

LOWER NAZARETH TOWNSHIP

Board of Supervisors

RE: Henry Yeska Sr. Preliminary/Final Lot Line Adjustment Plan

WHEREAS, the Lower Nazareth Township Board of Supervisors is in receipt of a Final Land Development plan entitled "Henry Yeska Sr. Preliminary/Final Lot Line Adjustment Plan" prepared by Kenneth R. Hahn, PLS of Bath, Pennsylvania, consisting of (1) sheets, dated April 26, 2010 and last revised August 11, 2010; and

WHEREAS, the intent of the Preliminary/Final Lot Line Adjustment Plan is conveyance of 1.1 acre to the adjoining parcel to the west, located on Tax Parcel #K7-17-1A, Upper Nazareth Township and K7-17-4, Lower Nazareth Township, in the vicinity of 2785 Georgetown Road; and

WHEREAS, the Lower Nazareth Township Planning Commission recommended approval of the plan at its July 19, 2010 meeting; and

WHEREAS, the Township Engineer has reviewed the Preliminary/Final Plan against the provisions of the 2005 Lower Nazareth Township Subdivision and Land Development Ordinance and has offered comments in his letter dated September 15, 2010; and

WHEREAS, the Township Zoning Administrator has reviewed the Revised 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 Preliminary/Final Plan as referenced above, subject to the following conditions:

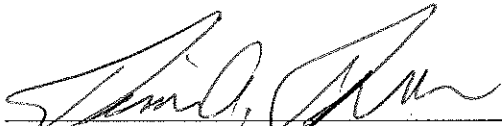
1. Provided the comments in the Township Engineer's letter dated September 15, 2010 are adequately addressed. Any reports or documentation requested by the Township Engineer must be provided to both the Township and Township Engineer prior to plan recording.
2. For recording, the applicant shall supply two (2) Mylar reproducible prints and (6) paper prints of the Lot Line Adjustment Plan, all with original signatures, to Lower Nazareth Township. 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. 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.

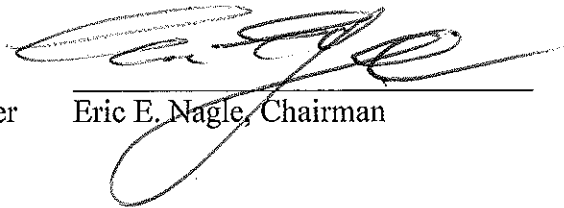
ADOPTED AND APPROVED this 22nd day of September 2010, at a regular public meeting. Motion made by James Fernandez and seconded by Ricky Johnson. The motion carried unanimously.

ATTEST:

BOARD OF SUPERVISORS



Timm A. Tenges, Manager, Secretary/Treasurer



Eric E. Nagle, Chairman