

**TOWNSHIP OF LOWER NAZARETH
NORTHAMPTON COUNTY, PENNSYLVANIA**

**RESOLUTION NO. LNT- 27-26
(CAPITAL IMPROVEMENTS PLAN SUBMITTED
TO THE LOWER NAZARETH TOWNSHIP
TRAFFIC IMPACT ADVISORY COMMITTEE)**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF LOWER
NAZARETH TOWNSHIP, NORTHAMPTON COUNTY, PENNSYL-
VANIA, APPROVING THE CAPITAL IMPROVEMENTS PLAN DATED
AUGUST 4, 2026.**

WHEREAS, the Lower Nazareth Township Board of Supervisors passed Resolution No. LNT-21-26 creating the Lower Nazareth Township Traffic Impact Advisory Committee pursuant to Act 209 of 1990, as amended; and

WHEREAS, the Advisory Committee has submitted a Capital Improvements Plan to the Lower Nazareth Township Board of Supervisors for the implementation of impact fees for capital improvements; and

WHEREAS, the Board of Supervisors of Lower Nazareth Township desires to take action on the Capital Improvements Plan.

NOW, THEREFORE, the Lower Nazareth Township Board of Supervisors does hereby Resolve as follows:

1. The Capital Improvements Plan dated August 4, 2026, prepared by Carroll Engineering Corporation for the Lower Nazareth Township Traffic Impact Advisory Committee is hereby approved.

2. This Resolution is enacted in order to comply with the requirements of the Pennsylvania Municipalities Planning Code, and in particular Section 504-A(c)(1), (2), and (3) of the Code.

DULY RESOLVED this 12 day of August, 2026, by the Board of Supervisors of Lower Nazareth Township, Northampton County, Pennsylvania, in lawful session duly assembled.

ATTEST:

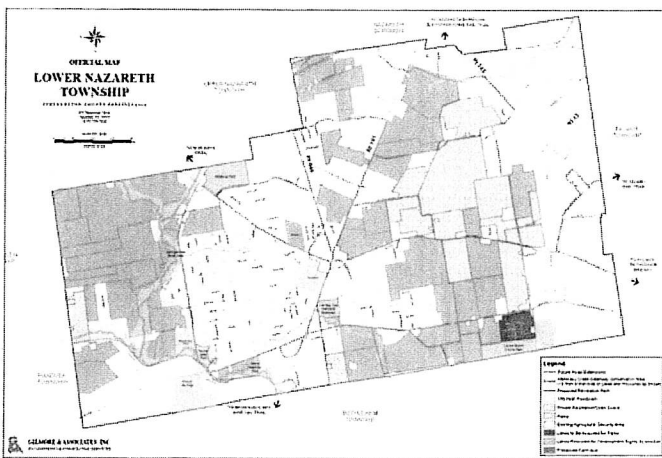

TAMMI DRAVECZ, Secretary

**LOWER NAZARETH TOWNSHIP
BOARD OF SUPERVISORS**

BY: 
AMY L. TEMPLETON, Chairman

TRANSPORTATION CAPITAL IMPROVEMENTS PLAN

Lower Nazareth Township, Northampton County, PA



Corporate Office:
949 Easton Road
Warrington, PA 18976
215.343.5700

630 Freedom Business Center
Third Floor
King of Prussia, PA 19406
610.572.7093

433 Lancaster Avenue
Suite 200
Malvern, PA 19355
610.489.5100

101 Larry Holmes Drive
Suite 201
Easton, PA 18042
610.989.4940

105 Raider Boulevard
Suite 206
Hillsborough, NJ 08844
908.874.7500

carrollengineering.com | info@carrollengineering.com

TABLE OF CONTENTS

Introduction	1
Opinions of Cost for Capital Improvements	1
Existing Transportation Capital Improvements Plan	1
Future No-Build Transportation Capital Improvements Plan	1
Future Development Transportation Capital Improvements Plan	2
Impact Fee	9

Introduction

The *Transportation Capital Improvements Plan* consists of three sections, which are described below, and includes the *Existing Transportation Capital Improvements Plan*, the *Future Pass-Through Transportation Capital Improvements Plan*, and the *Future Development Transportation Improvements Plan*.

Opinions of Cost for Capital Improvements

Preliminary opinions of costs for the identified capital improvements were developed based on readily available information from aerial images and field visits. Opinions of construction costs reflect estimates for material quantities and costs for construction items derived from recently bid construction projects and past project experience, as well as estimates for mobilization, maintenance and protection of traffic, erosion and sediment control, and drainage. Additionally, the total project cost opinions include the following components:

- Engineering (18% of construction costs)
- Right-of-Way Acquisition
- Utilities
- Contingency (10% of construction costs)
- Construction Inspection (12% of construction costs)

Existing Transportation Capital Improvements Plan

The Existing Transportation Capital Improvements Plan is summarized in **Table 1**, and details the improvements necessary to achieve the preferred levels of service under existing traffic conditions. Table 1 also provides a cost allocation of the improvements indicating the portions of the total costs for which the Township and PennDOT are responsible, which is based on roadway ownership. **The total cost of the Existing Transportation Capital Improvements Plan is approximately \$270,000.00.** The anticipation year for each of the improvements is also included in **Table 1**.

Future No-Build Transportation Capital Improvements Plan

The Future Pass-Through Transportation Capital Improvements Plan is summarized in Table 2 and detail the improvements necessary to achieve the preferred levels of service under future 2030 pass-through conditions. Table 2 also provides a cost allocation of the improvements indicating the portions of the total cost for which the Township and PennDOT are responsible, which is based on roadway ownership. **The total cost of the Future No-Build Transportation Capital Improvements Plan is approximately \$375,000.00.** The anticipated completion year for each of the improvements is also included in **Table 2**.

Future Development Transportation Capital Improvements Plan

The Future Development Transportation Capital Improvements Plan is summarized in Table 3 and detail the improvements necessary to achieve the preferred levels of service under future 2030 development traffic conditions. **Table 3** also provides a cost allocation of the improvements indicating the portions of the total cost for which PennDOT and future development are responsible. **The total cost of the Future Development Transportation Capital Improvements Plan is approximately \$35,235,000; with \$18,857,500 allocated to Development.** The anticipated completion year for each of the improvements is also included in **Table 3**.

Table 1: Existing Improvements Cost Estimate

Int No.	Intersection	Improvements Description	Project Costs			Construction Completion Date
			Total	PennDOT	Township	
1	Hollo Rd & SR 248	None – Signal Warrants NOT met	--	--	--	--
2	Newburg Rd (SR 3020) & Northwood Ave.	All-way STOP Control	\$10,000	\$0	\$10,000	
6	Country Club Rd & Newburg Rd (SR 3020)	WB – Left turn lane	\$250,000	\$0	\$250,000	
18	Nazareth Pk (SR 191) & Hanoverville Rd/Hecktown Rd	Signal Timing Changes	\$10,000	\$5,000	\$5,000	
Totals			\$270,000	\$5,000	\$265,000	

Table 2: No-Build Improvements Cost Estimates

Int No.	Intersection	Description	Project Costs			Construction Completion Date
			Total	PennDOT	Township	
1	Hollo Rd & SR 248	SB: Elimination of the Leg None – Signal warrants NOT met	\$50,000	\$25,000	\$25,000	2030
2	Newburg Rd (SR 3020) & Northwood Ave.	All way STOP control	\$10,000			2030
6	Country Club Rd & Newburg Rd (SR 3020)	Signalization	\$275,000			2030
13	Nazareth Pk (SR 191) & Daniels Rd (SR 0946)	None – Signal warrants NOT met	--	--	--	--
15	Butztown Rd & Hecktown Rd	None – Signal warrants NOT met	--	--	--	--
18	Nazareth Pk (SR 191) & Hanoverville Rd/Hecktown Rd	NB: Restripe approach to provide separate right turn lane	\$30,000	\$15,000	\$15,000	2030
37	Nazareth Pk (SR 191) & Giant's Driveway/Jandy Blvd	Signal timing changes	\$10,000	\$5,000	\$5,000	2030
Totals			\$375,000	\$45,000	\$45,000	

Table 3: Development Improvements Cost Estimates

Int No.	Intersection	Description	Project Costs			Construction Completion Date
			Total	PennDOT	Development	
1	Hollo Rd & SR 248	-Signalization	\$275,000			2040
		-WB: two thru lanes and two left turn lanes	\$650,000			
		-EB: two thru lanes and channelized right turn lane	\$450,000			
		-NB: two left turn lanes and channelized right turn lane	\$550,000			
		Sub-Total	\$1,925,000	\$962,500	\$962,500	
2	Newburg Rd (SR 3020) & Northwood Ave.	-Signalization	\$275,000			2040
		-SB: additional channelized right turn lane	\$150,000			
		-EB: two left turn lanes	\$450,000			
		-WB: right turn lane	\$150,000			
		Sub-Total	\$1,025,000	\$512,500	\$512,500	
3	Country Club Rd & Hecktown Rd	-NB: additional thru lane and right turn lane	\$500,000			2040
		-EB: left turn lane and right turn lane	\$450,000			
		-WB: right turn lane	\$150,000			
		Sub-Total	\$1,100,000	\$0	\$1,100,000	
		-Signal timing changes	\$10,000	\$5,000	\$5,000	2040
4 6	Commerce Park Dr/SR 33 SB Ramp & Hecktown Rd Country Club Rd & Newburg Rd (SR 3020)	-Signalization	\$275,000			2040
		-NB: left turn lane and channelized right turn lane	\$450,000			
		-SB: left turn lane	\$300,000			
		-EB: left turn lane, second thru lane and a right turn lane	\$800,000			
		Sub-Total	\$1,825,000	\$912,500	\$912,500	
7 8	Newburg Rd (SR 3020) & Gradwohl Switch Rd Nazareth Pk (SR 191) & Gradwohl Switch Rd	None – Signal warrants NOT met	--	--	--	2040
		-Signalize	\$275,000			
		-NB: thru lane	\$350,000			
		-SB: thru lane	\$350,000			

		-WB: separate left and right turn lanes Sub-Total	\$450,000 \$1,425,000	\$712,500 --	\$712,500 --	2040 2040 2040 2040
9	W Mayfield Ct & Newburg Rd (SR 3020)	None – Signal warrants NOT met	--	--	--	2040
10	Sturbridge Dr & Newburg Rd (SR 3020)	None – Signal warrants NOT met	--	--	--	2040
11	Hatman Rd & Newburg Rd (SR 3020)	None – Signal warrants NOT met	--	--	--	2040
12	Nazareth Pk (SR 191) & Newburg Rd (SR 3020)	-NB: Additional thru lane, additional right turn lane -SB: Additional thru lane, additional right turn lane -EB: Right turn lane -WB: Right turn lane Sub-Total	\$500,000 \$500,000 \$150,000 \$150,000 \$1,300,000		\$650,000	2040
13	Nazareth Pk (SR 191) & Daniels Rd (SR 0946)	-Signalize -NB: Additional thru lane -SB: Additional thru lane, additional right turn lane -EB: Two left turn lanes, right turn lane Sub-Total	\$275,000 \$350,000 \$500,000 \$450,000 \$1,575,000		\$787,500	2040
14	Nazareth Pk (SR 191) & Butztown Rd	-Signalize -Realign intersection -NB: Additional thru lane -SB: Additional thru lane, separate left turn lane -WB: Channelized right turn lane Sub-Total	\$275,000 \$850,000 \$350,000 \$550,000 \$150,000 \$2,175,000		\$1,087,500	2040
15	Butztown Rd & Hecktown Rd	-Roundabout	\$1,500,000	\$0	\$1,500,000	2040
18	Nazareth Pk (SR 191) & Hanoverville Rd/Hecktown Rd	-NB: Left turn lane -SB: Left turn lane and right turn lane -EB: Two left turn lanes -WB: Left turn lane Sub-Total	\$300,000 \$450,000 \$450,000 \$300,000 \$1,500,000		\$750,000	2040
19	Nazareth Pk (SR 191) & Steuben Rd	-Signalize -NB: Additional thru lane -SB: Additional thru lane Sub-Total	\$275,000 \$350,000 \$350,000 \$975,000		\$487,500	2040

20	Nazareth Pk (SR 191) & Hollo Rd	-Signalize -NB: Additional thru lane -SB: Additional thru lane -WB: Separate left and right turn lanes Sub-Total	\$275,000 \$300,000 \$300,000 \$450,000 \$1,425,000	\$712,500	\$712,500	2040
21	Nazareth Pk (SR 191) & Christian Springs Rd	-Signalize -NB: Additional thru lane -SB: Additional thru lane, right turn lane -EB: Separate left and right turn lanes Sub-Total	\$275,000 \$350,000 \$500,000 \$450,000 \$1,575,000	\$787,500	\$787,500	2040
22	Driveway/Georgetown Rd & Hanoverville Rd	None – Signal warrants NOT met	--	--	--	2040
31	Georgetown Rd & Newburg Rd (SR 3020)	-Roundabout	\$600,000	\$0	\$600,000	2040
33	Fieldstone Dr/Elementary School Dr & Newburg Rd (SR 3020)	None – Signal warrants NOT met	--	--	--	2040
34	Daniels Rd (SR 946) & Christian Spring Rd	-Roundabout	\$1,500,000	\$750,000	\$750,000	2040
35	Nazareth Pk (SR 191) & Lonate Dr	-Signalize -NB: Additional thru lane -SB: Additional thru lane -WB: Separate left and right turn lanes Sub-Total	\$275,000 \$350,000 \$350,000 \$450,000 \$1,425,000	\$712,500	\$712,500	2040
36	Nazareth Pk (SR 191) & S Green St & Easton Rd (SR 248)	-NB: Left turn lane -SB: Channelizing right turn lane -EB: Extend right turn lane Sub-Total	\$300,000 \$150,000 \$70,000 \$520,000	\$260,000	\$260,000	2040
37	Nazareth Pk (SR 191) & Giant's Driveway/Jandy Blvd	-WB: Left turn lane	\$300,000	\$150,000	\$150,000	2040
38	Jandy Blvd/Business Dr & Easton Rd (SR 248)	-Signal timing changes	\$10,000	\$5,000	\$5,000	2040
39	Newburg Rd (SR 3020) & W Gremer Rd	None – Signal warrants NOT met	--	--	--	2040
41	Corriere Rd & SR 248	-NB: Additional left turn lane -SB: Additional left turn lane -EB: Additional left turn lane, channelized right turn lane Sub-Total	\$300,000 \$300,000 \$450,000 \$1,050,000	\$525,000	\$525,000	2040

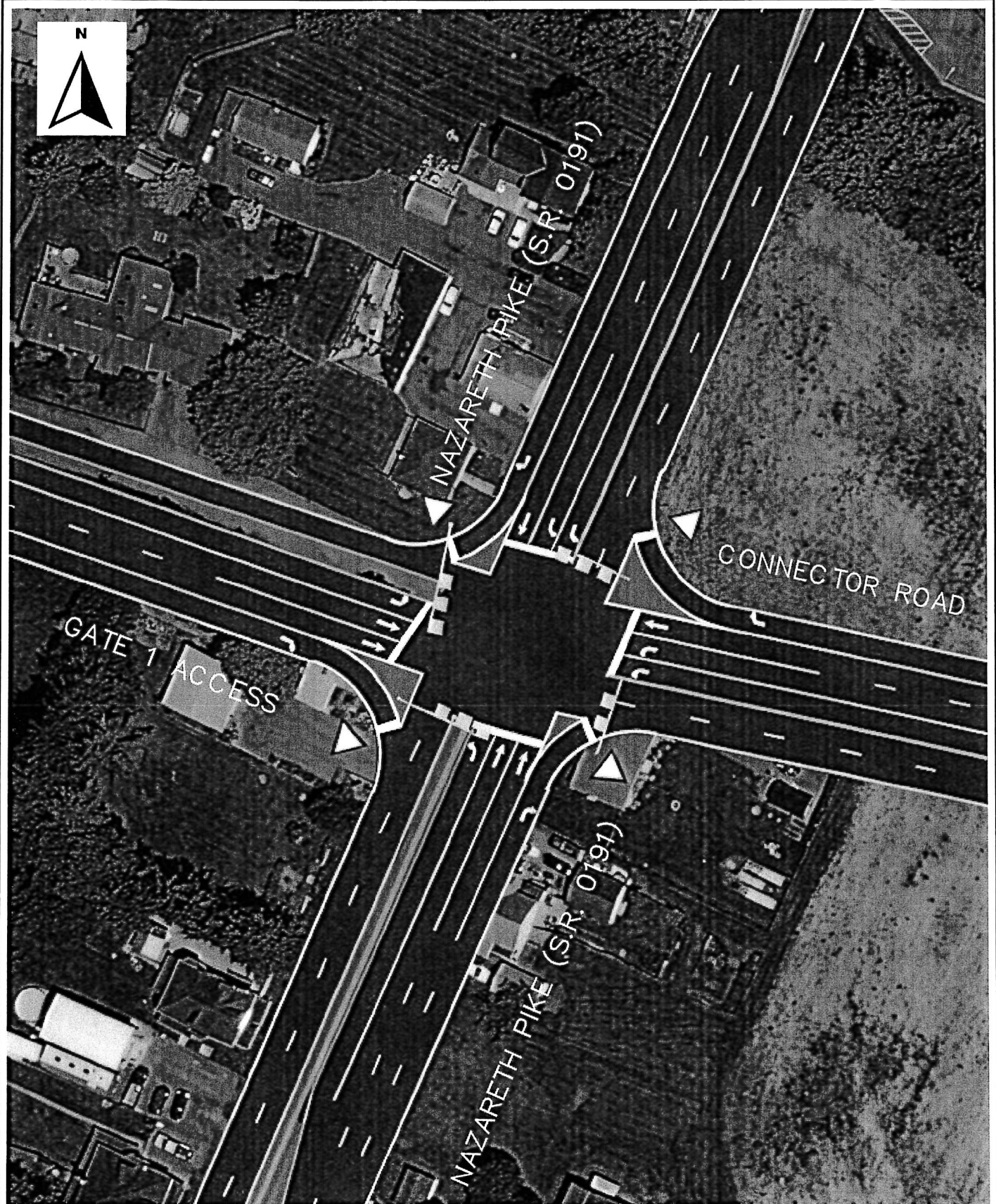
42	Corriere Rd & Dryland Way	-Signalize -SB: Additional right turn lane Sub-Total	\$275,000 \$150,000 \$425,000	\$0	\$425,000	2040
45	Northwood Ave & Corriere Rd	-Signalize -NB: Right turn lane Sub-Total	\$275,000 \$150,000 \$425,000	\$0	\$425,000	
46	Daniels Rd (SR 946) & Greemar Rd	-Roundabout	\$1,500,000	\$750,000	\$750,000	
48	SR 191 & Gate 1	-Additional connector road -Signalize -NB: additional thru lane, separate left turn lane, separate channelized right turn lane -SB: Two left turn lanes, channelized right turn lane -WB: Two left turn lanes, separate right turn lane -EB: Additional thru lane, left turn lane, right turn lane Sub-Total	\$2,500,000 \$300,000 \$650,000 \$550,000 \$500,000 \$750,000 \$5,250,000	\$2,625,000	\$2,625,000	2040
49	SR 191 & Gate 2	-Signalize -NB: Additional thru lane, additional left turn lane -SB: Additional thru lane -EB: Separate left and right turn lanes Sub-Total	\$275,000 \$500,000 \$350,000 \$450,000 \$1,575,000	\$787,500	\$787,500	
Totals			\$34,540,000	\$15,682,500	\$18,857,500	

Impact Fee

The summary of the Capital Improvements Plan as well as the impact fee calculation for development improvements is provided in Table 4 for the Transportation Service Area. The calculated impact fee is \$1,950.31 per weekday afternoon new peak hour trip.

Table 4: Impact Fee Calculation

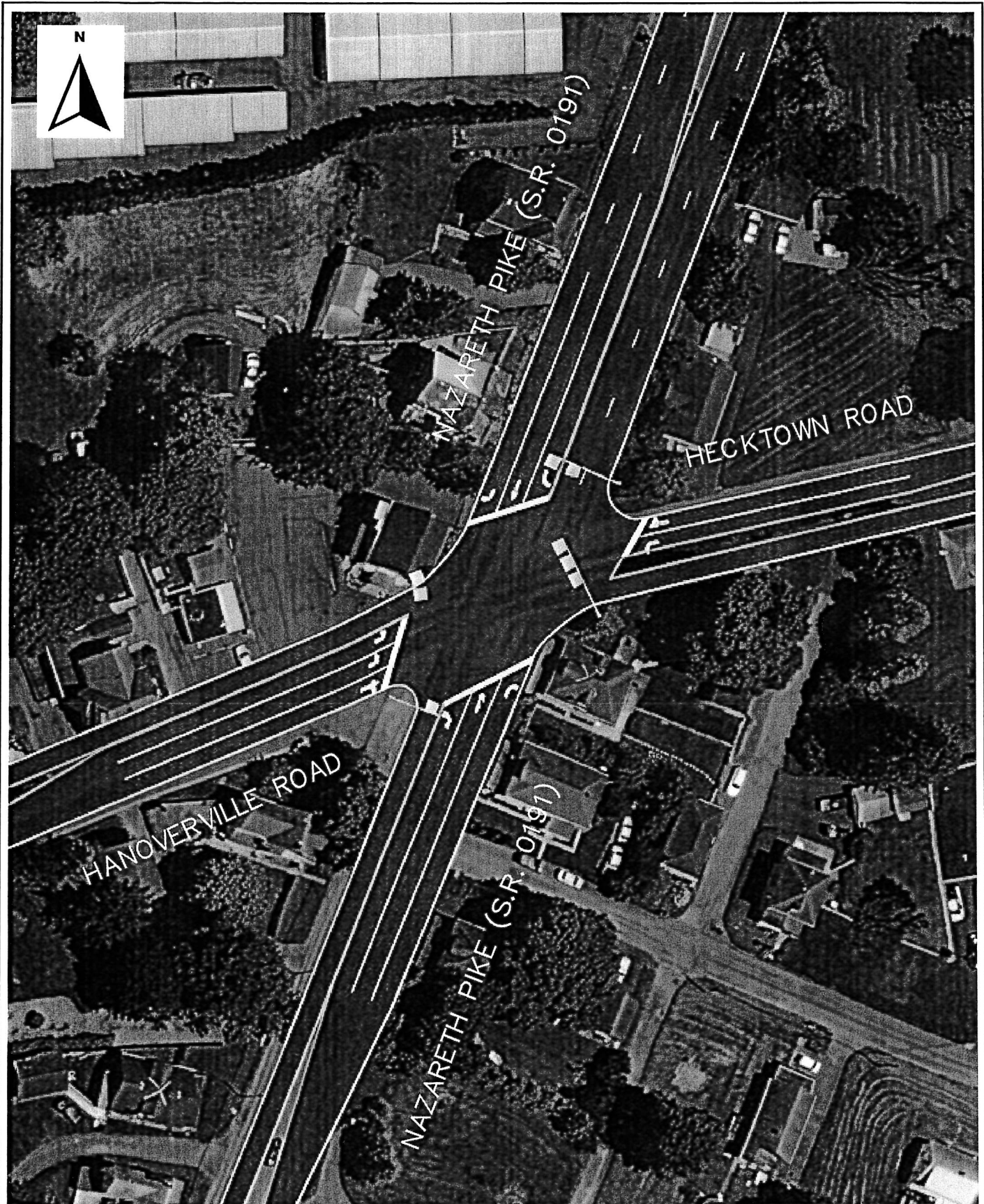
Lower Nazareth Township Transportation Service Area				
Cost Allocations				
	PennDOT	Township	Development	Total
Existing Plan	\$270,000	\$5,000	--	\$265,000
No-Build Plan	\$375,000	\$45,000	--	\$45,000
Development Plan	\$15,682,500	--	\$18,857,500	\$34,540,000
Total	\$16,327,500	\$50,000	\$18,857,500	\$35,235,000
Development Capital Improvements Costs		New Development Trips	Impact Fee	
\$18,857,500		9,669	\$1,950.31	



www.carrollengineering.com

TRANSPORTATION CAPITAL IMPROVEMENTS PLAN
S.R. 0191 & GATE 1
PREPARED FOR
LOWER NAZARETH TOWNSHIP
SITUATED IN
NORTHAMPTON COUNTY, PA

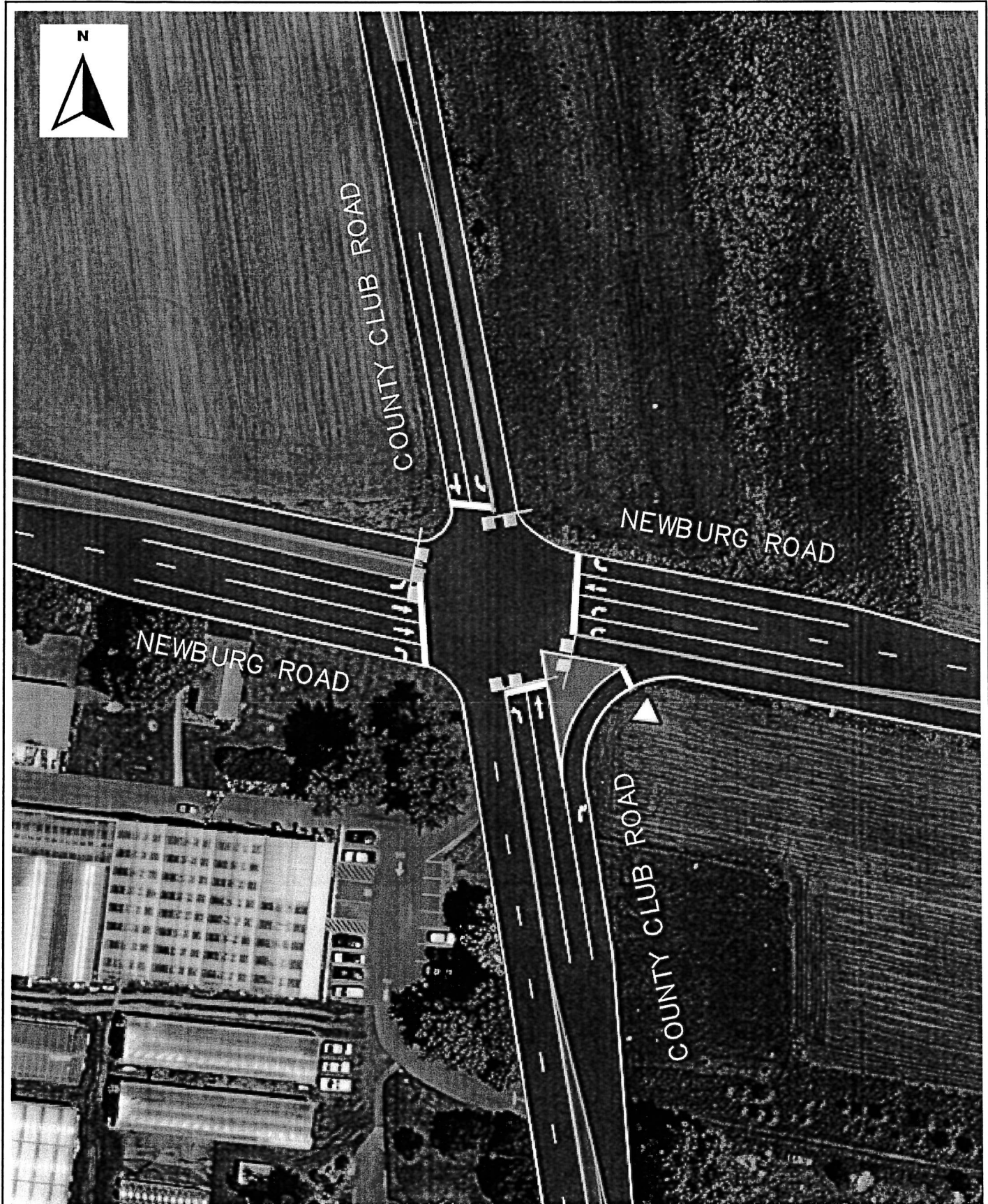
DATE 3/26/2026
JOB NO. 247067.00
SCALE NOT TO SCALE
DWG. NO. 1 OF 10



www.carrollengineering.com

TRANSPORTATION CAPITAL IMPROVEMENTS PLAN
S.R. 0191 & HANOVERVILLE RD/HECKTOWN RD
PREPARED FOR
LOWER NAZARETH TOWNSHIP
SITUATED IN
NORTHAMPTON COUNTY, PA

DATE 3/26/2026
JOB NO. 247067.00
SCALE NOT TO SCALE
DWG. NO. 2 OF 10

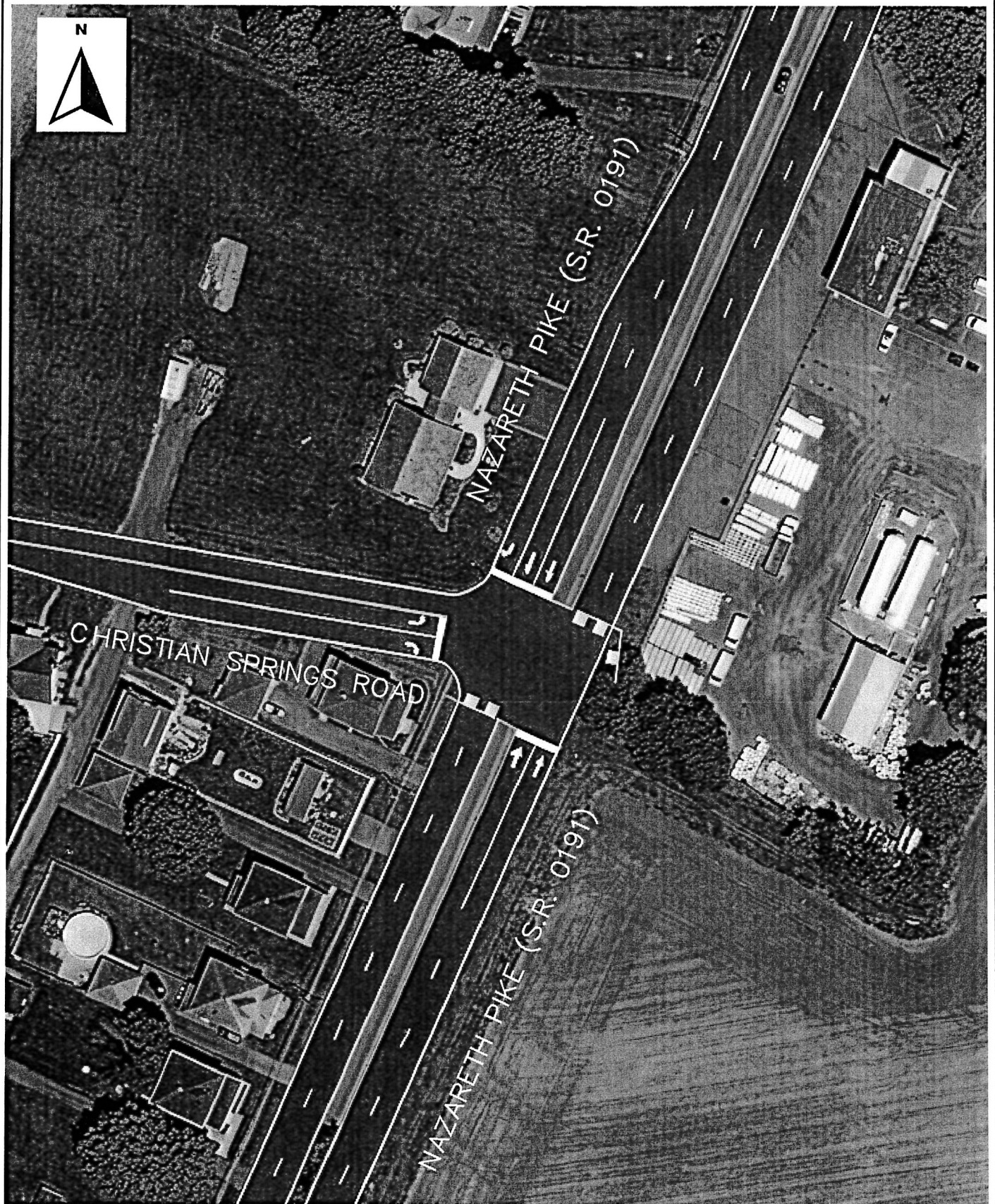


www.carrollengineering.com

TRANSPORTATION CAPITAL IMPROVEMENTS PLAN
NEWBURG RD & COUNTRY CLUB RD

PREPARED FOR
LOWER NAZARETH TOWNSHIP
SITUATED IN
NORTHAMPTON COUNTY, PA

DATE 3/26/2026
JOB NO. 247067.00
SCALE NOT TO SCALE
DWG. NO. 3 OF 10



www.carrollengineering.com

TRANSPORTATION CAPITAL IMPROVEMENTS PLAN
S.R. 0191 & CHRISTIAN SPRINGS RD
PREPARED FOR
LOWER NAZARETH TOWNSHIP
SITUATED IN
NORTHAMPTON COUNTY, PA

DATE 3/26/2026
JOB NO. 247067.00
SCALE NOT TO SCALE
DWG. NO. 4 OF 10



www.carrollengineering.com

TRANSPORTATION CAPITAL IMPROVEMENTS PLAN
S.R. 0191 & GATE 2

PREPARED FOR
LOWER NAZARETH TOWNSHIP
SITUATED IN
NORTHAMPTON COUNTY, PA

DATE 3/26/2026
JOB NO. 247067.00
SCALE NOT TO SCALE
DWG. NO. 7 OF 10



www.carrollengineering.com

TRANSPORTATION CAPITAL IMPROVEMENTS PLAN
S.R. 0191 & GRADWOHL SWITCH RD
PREPARED FOR
LOWER NAZARETH TOWNSHIP
SITUATED IN
NORTHAMPTON COUNTY, PA

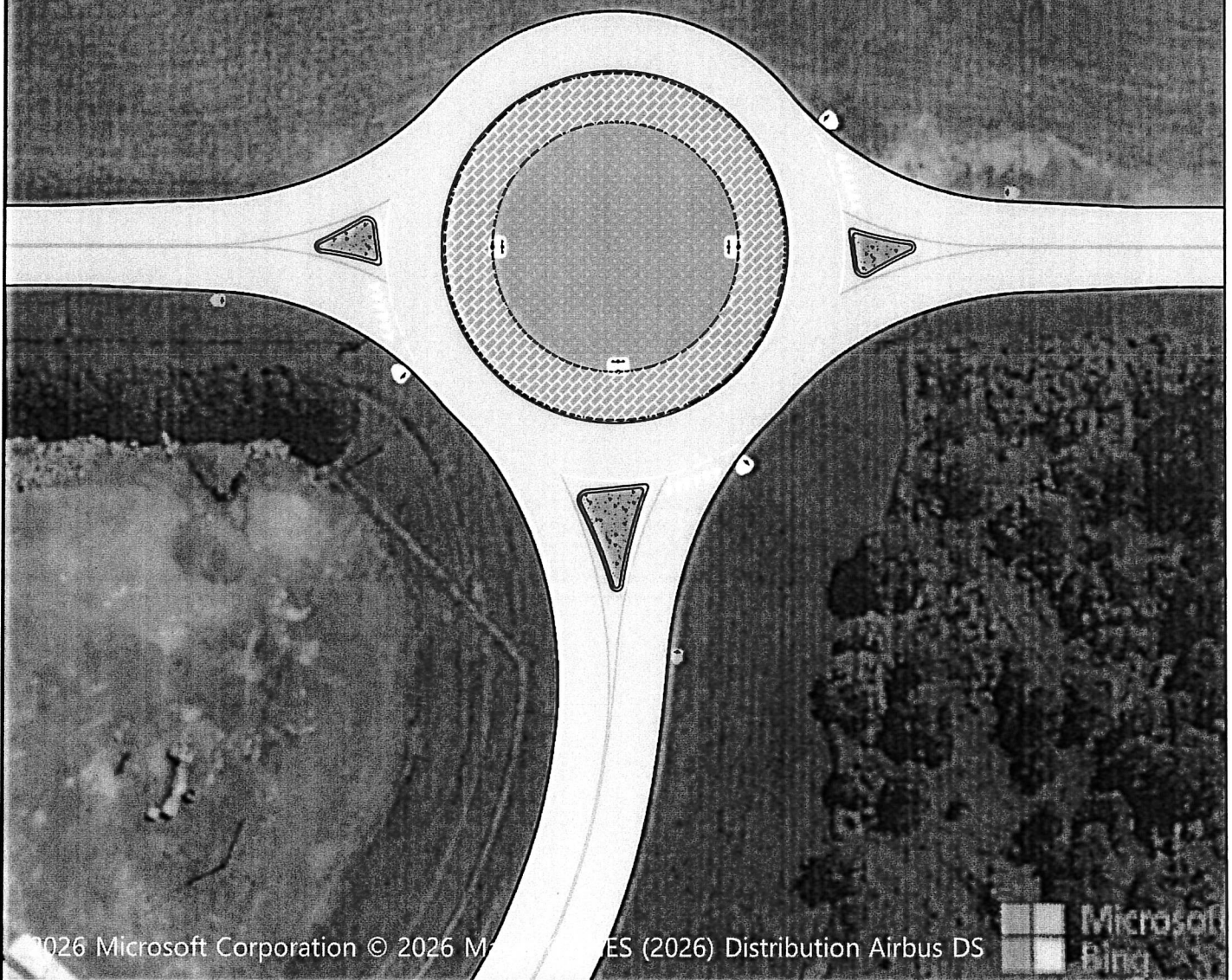
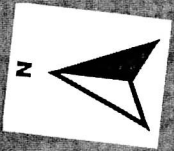
DATE 3/26/2026
JOB NO. 247067.00
SCALE NOT TO SCALE
DWG. NO. 8 OF 10



www.carrollengineering.com

TRANSPORTATION CAPITAL IMPROVEMENTS PLAN
S.R. 0191 & LONAT DRIVE
PREPARED FOR
LOWER NAZARETH TOWNSHIP
SITUATED IN
NORTHAMPTON COUNTY, PA

DATE 3/26/2026
JOB NO. 247067.00
SCALE NOT TO SCALE
DWG. NO. 9 OF 10



www.carrollengineering.com

TRANSPORTATION CAPITAL IMPROVEMENTS PLAN
S.R. 0946 & GREMAR ROAD
PREPARED FOR
LOWER NAZARETH TOWNSHIP
SITUATED IN
NORTHAMPTON COUNTY, PA

DATE 3/26/2026
JOB NO. 247067.00
SCALE NOT TO SCALE
DWG. NO. 10 OF 10

