WHEREAS, Hecktown Volunteer Fire Company has reviewed the Preliminary/Final Plan and offered comments in their letter dated September 14, 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 Preliminary/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.
 - c. Article 7, Section 794: Requires the submission of a Karst Hazards Report.

2. The comments in the Township Engineer's letter dated October 17, 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 comments from the Planning and Zoning Administrator's September 18, 2023 letter shall be addressed.
4. The comments from the Hecktown Volunteer Fire Company's September 14, 2023 letter shall be addressed.
5. The applicant is responsible for executing an Improvement Agreement and submitting an acceptable form of security for the public improvements. 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. 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.
6. The applicant shall supply the following to Lower Nazareth Township for recording:

Sheets CS-1, CS-3 and CS-4

- (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.

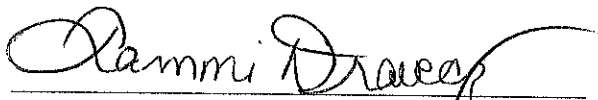
7. Any changes to the proposed uses and/or the land development in general are subject to Township review and may require additional review and approval by the Board of Supervisors and/or outside agencies. Under no circumstances, shall any site work nor construction occur that is not depicted on the 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 2 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 25th day of October 2023 at a regular public meeting. Motion made by Amy Templeton and seconded by Robert Hoyer. The motion carried unanimously.

ATTEST:

BOARD OF SUPERVISORS



Tammi Dravec, Secretary/Treasurer



James Pennington, Chairman