

LOWER NAZARETH TOWNSHIP
Board of Supervisors

Resolution #LNT-23-11

RE: Cobrinik Solar Energy System Site Plan

WHEREAS, the Lower Nazareth Board of Supervisors adopted Ordinance 201-03-11 to regulate solar energy systems;

WHEREAS, the Lower Nazareth Township Board of Supervisors is in receipt of a Site Plan entitled "Site Plan for Solar Panel Arrays for Tax ID #K7-19-18, 4467 Briarwood Drive" prepared by Lehigh Engineering Associates, Inc. of Walnutport, Pennsylvania, consisting of (5) sheets, dated October 7, 2011 and last revised October 19, 2011; and

WHEREAS, the intent of the Plan is installation of four rows of solar panels, comprising an area of 6,834 s.f. on a 15.84 acre residential lot, located on Tax Parcel #K7-19-18-0418, 4467 Briarwood Drive, Nazareth, PA; and

WHEREAS, the Lower Nazareth Township Planning Commission recommended approval of the Site Plan at its October 17, 2011 meeting; and

WHEREAS, the Township Engineer has reviewed the Site Plan against the provisions of the 2005 Lower Nazareth Township Subdivision and Land Development Ordinance and has offered comments in his letter dated October 24, 2011; and

WHEREAS, the Township Zoning Administrator has reviewed the Site Plan against the provisions of the 2001 Lower Nazareth Township Zoning Ordinance, amended March 23, 2005 and Lower Nazareth Township Ordinance #201-03-11; 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 Site Plan as referenced above, subject to the following conditions:

1. Provided the comments in the Township Engineer's letter dated October 24, 2011 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 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. For recording, the applicant shall supply to Lower Nazareth Township, all with original signatures:

- (2) Mylar reproducible prints and (2) paper prints of Sheet 1 of 2; and
- (4) full sets of paper prints.

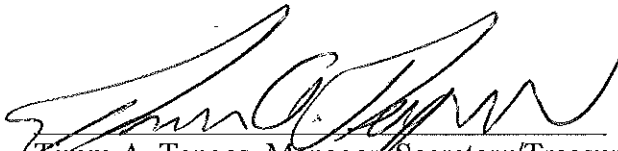
Lower Nazareth Township will obtain all plan signatures. Per the Northampton County Uniform Parcel Identifier Ordinance, the applicant is responsible for placement of property addresses on the above plans. Upon satisfaction of all conditions of approval and placement of signatures on the Plans, the Township 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 26th day of October 2011, at a regular public meeting. Motion made by James Pennington and seconded by Martin Bouché. The motion carried unanimously.

ATTEST:

BOARD OF SUPERVISORS


Timm A. Tenges, Manager, Secretary/Treasurer


Robert S. Kucsan, Vice-Chairman