

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

**Resolution #LNT-25-26**

RE: Minor Subdivision of Land for Jeffrey Mikol et al

**WHEREAS**, the Lower Nazareth Township Board of Supervisors are in receipt of a Preliminary/Final Minor Subdivision Plan entitled “Minor Subdivision of Land for Jeffrey Mikol Et Al”, prepared by Stateline Engineering, LLC of Bangor, PA, consisting of (1) sheet, dated September 11, 2025 and last revised June 15, 2026; and

**WHEREAS**, this Plan was first submitted to the Township on April 29, 2026; and

**WHEREAS**, the intent of the Plan is the subdivision and creation of one new single family dwelling lot in which one of the listed owners will reside within the dwelling; and

**WHEREAS**, the parcel in question is Parcel #K8-7-2 consisting of 90.2149 acres located at 3966 Hollo Road; and

**WHEREAS**, the entire tax parcel is encumbered by an Agricultural Conservation Easement administered by Northampton County; and

**WHEREAS**, the Easement allows for two acres to be subdivided off for the construction of a new single-family dwelling and associated improvements; and

**WHEREAS**, the Lower Nazareth Zoning Hearing Board granted zoning relief under Appeal #2025-07 (Exhibit A); and

**WHEREAS**, the Applicant has requested waivers from the Subdivision and Land Development Ordinance (SALDO); and

**WHEREAS**, the Lower Nazareth Township Planning Commission recommended approval of the Plan and waivers at its June 15, 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, 2023; 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 July 17, 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 following waivers of the SALDO have been granted:
  - a. Article 7, Section 741.6: Requirement for the right-of-way and cartway of Hollo Road to be widened.

- b. Article 7, Section 741.10: Requirement for curbing to be installed along Hollo Road.
2. The comments in the Township Engineer's letter dated July 17, 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.
  3. 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.
  4. The applicant shall supply the following to Lower Nazareth Township for recording:
    - (2) Mylar reproducible prints;
    - (6) Paper prints; and
    - (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.

5. The Applicant is subject to an Open Space Impact Fee of \$5,000.00. The fees shall be paid at the time of building permit application.
6. 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.
7. All correspondence regarding the plan shall be directed to the Township or if directed to the Engineer, the Township shall be copied.
8. 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 22<sup>nd</sup> day of July 2026 at a regular public meeting. Motion made by Martin Boucher and seconded by James Pennington. The motion carried unanimously.

**ATTEST:**

  
Tammi Dravec, Secretary/Treasurer

**BOARD OF SUPERVISORS**

  
Amy Templeton, Chairperson