

LOWER NAZARETH TOWNSHIP
Board of Supervisors

Resolution #LNT-08-15

RE: O.R.E. Rentals Subdivision Plan

WHEREAS, the Lower Nazareth Township Board of Supervisors are in receipt of a subdivision plan entitled "Preliminary/Final Subdivision Plan for O.R.E. Rentals, Proposed Retail/Rental Store", prepared by Bohler Engineering of Center Valley, PA, consisting of (1) sheet, dated February 18, 2015, and last revised March 23, 2015; and

WHEREAS, the intent of the Plan is the subdivision of Tax Parcel #L8-11A-5, lands owned by Charles and Mary Topping, together with the conveyance of 0.826 acres from Tax Parcel L8-11A-3-6 owned by Fairfield Development, to create two conforming lots, all located on Commerce Park Drive; and

WHEREAS, the Lower Nazareth Township Planning Commission recommended approval of the plan at its March 16, 2015 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 April 7, 2015; 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:

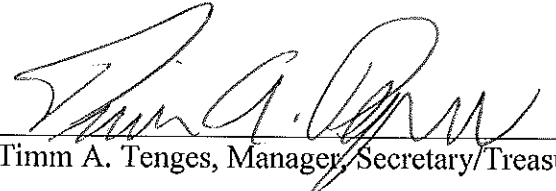
1. The comments in the Township Engineer's letter dated April 7, 2015 shall be adequately addressed. Any reports or documentation requested by the Township Engineer must be provided to both the Township and Township Engineer prior to plan recording.
2. Bethlehem Township shall be consulted to determine if they want to review the subdivision plan and written evidence of their decision shall be supplied to Lower Nazareth Township. If Bethlehem Township elects to review the subdivision plan, the Applicant shall supply Lower Nazareth Township with written evidence of Bethlehem Township's final approval.
3. Pursuant to the Record Plan Notes of the Hecktown Road Business Park Phase I Record Plan, all lots must gain access via the internal street system, or Commerce Park Drive. Completion of Phases II and III of the development, to and including installation of the traffic signal on Hecktown Road, shall be satisfied prior to use and occupancy of any lots within this development, as outlined in the Phasing Sequence of the Hecktown Road Business Park Phase I Record Plan.

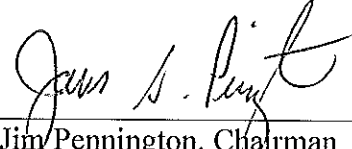
4. The Applicant understands that any changes to the proposed subdivision in general are subject to Township review and may require additional review and approval by the Board of Supervisors and/or outside agencies.
5. For recording, the applicant shall supply two (2) Mylar reproducible prints and (6) six paper prints of Sheet S-1 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.
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 8th day of April 2015, at a regular public meeting.
 Motion made by Robert Kusan and seconded by Eric Nagle. The motion carried unanimously.

ATTEST:

BOARD OF SUPERVISORS


 Timm A. Tenges, Manager, Secretary/Treasurer


 Jim Pennington, Chairman