

LOWER NAZARETH TOWNSHIP
Board of Supervisors

Resolution #LNT-10-22

RE: 3758 Hollo Road Minor Subdivision

WHEREAS, the Lower Nazareth Township Board of Supervisors are in receipt of a Minor Subdivision Plan entitled "3758 Hollo Road Minor Subdivision Plan", prepared by Penn Technology Consulting, LLC of Fogelsville, Pennsylvania, consisting of (1) sheet, dated December 1, 2021 and last revised January 25, 2022; and

WHEREAS, the intent of the Plan is to subdivide the 11.14-acre parcel into two lots; and

WHEREAS, the parcel is located at 3758 Hollo Road, Tax Parcel #K8-3-7; and

WHEREAS, this parcel was previously subdivided and approved under Township Resolution #LNT05-05; and

WHEREAS, the Applicant has requested a deferral of Subdivision and Land Development Ordinance Article 7, Section 741.6 requiring the cartway widening; and

WHEREAS, the Lower Nazareth Township Planning Commission recommended approval of the Plan and the requested deferral at its January 17, 2022 meeting; and

WHEREAS, the Township Zoning Administrator has reviewed the Plan against the provisions of the 2001 Lower Nazareth Township Zoning Ordinance, last amended January 27, 2021; 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 February 2, 2022; 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 February 2, 2022 shall be 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 Board of Supervisors grant the requested deferral from Article 7, Section 741.6 regarding the widening of cartway. The record plan shall note this deferral stating that any future development of Lot 1 shall be subject to the cartway requirements of Article 7, Section 741.6 of the Lower Nazareth Township Subdivision & Land Development Ordinance.

3. For recording, the applicant shall supply to Lower Nazareth Township:

(2) Mylar reproducible prints;

(6) 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. 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 9th day of February 2022 at a regular public meeting. Motion made by Amy Templeton and seconded by Stephen Brown. The motion carried unanimously.

ATTEST:

BOARD OF SUPERVISORS



Tammi Dravec, Secretary/Treasurer



James Pennington, Chairman