

LOWER NAZARETH TOWNSHIP
Board of Supervisors

Resolution #LNT-26-20

RE: Vera Cruz Preliminary/Final Lot Line Adjustment

WHEREAS, the Lower Nazareth Township Board of Supervisors are in receipt of a Subdivision Plan entitled “Vera Cruz Lot Line Adjustment”, prepared by RT Consulting & Engineering, Inc. of Palm Coast, Florida, consisting of (2) sheets, dated July 29, 2020, last revised September 24, 2020; and

WHEREAS, the intent of the Plan is a lot line adjustment which will separate 20,178 s.f. from Tax Parcel L8-8-3B, 270 Country Club Road and merge it with adjoining tax parcel L8-8-3D, 260 Country Club Road, with no new development included as part of the plan; and

WHEREAS, the Lower Nazareth Township Planning Commission recommended approval of the plan at its September 21, 2020 meeting; and

WHEREAS, the Township Zoning Administrator has reviewed the 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 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 21, 2020; and

WHEREAS, the Applicant has requested (9) waivers related to this plan submission; 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 October 21, 2020 are adequately addressed.
2. The following waivers from the Subdivision and Land Development Ordinance are granted:
 - a. Article 4, Section 424.8, Topographic Contouring;
 - b. Article 4, Section 424.9, Depiction of Proposed Development;
 - c. Article 4, Section 425, Submission of Supplemental Documentation;
 - d. Article 5, Section 533.11, Requirement for a Grading Plan Note;
 - e. Article 5, Section 534, Requirement for Developer’s Agreement and Security;
 - f. Article 5, Section 535, Procedure for Staged Subdivision;
 - g. Article 5, Section 536, Requirement for a Pre-Construction Meeting;
 - h. Article 4, Section 401, and Article 5 Section 501, Requirement for Separate Preliminary and Final Submission;
 - i. Article 4, Section 424.7, Requirement to Depict Man-Made Features Within 200 Feet.

3. For recording, the applicant shall supply to Lower Nazareth Township:

- (2) Sets of Mylar reproducible prints;
- (6) Sets of Paper prints;

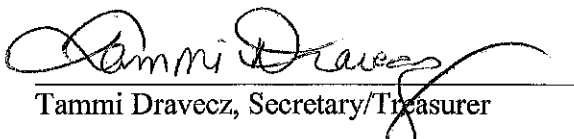
All prints shall have original signatures. These copies will be used for distribution to Northampton County, Lehigh Valley Planning Commission, Lower Nazareth Township, and one copy returned to the Applicant. The applicant may provide additional copies to be signed for their records. Lower Nazareth Township 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 in general are subject to Township review and may require additional review and approval by the Board of Supervisors and/or outside agencies.
- 5. All correspondence regarding the plan shall be directed to the Township or if directed to the Engineer, the Township shall be copied.
- 6. 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.

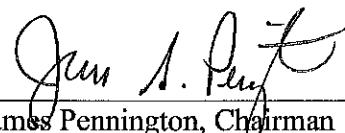
ADOPTED AND APPROVED this 28th day of October 2020 at a regular public meeting. Motion made by Amy Templeton and seconded by Martin Boucher. The motion carried unanimously.

ATTEST:

BOARD OF SUPERVISORS



Tammi Dravec, Secretary/Treasurer



James Pennington, Chairman