

LOWER NAZARETH TOWNSHIP
Board of Supervisors

Resolution #LNT-24-16

RE: Meixsell Minor Subdivision

WHEREAS, the Lower Nazareth Township Board of Supervisors are in receipt of a Preliminary/Final Minor Subdivision – Lot Line Adjustment Plan entitled “Meixsell Minor Subdivision”, prepared by Hanover Engineering Associates, Inc. of Bethlehem, PA, consisting of (1) sheet, dated 8/29/16 and last revised 11/22/16; and

WHEREAS, the Applicant has requested a waiver from SALDO Section 741.6; and

WHEREAS, the properties in question are 4267 Christian Springs Road (Lot 1) and 4263 Christian Springs Road (Lot 2), also known respectively as Tax Parcels K7-20-4B and K7-20-4C; and

WHEREAS, the intent of the Plan is to adjust a lot line and convey a 25-foot strip of land from Lot 1 to Lot 2, which will provide road frontage for Lot 2; and

WHEREAS, the Lower Nazareth Township Zoning Hearing Board granted variances related to this site as outlined in Zoning Appeal #ZA2016-03 Order and Opinion (Exhibit A);

WHEREAS, the Lower Nazareth Township Planning Commission recommended approval of the plan and the requested waiver at its September 19, 2016 meeting; and

WHEREAS, the Township Engineer has reviewed the Final Plan and the requested waiver against the provisions of the 2005 Lower Nazareth Township Subdivision and Land Development Ordinance and has offered comments in his letter dated December 1, 2016; and

WHEREAS, the Township Zoning Administrator has reviewed the Final Plan against the provisions of the 2001 Lower Nazareth Township Zoning Ordinance, amended September 28, 2016; 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 December 1, 2016 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. For recording, the applicant shall supply to Lower Nazareth Township:

Sheet 1 of 1

(2) Mylar reproducible prints;

(6) Paper prints;

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 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.

3. All correspondence related to this plan shall be directed to the Township or if directed to the Engineer, the Township shall be copied.
4. 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.

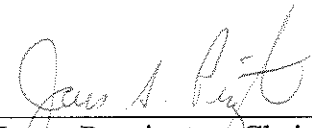
ADOPTED AND APPROVED this 14th day of December 2016 at a regular public meeting. Motion made by Eric Noble and seconded by Robert Kucan. The motion carried unanimously.

ATTEST:

BOARD OF SUPERVISORS



Timm A. Tenges, Manager, Secretary/Treasurer



James Pennington, Chairman