

LOWER NAZARETH TOWNSHIP

Board of Supervisors

RE: Opus East Lot 3 - Revised Final Land Development Plan

WHEREAS, the Lower Nazareth Township Board of Supervisors is in receipt of Drawing #24, Sheet 25 of 30 the Opus Subdivision Lot 3 Final Land Development plan entitled "Revised Final Lot 3 Record Plan" prepared by Pany & Lentz Engineering Company of Allentown, Pennsylvania, consisting of (1) sheet, dated July 7, 2003 and last revised December 1, 2008; and

WHEREAS, the intent of the Final Plan is site modifications to the Land Development Plan, located on Tax Parcel #L7-10-1, located in both Lower Nazareth and Bethlehem Townships; and

WHEREAS, the Opus Final Subdivision and Land Development Plan was previously approved by the Lower Nazareth Township Board of Supervisors in December 2003 under Resolution LNT-19-03; and

WHEREAS, all the improvements are located in Bethlehem Township; and

WHEREAS, Bethlehem Township has granted final land development approval and proof of that action has been provided in Bethlehem Township Resolution R-011-09; and

WHEREAS, the Lower Nazareth Township Planning Commission recommended approval of the plan at its March 16, 2009 meeting; 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 April 2, 2009; and

WHEREAS, the Township Zoning Administrator has reviewed the Revised Final 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:

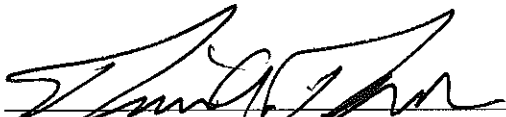
1. Provided the comments in the Township Engineer's letter dated April 2, 2009 are adequately addressed.
2. The Applicant understands that any changes to the proposed uses and/or the land development in general are subject to Township review and may require additional review and approval by the Board 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.

3. The applicant shall supply one (1) Mylar reproducible print of Sheet 25 of the Final Record Plan, and three (3) paper prints to Lower Nazareth Township. Lower Nazareth Township understands that Bethlehem Township will be the responsible party for recording of the plan.
4. 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.

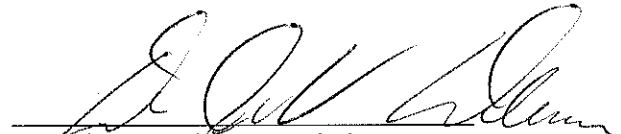
ADOPTED AND APPROVED this 8th day of April 2009, at a regular public meeting.
Motion made by Eric Nagle and seconded by Robert Kuesan The motion carried unanimously.

ATTEST:

BOARD OF SUPERVISORS



Timm A. Tenges, Manager, Secretary/Treasurer



Dr. Alan V. Dilsaver, Chairman