

LOWER NAZARETH TOWNSHIP
Board of Supervisors

Resolution #LNT-27-24

RE: Lots 6 and 7, Hecktown Road Business Park

WHEREAS, the Lower Nazareth Township Board of Supervisors are in receipt of a Revised Land Development Plan entitled “Final Amended Land Development Plans, Hecktown Road Business Park, TMP#L8-11A-3-6 & TMP#L8-11A-3-7”, prepared by MSL Consulting & Design, LLC of Nazareth, PA consisting of (50) sheets, last revised June 25, 2024; and

WHEREAS, the Lower Nazareth Township Board of Supervisors previously granted approval to this plan under Resolution #LNT-26-19; and

WHEREAS, on January 10, 2024, the Lower Nazareth Township Board of Supervisors granted an 18-month time extension for the plan approved under resolution LNT-20-19 with the understanding that the future use be manufacturing and the building size will reduce; and

WHEREAS, the purpose of the Revised Plan is to address a tenant modification for Lot 6 only; and

WHEREAS, the building size on Lot 6 will decrease from 108,100 s.f. to 90,000 s.f. and the proposed use will change from a flex office/warehouse use to manufacturing, assembly and processing of food products; and

WHEREAS, Lots 6 and 7 are within the Hecktown Road Business Park, respectively Tax Parcel #L8-11A-3-6 and Tax Parcel #L8-11A-3-7; and

WHEREAS, the Lower Nazareth Board of Supervisors granted Conditional Use approval of the Hecktown Road Business Park on November 14, 2001, and the proposed use and plan are consistent with that Conditional Use approval; and

WHEREAS, the jurisdictional boundary line with Bethlehem Township crosses both Lot #6 and #7, and approvals are required from both Lower Nazareth Township and Bethlehem Township; and

WHEREAS, approval of the Revised Final Plan has been granted by Bethlehem Township pursuant to their Resolution #R043-24, dated June 17, 2024; and

WHEREAS, the Lower Nazareth Township Planning Commission recommended revised final approval of the plan at its April 15, 2024 meeting; and

WHEREAS, the Township Zoning Administrator reviewed the Revised 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 Revised Final Plan against the provisions of the 2005 Lower Nazareth Township Subdivision and Land Development Ordinance and has offered comments in his letter dated June 21, 2024; 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 Revised Final Plan as referenced above, subject to the following conditions:

1. The comments in the Township Engineer's letter dated June 21, 2024, 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 Applicant recognizes that an Inter-Municipal Agreement addressing the administration of cross-boundary issues such as building code inspections, application of zoning ordinances, fire protection, police control, emergency services, and taxation is required between Lower Nazareth Township and Bethlehem Township.
3. All comments from the Hecktown Volunteer Fire Company Fire Chief and Bethlehem Township Fire Marshall shall be addressed.
4. The applicant is responsible for executing an Improvement Agreement and submitting an acceptable form of security for the public improvements on Lot 6 to Lower Nazareth Township. The security and Improvement Agreement for Lot 7 shall be approved by Bethlehem Township. The applicant acknowledges that the Revised Final Plan will not be signed until the security has been received and deemed acceptable by both Townships. 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 purposes, the applicant shall supply the following for Lower Nazareth Township:

Sheets C-1, C-3, C-4, C-5 and C-5A

(2) sets of Mylar reproducible prints;

(2) sets of Paper prints;

Full Sets, Sheets C-1 thru C-35F

(4) Sets of paper prints.

The Applicant shall also determine the number of copies required for Bethlehem Township. The applicant may provide additional copies to be signed for their records. All pages presented for recording shall have original signatures. Bethlehem Township and Lower Nazareth Township will obtain all plan signatures. Bethlehem Township will be responsible for recording.

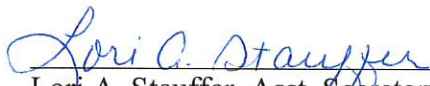
Per the Northampton County Uniform Parcel Identifier Ordinance, the applicant is responsible for placement of property addresses on the above plans. Upon satisfaction of all conditions of approval and placement of signatures on the Plans, the plan shall be recorded, within ninety (90) days of said satisfaction, 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.

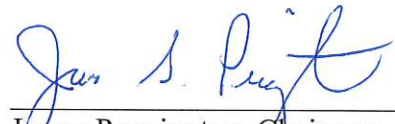
6. The Applicant understands that any changes to the proposed uses and/or the land development in general are subject to Township review and may require additional review and approval by the Board of Supervisors and/or outside agencies. Under no circumstances, shall any site work nor construction occur that is not depicted on the approved plan nor approved by Lower Nazareth Township and outside agencies.
7. The applicant is prohibited from commencing any construction activities on this project until a pre-construction conference is scheduled and conducted in compliance with Section 536 of the Lower Nazareth Township Subdivision and Land Development Ordinance and a formal Notice to Proceed is issued by the Township(s). Said pre-construction conference shall not occur until Items 1 thru 5 above have been completed to Lower Nazareth 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 26th day of June 2024 at a regular public meeting. Motion made by Martin Baucher and seconded by Amy Templeton. The motion carried unanimously.

ATTEST:

BOARD OF SUPERVISORS


Lori A. Stauffer, Asst. Secretary/Treasurer


James Pennington, Chairman