

LOWER NAZARETH TOWNSHIP
Board of Supervisors

Resolution #LNT-29-19

RE: Land of Randy and Sandra Knecht Preliminary/Final Subdivision

WHEREAS, the Lower Nazareth Township Board of Supervisors are in receipt of a Subdivision Plan entitled “Final Minor Subdivision for Lands of Randy W. & Sandra C. Knecht”, prepared by Pysher Land Surveying, LLC, of Lehigh Valley, Pennsylvania, consisting of (1) sheets, dated July 15, 2019; and

WHEREAS, the intent of the Plan is a two-lot subdivision of a 65.81-acre property to create a 1.5-acre parcel intended for development of a single-family dwelling; and

WHEREAS, the Lower Nazareth Township Planning Commission recommended approval of the plan at its August 19, 2019 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 November 7, 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 Final Plan as referenced above, subject to the following conditions:

1. Provided the comments in the Township Engineer’s letter dated November 7, 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. For recording, the applicant shall supply to Lower Nazareth Township:
 - (2) Mylar reproducible prints;
 - (6) 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.

3. 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. 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.
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.

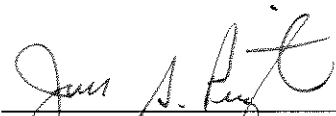
ADOPTED AND APPROVED this 13th day of November 2019 at a regular public meeting. Motion made by Martin Boucher and seconded by Robert Hoyn. The motion carried unanimously.

ATTEST:

BOARD OF SUPERVISORS



Tammi Dravec, Secretary/Treasurer



James Pennington, Chairman