

LOWER NAZARETH TOWNSHIP

Board of Supervisors

Resolution #LNT-32-26

RE: 564 Township Line Road Minor Subdivision

WHEREAS, the Lower Nazareth Township Board of Supervisors are in receipt of a Preliminary/Final Minor Subdivision Plan entitled “Preliminary/Final, 564 Township Line Road Minor Subdivision”, prepared by First Order, LLC dba Valley Land Services, consisting of (1) sheet, dated May 11, 2026, and last revised July 21, 2026; and

WHEREAS, this Plan was first submitted to the Township on May 14, 2026; and

WHEREAS, the parcel in question is Parcel #L6-9-6 consisting of 46.6818 acres located at 564 Township Line Road; and

WHEREAS, the entire tax parcel is located within the Lower Nazareth Township Agricultural Security Area; and

WHEREAS, the intent of the Plan is the subdivision and creation of one (1) 1.9724-acre single family dwelling lot and a residual lot of 44.7094 acres to be used for agricultural purposes; and

WHEREAS, PA Act 319 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 #2026-02 (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 July 20, 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 August 21, 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/deferrals of the SALDO have been granted:
 - a. Article 4, Section 421: Requirement for Plan Scale. Use of 1”-100’ scale is permitted.

- b. Article 7, Section 741.6: Requirement for right-of-way dedication and/or cartway widening of Township Line Road. Waiver granted to modify the required half right-of-way width from 30 feet to 25 feet and defer the widening requirement.
 - c. Article 7, Section 742.1 Requirement for the street right-of-way to be 60 feet and cartway width shall be 36 feet. Waiver granted to modify the required half right-of-way width from 30 feet to 25 feet.
 - d. Article 7, Section 741.10: Requirement to install curbing where a Subdivision abuts an existing collector street. Waiver of the curbing requirement granted.
 - e. Article 4, Section 425.92(i): Requirement for soil testing for primary and secondary septic areas for each lot. Waiver of the requirement for the residual lot provided the Applicant successfully receives Component 1 approval from PADEP and the plan is noted accordingly pursuant to the Sewage Enforcement Officer's direction.
- 2. The comments in the Township Engineer's letter dated August 21, 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. Sewage facilities planning requirements for both lots must be approved by PADEP prior to plan recording.
 - 4. The existing trailer shall be removed from the property prior to commencing construction of the new dwelling.
 - 5. The Board of Supervisors waived the requirement for payment of an Open Space Fee at their August 12, 2026, meeting. No Open Space Fee is required.
 - 6. The property is not located with the Traffic Impact Ordinance Transportation Service Area; therefore, payment of a Traffic Impact Fee is not required.
 - 7. 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. The addresses for the lots are assigned as follows:

564 Township Line Road – New Residential Lot

550 Township Line Road – Residual Agricultural Lot

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.

8. 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.
9. 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.
10. All correspondence regarding the plan shall be directed to the Township or if directed to the Engineer, the Township shall be copied.
11. 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 9th day of September 2026, at a regular public meeting. Motion made by Nancy Teague and seconded by Martin Boucher. The motion carried unanimously.

ATTEST:

BOARD OF SUPERVISORS


Tammi Dravec, Secretary/Treasurer


Amy Templeton, Chairperson