

**LOWER NAZARETH TOWNSHIP**  
**Board of Supervisors**

**Resolution #LNT-25-22**

RE: Caliber Collision - Subdivision of Lot 9 Jandy Subdivision

**WHEREAS**, the Lower Nazareth Township Board of Supervisors are in receipt of a Subdivision Plan/Lot Line Adjustment Plan entitled "Preliminary/Final Land Development Plans for Nazareth Jandy Boulevard, LLC, Subdivision Plan/Lot Line Adjustment", prepared by Bohler Engineering of Bethlehem, Pennsylvania, consisting of (1) sheet, Sheet C-300, dated December 28, 2021 and last revised March 25, 2022; and

**WHEREAS**, the intent of the Plan is to subdivide Lot 9 of the Jandy Subdivision, Tax Parcel #K7-18-7J, consisting of 17.16 acres to create a 3.63-acre lot for the development of an automobile collision center, and to subdivide off 0.30-acre to be merged with Tax Parcel K7-18-7G, 4031 Jandy Boulevard; and

**WHEREAS**, the Lower Nazareth Township Planning Commission recommended approval of the entire development at its February 28, 2022 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 Applicant has requested four (4) waivers from the Subdivision and Land Development Ordinance (SALDO); and

**WHEREAS**, the Township Engineer has reviewed the Subdivision Plan against the provisions of the 2005 Lower Nazareth Township Subdivision and Land Development Ordinance and has offered comments in his letter dated April 6, 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 April 6, 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 following waivers from the Subdivision and Land Development Ordinance are granted:
  - a. Article 4, Section 401: Requirement for Separate Preliminary and Final Submission.
  - b. Article 4, Section 424.7: Requirement to depict all man-made features within 200' of the tract boundary;
  - c. Article 4, Section 424.7: Requirement to depict all existing and proposed street rights-of-way and cartway widths within 200' of the tract boundary;

- d. Article 4, Section 421: Require a minimum plan scale of 1"=50'.
3. For recording, the applicant shall supply to Lower Nazareth Township:

Sheet C-300

- (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 13<sup>th</sup> day of April 2022 at a regular public meeting.  
Motion made by Martin Boucher and seconded by Amy Templeton. The motion carried unanimously.

**ATTEST:**

**BOARD OF SUPERVISORS**

Lori A. Stauffer  
Lori Stauffer, Township Manager

James A. Pennington  
James Pennington, Chairman