

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

**Resolution #LNT-28-24**

RE: 173 Nazareth Pike Self Storage

**WHEREAS**, the Lower Nazareth Township Board of Supervisors are in receipt of a Land Development Plan entitled “Final Land Development Plans for Nazareth Storage, LLC, 173 Nazareth Self Storage”, prepared by Bohler Engineering of Chalfont, PA, consisting of (13) sheets, dated June 11, 2024 and last revised July 29, 2024; and

**WHEREAS**, the intent of the Plan is to demolish an existing dwelling and construct (33) walk-in storage units with a reduction of 900 s.f. of impervious cover, on a 3.41-acre parcel #L7-8-5 at 173 Nazareth Pike, Bethlehem, PA, 18020; and

**WHEREAS**, additionally, the applicant is proposing to remove the existing septic system and install a holding tank; and

**WHEREAS**, the Township has adopted a Holding Tank Ordinance #139; and

**WHEREAS**, a portion of the property is located within the FEMA delineated flood zone; and

**WHEREAS**, the Township has adopted a Floodplain Ordinance #212-06-14; and

**WHEREAS**, the project was reviewed under the 2001 Zoning Ordinance, last revised February 8, 2023, where the project was located in the Light Industrial Campus (LI) zoning district; 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 self-storage use is an existing non-conforming use; and

**WHEREAS**, the Lower Nazareth Township Zoning Hearing Board granted relief related to this site as outlined in Zoning Appeal #ZA2023-08 Order and Opinion (Exhibit A) and reflected on Sheet 6 of the plan set; and

**WHEREAS**, the Lower Nazareth Township Planning Commission recommended approval of the plan at its July 15, 2024, meeting; and

**WHEREAS**, the Applicant received preliminary approval from the Board of Supervisors on February 14, 2024 under Resolution #LNT-14-24; and

**WHEREAS**, the Hecktown Volunteer Fire Company has reviewed the Final Plan and offered comments in their July 11, 2024, letter; 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 9, 2024; and

**WHEREAS**, the Lower Nazareth Township Board of Supervisors desires 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 comments in the Township Engineer's letter dated August 9, 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. A septic permit shall be required for the removal of the existing septic system and installation of the holding tank. Further, the Applicant shall enter into a Holding Tank Agreement with the Township pursuant to the terms outlined in Ordinance #139.
3. A Floodplain Development Permit is required pursuant to Ordinance #212-06-14.
4. 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.
5. The applicant shall supply the following to Lower Nazareth Township for recording:

Sheets 6 and 7

(2) Sets of Mylar reproducible prints;

(2) Sets of Paper prints;

Full Sets, Sheets 1 thru 13

(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. 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 SALDO 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.

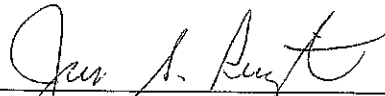
8. All correspondence regarding the plan shall be directed to the Township or if directed to the Engineer, the Township shall be copied.
9. The applicant shall accept these conditions in writing, within five days of receipt of the finalized Board of Supervisors resolution, otherwise the application is denied for failure to comply with the express conditions that are contained in this Resolution.

**ADOPTED AND APPROVED** this 14<sup>th</sup> day of August 2024 at a regular public meeting. Motion made by Amy Templeton and seconded by Martin Boucher. The motion carried unanimously.

**ATTEST:**

**BOARD OF SUPERVISORS**

  
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Tammi Dravecz, Secretary/Treasurer

  
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James Pennington, Chairman