

LOWER NAZARETH TOWNSHIP
Board of Supervisors

Resolution LNT-19-13

RE: Lehigh Valley East 2 Final Subdivision/Lot Consolidation Plan

WHEREAS, the Lower Nazareth Township Board of Supervisors are in receipt of a preliminary/final subdivision and lot consolidation plan entitled "Final Subdivision and Lot Consolidation Plan, Lehigh Valley East 2, (aka Logisticcenter East)", prepared by Schlouch, Inc. of Blandon, PA, consisting of (1) sheet, dated April 26, 2013 and last revised June 24, 2013; and

WHEREAS, the intent of the Plan is the subdivision and consolidation of lands between two tracts of land containing 106.56 acres, located between Hanoverville Road and Steuben Road east of Keystone Drive, particularly Tax Parcel #L6-17-4E, L6-17-2, L6-18-2, L6-18-3, L6-18-4, and L6-18-6, to separate lands from these two tracts and create a new lot, known as Lot 3; and

WHEREAS, subdivision of this land has previously been approved by the Lower Nazareth Township Board of Supervisors under Resolution #LNT-04-09 (Exhibit A);

WHEREAS, the Lower Nazareth Board of Supervisors granted Conditional Use approval at their October 11, 2006 meeting (Exhibit B); and

WHEREAS, the Board of Supervisors granted waivers to SALDO Sections 421, 425.1, 741.6, 741.10, and 792.22 at their November 15, 2006 meeting and have granted these waivers again, in conjunction with this current application;

WHEREAS, the Lower Nazareth Township Planning Commission recommended approval of the plan at its May 20, 2013 meeting; 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 July 2, 2013; and

WHEREAS, the Township Zoning Administrator has reviewed the Final Plan against the provisions of the 2001 Lower Nazareth Township Zoning Ordinance, amended March 23, 2005; 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. Provided the comments in the Township Engineer's letter dated July 2, 2013 are 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 must satisfy the requirements of the Conditional Use Opinion and Order as executed by the Board of Supervisors Chairman and Secretary, and any subsequent actions of the Board relative to said Order and Opinion.

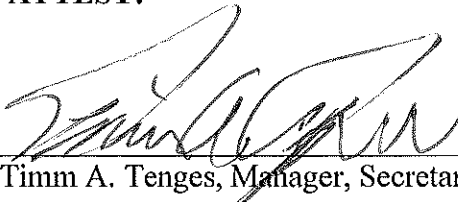
3. For recording, the applicant shall supply to Lower Nazareth Township, all with original signatures:
 - (2) Mylar reproducible prints; and
 - (6) Paper prints.

Lower Nazareth Township will obtain all plan signatures. Copies provided will be used for distribution to Northampton County, Lehigh Valley Planning Commission, Lower Nazareth Township, and one copy returned to the Applicant. The Applicant is welcome to provide additional copies to be signed for their records. 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.

4. All correspondence regarding the plan shall be directed to the Township or if directed to the Engineer, the Township shall be copied.
5. 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.

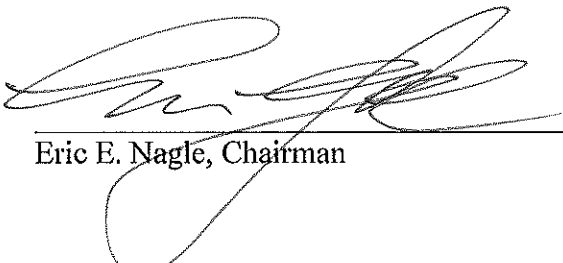
ADOPTED AND APPROVED this 10th day of July 2013, at a regular public meeting. Motion made by Robert Kucsan and seconded by Martin Boucher. The motion carried unanimously.

ATTEST:



Timm A. Tenges, Manager, Secretary/Treasurer

BOARD OF SUPERVISORS



Eric E. Nagle, Chairman