

LOWER NAZARETH TOWNSHIP
Board of Supervisors

Resolution #LNT-15-26

RE: John Caffese, Lot Line Adjustment Plan

WHEREAS, the Lower Nazareth Township Board of Supervisors are in receipt of a Plan entitled “Lot Line Adjustment Plan”, prepared by Johnson Surveying, Inc. of Phoenixville, PA, consisting of (1) one sheet, dated August 28, 2025 and last revised March 2, 2026; and

WHEREAS, this Final Plan was first submitted to the Township on October 20, 2026; and

WHEREAS, a time extension was granted on January 29, 2026 to extend the review period to May 28, 2026; and

WHEREAS, the parcels in question are Tax Parcel # K8-9-1 consisting of 1.4 acres, and Tax Parcel #K8-9-1A consisting of 3.04 acres, respectively located at 634 Country Club Road and 618 Country Club Road; and

WHEREAS, the intent of the Plan is the subdivision of the adjoining parcel #K8-9-1A to add (1) one acre of land to the Caffese parcel #K8-9-1; and

WHEREAS, the Lower Nazareth Township Planning Commission recommended approval of the Plan at its February 23, 2026 meeting; and

WHEREAS, the Township Zoning Administrator has reviewed the Plan against the provisions of the 2023 Lower Nazareth Township Zoning Ordinance, last amended November 11, 2024; and

WHEREAS, the Township Engineer has reviewed the Plan against the provisions of the 2005 Lower Nazareth Township Subdivision and Land Development Ordinance and has offered comments in his letter dated March 24, 2026; 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. The comments in the Township Engineer’s letter dated March 24, 2026 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 shall supply the following to Lower Nazareth Township for recording:
 - (2) Mylar Reproducible Prints;
 - (6) Paper Prints;
 - (1) Digital copy.

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.

3. Any changes to the proposed uses and/or the subdivision 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.
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 25th day of March 2026 at a regular public meeting. Motion made by Stephen Brown and seconded by Martin Boucher. The motion carried unanimously.

ATTEST:

BOARD OF SUPERVISORS



Tammi Dravecz, Secretary/Treasurer



Amy Templeton, Chairperson