

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

**Resolution LNT-23-13**

RE: Louise Moore Park West Lot Line Adjustment

**WHEREAS**, the Lower Nazareth Township Board of Supervisors are in receipt of a Preliminary/Final Plan entitled "Louise Moore Park Lot Line Adjustment Plan", prepared by Hanover Engineering Associates, Inc. of Bethlehem, PA, consisting of (1) sheet, dated September 17, 2013; and

**WHEREAS**, the intent of the Plan is to dissolve the lot line for the Louise Moore Homestead property, Tax Parcel #L8-10-8, and consolidate this lot with Louise Moore Park lands, Tax Parcel #L8-10-8A, both located along Country Club Road, Easton, PA; and

**WHEREAS**, the Lower Nazareth Township Planning Commission recommended approval of the plan and requested waivers at its October 21, 2013 meeting; and

**WHEREAS**, the Township Engineer has reviewed the Plan against the provisions of the 2005 Lower Nazareth Township Subdivision and Land Development Ordinance and has offered comments in his letter dated November 11, 2013; and

**WHEREAS**, the Township Zoning Administrator has reviewed the 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 Lot Line Adjustment Plan as referenced above, subject to the following conditions:

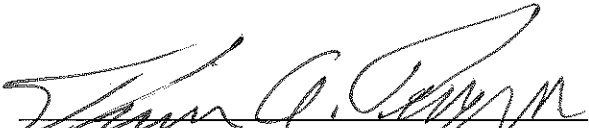
1. Provided the comments in the Township Engineer's letter dated November 11, 2013 are adequately addressed. Any reports or documentation requested by the Township Engineer must be provided to both the Township and Township Engineer prior to plan recording.
2. The SALDO Waivers requested in the Applicant's Request, dated September 27, 2013 (see attached Exhibit A) are approved;
3. For recording, the applicant shall supply two (2) mylars and (6) paper prints of Sheet 1 of the Lot Line Adjustment Plan, all with original signatures, to Lower Nazareth Township. 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 this plan. 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.

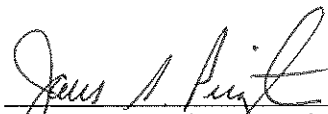
4. All correspondence regarding the plan shall be directed to the Township or if directed to the Engineer, the Township shall be copied.
5. The applicant shall accept these conditions in writing, within five days of receipt of the finalized Board of Supervisors resolution, otherwise the application is denied for failure to comply with the express conditions that are contained in this Resolution.

**ADOPTED AND APPROVED** this 13<sup>th</sup> day of November 2013, at a regular public meeting. Motion made by Robert Kucman and seconded by Martin Baucher. The motion carried unanimously.

**ATTEST:**

**BOARD OF SUPERVISORS**

  
Timm A. Tenges, Manager, Secretary/Treasurer

  
James S. Pennington, Vice-Chairman