

LOWER NAZARETH TOWNSHIP
Board of Supervisors

Resolution #LNT-13-14

RE: 531 Georgetown Road Final Minor Subdivision

WHEREAS, the Lower Nazareth Township Board of Supervisors are in receipt of a final minor subdivision plan entitled "Final Minor Subdivision Plan for 531 Georgetown Road", prepared by Lehigh Engineering Associates of Walnutport, Pennsylvania, consisting of (1) sheet, dated March 31, 2014 and last revised June 24, 2014; and

WHEREAS, the intent of the Plan is the subdivision of Parcel #L6-9-1 into (2) lots; and

WHEREAS, this proposed plan meets the definition of major subdivision according to the requirements of the Lower Nazareth Township Subdivision and Land Development Ordinance and has been reviewed as such; and

WHEREAS, the Lower Nazareth Township Planning Commission recommended approval of the plan and requested waivers at its April 21, 2014 meeting; and

WHEREAS, the Township Engineer has reviewed the Final Plan against the provisions of the 2005 Lower Nazareth Township Subdivision and Land Development Ordinance and has offered comments in his letter dated July 7, 2014; 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 July 7, 2014, 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 waiver from SALDO Section 424.8 regarding the depiction of contour lines at 2-foot intervals was granted this date.
3. The waiver from SALDO Section 533.2 requiring the placement of pins or concrete monuments at all lot corners was granted this date.
4. The waiver from SALDO Section 741.6 requiring widening of existing streets fronting the subject subdivision was granted this date.
5. 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

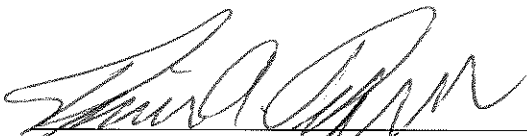
circumstances, shall any site work nor construction occur that is not depicted on the approved plan nor approved by Lower Nazareth Township and outside agencies.

6. For recording, the applicant shall supply two (2) Mylar reproducible prints and (6) paper prints of the Final Plan, all with original signatures, to Lower Nazareth Township. 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 is welcome to 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.
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.

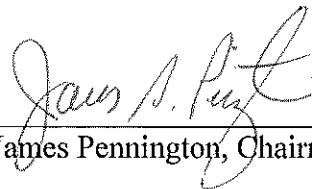
ADOPTED AND APPROVED this 9th day of July 2014, at a regular public meeting.
Motion made by Martin Baucher and seconded by Gerald Green. The motion carried unanimously.

ATTEST:

BOARD OF SUPERVISORS



Timm A. Tenges, Manager, Secretary/Treasurer



James Pennington, Chairman