

LOWER NAZARETH TOWNSHIP
Board of Supervisors

Resolution #LNT-22-18

RE: First Park 33, Lot 3, Preliminary/Final Major Subdivision

WHEREAS, the Lower Nazareth Township Board of Supervisors are in receipt of a Subdivision Plan entitled "Preliminary/Final Major Subdivision Plan, 3882 Eastgate Blvd", prepared by Liberty Engineering, Inc. of Allentown, PA, consisting of (1) sheet, dated February 2, 2018; and

WHEREAS, the intent of the Plan is the subdivision of Lot 3 of First Park 33, a 12.77-acre parcel into two parcels, more particularly known as Tax Parcel #K8-9-6H at 3882 Eastgate Boulevard; and

WHEREAS, the Lower Nazareth Township Planning Commission recommended approval of the plan at its February 26, 2018 meeting; and

WHEREAS, the Township Engineer has reviewed the Final Subdivision Plan against the provisions of the 2005 Lower Nazareth Township Subdivision and Land Development Ordinance and has offered comments in his letter dated May 4, 2018; 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 Subdivision Plan as referenced above, subject to the following conditions:

1. Provided the comments in the Township Engineer's letter dated May 4, 2018 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 plans 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, more particularly:

Lot 3A – 3882 Eastgate Boulevard

Lot 3B – 3902 Eastgate Boulevard

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. 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. All correspondence regarding the plan shall be directed to the Township or if directed to the Engineer, the Township shall be copied.
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 9th day of May 2018 at a regular public meeting.

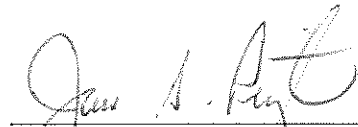
Motion made by Robert Hoyer and seconded by Robert Kucsan. The motion carried unanimously.

ATTEST:

BOARD OF SUPERVISORS



Tammi Dravec, Secretary/Treasurer



James Pennington, Chairman