

LOWER NAZARETH TOWNSHIP
Board of Supervisors

Resolution #LNT-13-16

RE: Merritt Brown Major Subdivision

WHEREAS, the Lower Nazareth Township Board of Supervisors are in receipt of a Final Major Subdivision Plan entitled "Final Major Subdivision Plan for Merritt Brown Tract", prepared by Evans Engineering, Inc. of Harrisburg, Pennsylvania, consisting of (6) sheets, dated February 26, 2016, and last revised April 7, 2016; and

WHEREAS, the intent of the Plan is the consolidation of Lot L8-8A-3A into Lot 8-8A-3, and the subdivision of Tax Parcel #L8-8A-3, into Lot 2A and 2B; and

WHEREAS, the Lower Nazareth Township Planning Commission recommended approval of the plan at its March 23, 2016 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 May 10, 2016; 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 May 10, 2016, are adequately addressed. Any reports or documentation requested by the Township Engineer shall be provided to both the Township and Township Engineer prior to plan recording.
2. All correspondence regarding the plan shall be directed to the Township or if directed to the Engineer, the Township shall be copied.
3. For recording, the applicant shall supply to Lower Nazareth Township:

Sheets C-1 and C-2

- (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 is welcome to provide additional copies to be signed for their records. Lower Nazareth Township will obtain all plan

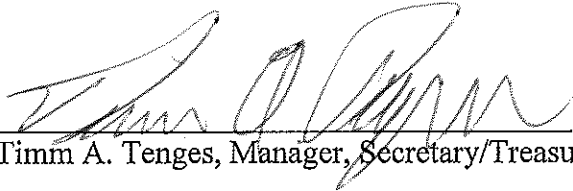
signatures. Per the Northampton County Uniform Parcel Identifier Ordinance, the applicant is responsible for placement of property addresses on the above plans. Upon satisfaction of all conditions of approval and placement of signatures on the Plans, the Township shall record, within ninety (90) days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

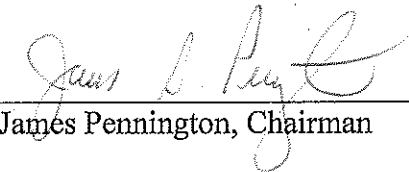
4. The applicant shall accept these conditions in writing, within five days of receipt of the finalized Board of Supervisors resolution, otherwise the application is denied for failure to comply with the express conditions that are contained in this Resolution.

ADOPTED AND APPROVED this 11th day of May 2016, at a regular public meeting. Motion made by Robert Kucsan and seconded by Gerald Green. The motion carried unanimously.

ATTEST:

BOARD OF SUPERVISORS


Timm A. Tenges, Manager, Secretary/Treasurer


James Pennington, Chairman