

LOWER NAZARETH TOWNSHIP
Board of Supervisors

Resolution LNT-14-13

RE: Louise Moore Park – Homestead /Park Office Site Improvement

WHEREAS, the Lower Nazareth Township Board of Supervisors are in receipt of a Preliminary/Final Land Development Plan entitled “Final Site Improvements, Louise Moore Park, Homestead/Park Office”, prepared by Hanover Engineering Associates, Inc. of Bethlehem, PA, consisting of (4) sheets, dated April 29, 2013 and last revised May 22, 2013; and

WHEREAS, the intent of the Plan is improvements to support conversion of the former Louise Moore Homestead to a park office building, located on Tax Parcel #L8-10-8, at 151 Country Club Road, Easton, PA; and

WHEREAS, the Lower Nazareth Township Planning Commission recommended approval of the plan at its May 20, 2013 meeting; 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 June 7, 2013; and

WHEREAS, the Township Zoning Administrator has reviewed the 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 Preliminary/Final Plan as referenced above, subject to the following conditions:

1. Provided the comments in the Township Engineer’s letter dated June 7, 2013 are 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 SALDO Waivers requested in the Applicant’s Request, dated April 29, 2013 (see attached Exhibit A) are approved with the exception of the following:
 - a. 424.9(h) Certification of Ownership
 - b. 520 Recording of the Final Plan
 - c. 533.10 Certification blocks for approval by the Planning Commission and Board of Supervisors.
 - d. 901 Right-of-way dedication.

This site plan is intended for recording unless the Applicant submits an additional site plan for work on the site, while construction is still underway for work included in this

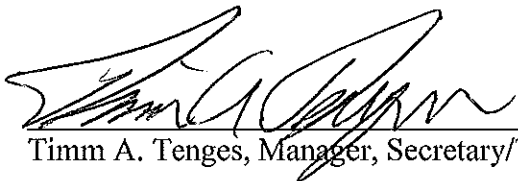
approval. If a site plan for additional work is submitted, recording of this plan is deferred to include the work from the second site plan.

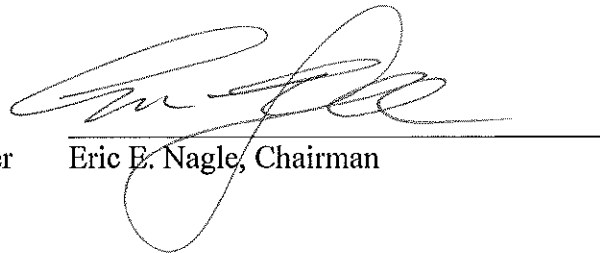
3. For recording, the applicant shall supply two (2) mylars and (2) paper prints of Sheet 1 of 5 of the Final Plan, and four full sets of paper prints, all with original signatures, to Lower Nazareth Township. Lower Nazareth Township will obtain all plan signatures. Per the Northampton County Uniform 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.
4. 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.
5. The applicant is prohibited from commencing any construction activities on this project until a pre-construction conference is scheduled and conducted in compliance with Section 536 of the Subdivision and Subdivision Ordinance and a formal Notice to Proceed is issued by the Township. Said pre-construction conference shall not occur until Items 1 and 2 above have been satisfied to the Township's satisfaction.
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 12th day of June 2013, at a regular public meeting.
Motion made by Robert Kucsan and seconded by James Pennington. The motion carried unanimously.

ATTEST:

BOARD OF SUPERVISORS


Timm A. Tenges, Manager, Secretary/Treasurer


Eric E. Nagle, Chairman