

LOWER NAZARETH TOWNSHIP
Board of Supervisors

Resolution #LNT-25-19

RE: Louise Moore Park Maintenance Building

WHEREAS, the Lower Nazareth Township Board of Supervisors are in receipt of a Preliminary/Final Land Development Plan entitled “Parks Maintenance Building at Louise Moore Park”, prepared by Carroll Engineering Corporation of Warrington, Pennsylvania, consisting of (17) sheets, dated August 23, 2019 and last revised September 25, 2019; and

WHEREAS, the intent of the Plan is the construction of a 7,200 s.f. single-story maintenance building along with a related driveway and parking area on the lands of Louise Moore Park; and

WHEREAS, the lots in question are respectively Tax Parcel #L8-11-2 PKB and Tax Parcel #L8-11-3 PKB; and

WHEREAS, it is also the intention to consolidate Tax Parcel #L8-11-2 PKB and Tax Parcel #L8-11-3 PKB as part of this plan recording; and

WHEREAS, the jurisdictional boundary line with Bethlehem Township crosses thru the proposed parking lot; and

WHEREAS, Bethlehem Township has limited their review to grading approval; and

WHEREAS, the Lower Nazareth Township Planning Commission recommended approval of the plan at its September 16, 2019 meeting; and

WHEREAS, the Township Zoning Administrator has reviewed the Final Plan against the provisions of the 2001 Lower Nazareth Township Zoning Ordinance, last amended November 14, 2018; 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 4, 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 Preliminary/Final Plan as referenced above, subject to the following conditions:

1. Provided the comments in the Township Engineer’s letter dated October 4, 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. No construction can commence, nor will any permit applications be accepted until all conditions of approval are met and the Final Plan has been recorded.

3. The applicant shall supply Lower Nazareth Township with the following for recording purposes:

Sheet C-102

(2) Mylar reproducible prints;

(2) Paper prints;

Full Sets

(4) Sets of paper prints.

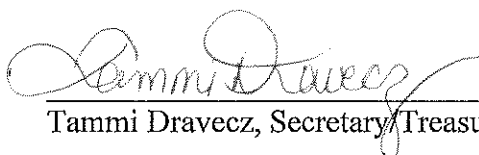
All pages shall have original signatures. These copies will be used for distribution to Northampton County GIS, Lehigh Valley Planning Commission, Lower Nazareth Township, and one copy returned to the Applicant. The applicant is welcome to provide additional copies to be signed for their records. Lower 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 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. 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 Land Development 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.
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 23rd day of October 2019 at a regular public meeting. Motion made by Bert Smalley and seconded by Robert Hoyer. The motion carried unanimously.

ATTEST:

BOARD OF SUPERVISORS



Tammi Dravec, Secretary/Treasurer



James Pennington, Chairman