

LOWER NAZARETH TOWNSHIP
Board of Supervisors

Resolution #LNT-13-19

RE: Lower Nazareth Commercial Park

WHEREAS, the Lower Nazareth Township Board of Supervisors are in receipt of a Preliminary/Final Plan entitled "Lot Line Adjustment & Reverse Subdivision Plan for Lower Nazareth Commercial Park", prepared by Lehigh Engineering Associates, Inc. of Walnutport, Pennsylvania, consisting of (2) sheets, dated April 1, 2019 and last revised May 6, 2019; and

WHEREAS, the intent of the Plan is consolidation of Tax Parcel #L7-8-5C-5 and #L7-8-5C-6 and the addition of .5 acre from adjoining Tax Parcel #L7-8-3 to create a 3.196-acre parcel with an address of 179 Mikron Road; and

WHEREAS, the zoning of the 0.5-acre parcel incorporated from Tax Parcel #L8-8-3 is and will remain zoned Office Park; and

WHEREAS, no new development is intended with this plan and the existing commercial/light industrial use will remain; and

WHEREAS, the Applicant has agreed to clean up and remove all construction materials and equipment from the adjoining Parcel #L7-8-3; and

WHEREAS, the Lower Nazareth Township Planning Commission recommended approval of the plan at its April 22, 2019 meeting; 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 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 May 15, 2019; 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 May 15, 2019 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. All construction materials and equipment shall be removed from Tax Parcel #L7-8-3 prior to recording the plan.
3. For recording purposes, the applicant shall supply to Lower Nazareth Township:

Sheets 1 and 2

(2) sets of Mylar reproducible prints;

(6) sets of 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 may 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.

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. All correspondence regarding the plan shall be directed to the Township or if directed to the Engineer, the Township shall be copied.
6. 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.

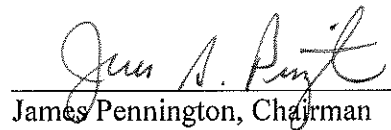
ADOPTED AND APPROVED this 22nd day of May 2019 at a regular public meeting. Motion made by Martin Boucher and seconded by Amy Templeton. The motion carried unanimously.

ATTEST:

BOARD OF SUPERVISORS



Tammi Dravec, Secretary/Treasurer



James Pennington, Chairman