

LOWER NAZARETH TOWNSHIP
Board of Supervisors

Resolution LNT-38-18

RE: Fields at Trio Farms, Phase VI-A – Lots 197-202 Lot Line Adjustment

WHEREAS, Phase VI-A of the Fields at Trio Farms subdivision was approved April 11, 2018 under Resolution #LNT-20-18; and

WHEREAS, the Lower Nazareth Township Board of Supervisors are in receipt of a plan entitled, “Lot Line Adjustment Plan, Fields at Trio Farms, Phase VI-A, Lots 197-202” prepared by Cowan Associates, Inc., of Quakertown, Pennsylvania, consisting of one sheet, dated October 4, 2018, last revised November 21, 2018, proposing the lot line adjustment for (6) townhouses approved and constructed as part of the Phase VI-A subdivision; and

WHEREAS, the Lower Nazareth Township Planning Commission recommended approval of the Lot Line Adjustment Plan at its November 19, 2018 meeting; and

WHEREAS, the Township Engineer has reviewed the Phase VI-A Lot Line Adjustment Plan against the provisions of the 2005 Lower Nazareth Township Subdivision and Land Development Ordinance and has offered comments in his letter dated December 11, 2018; and

WHEREAS, the Township Zoning Administrator has reviewed the Lot Line Adjustment Plan against the provisions of the 2001 Lower Nazareth Township Zoning Ordinance, amended November 14, 2018; 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 Phase VI-A Lot Line Adjustment Plan as referenced above, subject to the following conditions:

1. Provided the comments in the Township Engineer’s letter dated December 11, 2018 are adequately addressed. Any 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. 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.
3. For recording, the applicant shall supply:

Sheet 1

- (2) Mylar reproducible prints; and
- (6) Paper prints.

These copies will be used for distribution to Northampton County, Lehigh Valley Planning Commission, Lower Nazareth Township, and one copy returned to the

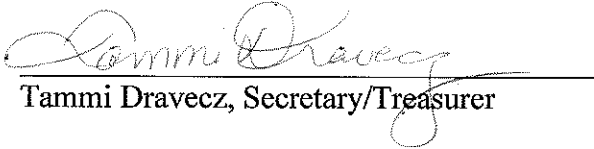
Applicant. The applicant is welcome to provide additional copies to be signed for their records. Lower Nazareth Township will obtain all plan signatures. Per the Northampton County Uniform Parcel Identifier Ordinance, the applicant is responsible for placement of property addresses on the above plans. 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.

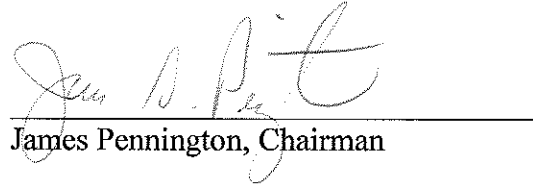
ADOPTED AND APPROVED this 12th day of December 2018, at a regular public meeting. Motion made by Martin Boucher and seconded by Robert Hoyer. The motion carried unanimously.

ATTEST:

BOARD OF SUPERVISORS



Tammi Dravec, Secretary/Treasurer



James Pennington, Chairman