

LOWER NAZARETH TOWNSHIP
Board of Supervisors

Resolution #LNT-30-20

RE: Keystone Food Products, Inc.

WHEREAS, the Lower Nazareth Township Board of Supervisors are in receipt of a 2-page lot line adjustment plan with sheets entitled "Site Analysis Plan", Sheet 1 of 2 and "Boundary Adjustment Plan", Sheet 2 of 2, prepared by Lehigh Engineering Associates, Inc., dated October 13, 2020, last revised November 12, 2020; and

WHEREAS, the intent of the Plan is the transfer of 0.6866 acres of land from Tax Parcel L8-11A-6C (Lot 2) to Tax Parcel L8-11A-6A (Lot 1), adjusting the common boundary line between the two parcels, and consolidating Tax Parcel L8-11A-5A (Lot 3) into Tax Parcel L8-11A-6A (Lot 1), with no new development included as part of the plan; and

WHEREAS, the Lower Nazareth Township Planning Commission recommended approval of the plan at its November 16, 2020 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 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 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 Lot Line Adjustment Plan as referenced above, subject to the following conditions:

1. Provided the comments in the Township Engineer's letter dated December 3, 2020 are adequately addressed.
2. The waiver from Article 4, Section 421 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.

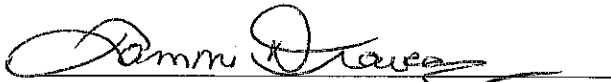
Per the Northampton County Uniform Parcel Identifier Ordinance, the applicant is responsible for placement of property addresses on the above plans. Upon satisfaction of all conditions of approval and placement of signatures on the Plans, the Township shall record, within ninety (90) days of said satisfaction, 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