

LOWER NAZARETH TOWNSHIP
Board of Supervisors

Resolution #LNT-35-26

RE: John Caffese, Lot Line Adjustment Plan, Amendment

WHEREAS, the Lower Nazareth Township Board of Supervisors approved a “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 under Resolution #LNT-15-26 on March 25, 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 Plan included widening of Country Club Road and tree removal along the frontage of Parcel #K8-9-1; and

WHEREAS, the Applicant, John Caffese, requested a waiver from the requirement to widen the road; and

WHEREAS, the requirement for said widening was included in the “Preliminary/Final Major Subdivision Plan, Mr. Keith H. and Mrs. Roberta L. Herman” prepared by Pennoni Associates, Inc. of Bethlehem, Pennsylvania, consisting of (1) sheet, dated June 29, 2009, last revised January 14, 2010, and recorded on March 24, 2010 in the Northampton County Recorder of Deeds; and

WHEREAS, the Township and Herman’s entered into an Improvement Agreement which included a deferral of the Country Club Road widening specifically outlined in Paragraph 2(B) of the Improvement Agreement, and are presently holding \$18,222.00 in escrow; and

WHEREAS, after further discussion and consideration at a meeting held on August 12, 2026, the Board of Supervisors determined that widening of Country Club Road along the frontage of the Caffese residence, including tree removal and right-of-way grading, is no longer appropriate; and

WHEREAS, the Applicant has submitted a revised plan to remove said widening from the Plan and request the appropriate waiver, dated August 28, 2025 and last revised September 19, 2026; and

WHEREAS, The Lower Nazareth Township Board of Supervisors desire to take further action on this Plan.

NOW THEREFORE, BE IT RESOLVED that the Lower Nazareth Township Board of Supervisors approve the amended Subdivision Plan as referenced above, subject to the following conditions:

1. The waiver from SALDO Article 7, Section 741.6 requiring additional right-of-way is approved.

2. The conditions set forth in the 2009 Keith H. and Mrs. Roberta L. Herman Subdivision Improvements Agreement pertaining to road widening, tree removal and right-of-way grading as described in Paragraph 2(B) are rescinded.
3. The comments in the Township Engineer's letter dated March 24, 206 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.
4. 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.

5. 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.
6. All correspondence regarding the plan shall be directed to the Township or if directed to the Engineer, the Township shall be copied.
7. 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 28th day of October 2026 at a regular public meeting. Motion made by Martin Baucher and seconded by James Pennington. The motion carried unanimously.

ATTEST:

BOARD OF SUPERVISORS


Tammi Dravec, Secretary/Treasurer


Amy Templeton, Chairperson