

LOWER NAZARETH TOWNSHIP
Board of Supervisors

Resolution LNT-22-23

RE: Lolita Brown Preliminary/Final Minor Subdivision

WHEREAS, the Lower Nazareth Township Board of Supervisors are in receipt of a preliminary/final minor subdivision plan entitled "Preliminary/Final Minor Subdivision for Lolita Brown Tract", prepared by Evans Engineering, Inc. of Harrisburg, PA, consisting of (5) sheets, dated August 26, 2013 and last revised September 30, 2013; and

WHEREAS, the intent of the Plan is a 2-lot subdivision of a 90.77-acre property, located on Tax Parcel #L8-3-2, between Newburg Road and Northwood Avenue; and

WHEREAS, the Lower Nazareth Township Planning Commission recommended approval of the plan at its September 25, 2013 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 October 15, 2013; and

WHEREAS, the Township Zoning Administrator has reviewed the Preliminary/Final Plan against the provisions of the 2001 Lower Nazareth Township Zoning Ordinance, amended March 23, 2005; and

WHEREAS, the Lower Nazareth Township has granted a deferral of SALDO Section 741.6; 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 October 15, 2013 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) sets of Mylar reproducible prints and (2)sets of paper prints of Sheets C1 and C2of the Plan, and (4) full sets of paper prints (Sheets C1 thru C3.3), all with original signatures, to Lower Nazareth Township. 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.

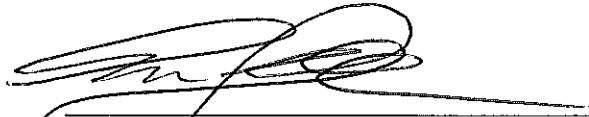
3. The applicant is prohibited from commencing any construction activities on this project until a pre-construction conference is scheduled and conducted in compliance with Section 536 of the Subdivision and Subdivision Ordinance and a formal Notice to Proceed is issued by the Township. Said pre-construction conference shall not occur until Items 1 and 2 above have been satisfied to the Township's satisfaction.
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 23rd day of October 2013, at a regular public meeting. Motion made by Gerald Green and seconded by Robert Kucson, The motion carried unanimously.

ATTEST:

BOARD OF SUPERVISORS


Timm A. Tenges, Manager, Secretary/Treasurer


Eric E. Nagle, Chairman