

**LOWER NAZARETH TOWNSHIP**  
**Board of Supervisors**

**Resolution #LNT-14-14**

RE: Saratoga Farms Final Major Subdivision Phasing Plan

**WHEREAS**, the Lower Nazareth Township Board of Supervisors previously approved a final major subdivision entitled "Saratoga Farms Final Plan", prepared by Lehigh Engineering Associates of Walnutport, Pennsylvania, consisting of (31) sheets, dated June 24, 2013 and last revised July 29, 2013 under Resolution LNT-24-13; and

**WHEREAS**, the intent of that Plan was the subdivision of an 81-acre parcel into 57 lots for the development of single family dwellings, located on Tax Parcel #L7-6-1, at 360 Nazareth Pike; and

**WHEREAS**, the developer has decided to phase the project, splitting this subdivision into two phases and has submitted a revised Overall Layout Plan, Sheet 2 of 30, last revised June 2, 2014 for approval;

**WHEREAS**, the Applicant has submitted an application for Zoning Map Amendment, dated March 26, 2008, and last updated July 25, 2013, to change the zoning of this parcel from "Agricultural" to "Low Density Residential"; and

**WHEREAS**, the Board of Supervisors have taken action to formally adopt the Zoning Map Amendment as prescribed in Ordinance #209-12-13;

**WHEREAS**, said Ordinance will not go into effect until all conditions of this Resolution have been satisfied and the Final Subdivision has been recorded; and

**WHEREAS**, the Lower Nazareth Township Planning Commission recommended approval of the plan at its August 19, 2013 meeting, provided all concerns of the Township Engineer and the Township Zoning Administrator are addressed; 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 3, 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 Board of Supervisors has granted a waiver to SALDO Section 733.613, in conjunction with this current application;

**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 July 3, 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 applicant is responsible for executing separate Letters of Credit and Improvement Agreements for security for the public improvements. All public improvements necessary to complete Phase I must be secured prior to recording of the first phase of the project. The Final Subdivision Plan will not be signed, nor will the Improvement Agreement be approved and executed by the Board of Supervisors until the security has been received and deemed acceptable. The applicant understands that no construction can commence, nor will any permit applications be accepted until such time as all conditions of approval are met and the Final Subdivision Plan has been recorded.
3. For recording, the applicant shall supply the following documents to Lower Nazareth Township:

Cover Sheet and Sheets 2, 3, 4, 5, & 6 - (2) sets of Mylar reproducible prints, and  
(2) sets of Paper Prints

Full Sets - (4) sets of Paper Prints

All documents shall have original Applicant 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.

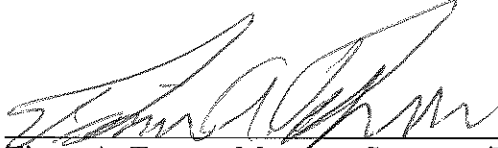
4. The applicant is prohibited from commencing any construction activities on this project until a pre-construction conference is scheduled and conducted in compliance with Section 536 of the Subdivision and Subdivision Ordinance and a formal Notice to Proceed is issued by the Township. Said pre-construction conference shall not occur until Items 1-3 above have been satisfied to the Township's satisfaction.
5. The Applicant understands that any changes to the proposed uses and/or the subdivision 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. All correspondence regarding the plan shall be directed to the Township or if directed to the Engineer, the Township shall be copied.

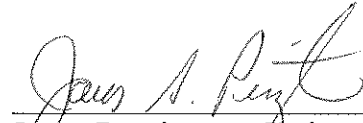
7. The applicant shall accept these conditions in writing, within five days of receipt of the finalized Board of Supervisors resolution, otherwise the application is denied for failure to comply with the express conditions that are contained in this Resolution.

**ADOPTED AND APPROVED** this 9<sup>th</sup> day of July 2014, at a regular public meeting.  
Motion made by Martin Boucher and seconded by Eric Nagle. The motion carried unanimously.

**ATTEST:**

**BOARD OF SUPERVISORS**

  
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Timm A. Tenges, Manager, Secretary/Treasurer

  
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James Pennington, Chairman