

LOWER NAZARETH TOWNSHIP
Board of Supervisors

Resolution #LNT-26-13

RE: Milham Auto Group Final Subdivision

WHEREAS, the Lower Nazareth Township Board of Supervisors are in receipt of a Final Subdivision Plan entitled "Final Subdivision Plan for Keystone Real Estate Management, New Auto Dealership and Body Shop", prepared by Evans Engineering, Inc. of Harrisburg, Pennsylvania consisting of (7) sheets, dated August 26, 2013; and

WHEREAS, the intent of the Plan is the acquisition of an 18-acre parcel from the adjoining Brown property, to be merged with the Milham properties to create a 35.25-acre parcel and leave two remaining lots, in the vicinity of 3810 Hecktown Road; and

WHEREAS, the Lower Nazareth Township Planning Commission recommended approval of the plan at its September 16, 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 December 6, 2013; and

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

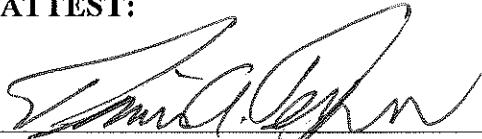
1. Provided the comments in the Township Engineer's letter dated December 6, 2013 are adequately addressed. Any reports or documentation requested by the Township Engineer must be provided to both the Township and Township Engineer prior to plan recording.
2. The Applicant understands that any changes 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.
3. For recording, the applicant shall supply two (2) sets of Mylar reproducible prints and (2) sets of paper prints of Sheets C1, C2 and C3 of the Final Plan, and (4) full sets of paper prints, 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.

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.

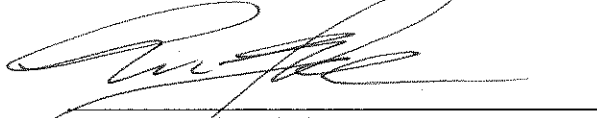
ADOPTED AND APPROVED this 11th day of December 2013, at a regular public meeting. Motion made by Gerald Green and seconded by Martin Beucher. The motion carried unanimously.

ATTEST:



Timm A. Tenges, Manager, Secretary/Treasurer

BOARD OF SUPERVISORS



Eric E. Nagle, Chairman