

LOWER NAZARETH TOWNSHIP
Board of Supervisors

Resolution #LNT-29-20

RE: Phillip Davis Final Subdivision Plan

WHEREAS, the Lower Nazareth Township Board of Supervisors are in receipt of a Subdivision Plan entitled “Final Major Subdivision Plan for Phillip Davis”, prepared by Maser Consulting of Allentown, Pennsylvania, consisting of (2) sheets, dated August 25, 2020, last revised November 19, 2020; and

WHEREAS, the intent of the Plan is the subdivision of Tax Parcel K8-9-1C into two lots and the dedication of right-of-way along Country Club Road; and

WHEREAS, preliminary approval of the subdivision was granted by the Board of Supervisors on September 10, 2008; and

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

WHEREAS, the Township Zoning Administrator has reviewed the subdivision 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 Subdivision Plan against the provisions of the 2005 Lower Nazareth Township Subdivision and Land Development Ordinance and has offered comments in his letter dated December 3, 2020; and

WHEREAS, the Applicant has requested (1) waiver 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. The comments in the Township Engineer’s letter dated December 3, 2020 shall be adequately addressed.
2. The waiver from Article 7, Section 741.10, Curbing, of the Subdivision and Land Development Ordinance is granted.
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

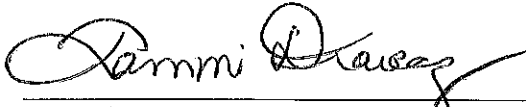
responsible for placement of property addresses on the above plans. Upon satisfaction of all conditions of approval and placement of signatures on the Plans, the Township shall record, within ninety (90) days of said satisfaction, the approved Plan at the Northampton County Recorder of Deeds Office as 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.

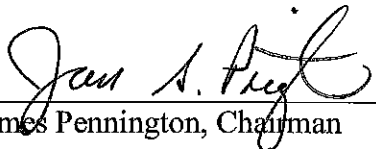
ADOPTED AND APPROVED this 9th day of December 2020 at a regular public meeting. Motion made by Martin Boucher and seconded by Stephen Brown. The motion carried unanimously.

ATTEST:

BOARD OF SUPERVISORS



Tammi Dravec, Secretary/Treasurer



James Pennington, Chairman