

LOWER NAZARETH TOWNSHIP

Board of Supervisors

RE: Logisticenter East Subdivision and Lot Consolidation

WHEREAS, the Lower Nazareth Township Board of Supervisors granted Final Subdivision and Land Development approval for the Logisticenter East project on May 9, 2007 under Resolution LNT-13-07; and

WHEREAS, the Lower Nazareth Township Board of Supervisors is in receipt of a final plan entitled "Final Subdivision and Lot Consolidation Plan for Logisticenter East" prepared by Rettew Associates, Inc. of Nazareth, Pennsylvania, consisting of (3) sheets, dated October 3, 2008, revised December 23, 2008; and

WHEREAS, the intent of the Final Plan is the subdivision and lot consolidation of the two tracts of the Logisticenter East project, separating this component from the Land Development; and

WHEREAS, these tracts are located on Tax Parcel #L6-17-2, L6-18-6, L6-17-4E, L6-18-3, L6-18-2, and L6-17-4F, between Hanoverville Road and Steuben Road, comprising 106 acres; and

WHEREAS, the Lower Nazareth Board of Supervisors granted Conditional Use approval of the subdivision and land development plan at their September 13, 2006 meeting;

WHEREAS, the Lower Nazareth Township Planning Commission recommended approval of the subdivision and land development plan at its November 20, 2006 meeting; and

WHEREAS, the Board of Supervisors granted waivers to SALDO Sections 421, 425.1, 741.6, 741.10, and 792.22 at their November 15, 2006 meeting;

WHEREAS, the Township Engineer has reviewed this Final Plan against the provisions of the 2005 Lower Nazareth Township Subdivision and Land Development Ordinance and has offered comments in his letter dated January 9, 2009; 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 January 9, 2009 are adequately addressed. Regarding item No. II paragraph 3, the Board granted a deferral to the actual setting of all proposed property corner pins until commencement of the land development phase of the project. 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 will comply with the requirements of the Conditional Use Opinion and Order relative to the Land Development component of the original plan as executed by the Board of Supervisors Chairman and Secretary, at the time of future Land Development submission.
3. The Applicant understands that any changes to the proposed uses and/or the land development 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. The applicant shall supply two (2) Mylars and (8) paper prints of the Final Plan. 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 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 14th day of January 2009, at a regular public meeting. Motion made by Ricky Johnson and seconded by Eric Nagle.
The motion carried unanimously.

ATTEST:

BOARD OF SUPERVISORS


Timm A. Tenges, Manager, Secretary/Treasurer


Dr. Alan V. Dilsaver, Chairman