

LOWER NAZARETH TOWNSHIP
Board of Supervisors

Resolution #LNT-41-22

RE: Clemis Preliminary/Final Subdivision

WHEREAS, the Lower Nazareth Township Board of Supervisors are in receipt of a Preliminary/Final Subdivision Plan entitled, "Subdivision/Lot Consolidation Plan, Lands of James Clemis", prepared by Keystone Consulting Engineers, Bethlehem, Pennsylvania, consisting of (2) sheets, dated May 12, 2022; and

WHEREAS, the intent of the Plan is to subdivide two tracts of land, Tax Parcels L7NW2-2-5 and L7NW2-2-6, to convey approximately .08 acres to Lower Nazareth Township with the remaining lands consolidated into Tax Parcel #L7NW2-2-4 also owned by James Clemis; and

WHEREAS, the lands conveyed to Lower Nazareth Township will be used for the future improvement of the Newburg Road and Nazareth Pike intersection; and

WHEREAS, the Lower Nazareth Township Planning Commission recommended approval of the Plan at its October 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, Alternate Engineer Justin Coyle of Carroll Engineering Corporation has reviewed the Plan against the provisions of the 2005 Lower Nazareth Township Subdivision and Land Development Ordinance and has offered comments in his letter dated October 17, 2022; and

WHEREAS, the Lower Nazareth Township Board of Supervisors desire to take final action on this plan.

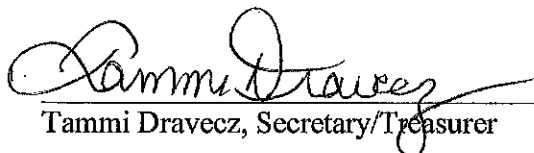
NOW THEREFORE, BE IT RESOLVED that the Lower Nazareth Township Board of Supervisors approve the Plan as referenced above, subject to the following conditions:

1. The comments in Justin Coyle's letter dated October 17, 2022 shall be adequately addressed.
2. The Subdivision Plan shall be recorded at the Recorder of Deeds Office for Northampton County.

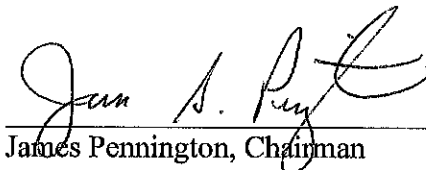
ADOPTED AND APPROVED this 26th day of October 2022 at a regular public meeting. Motion made by Robert Hoyer and seconded by Martin Boucher. The motion carried unanimously.

ATTEST:

BOARD OF SUPERVISORS



Tammi Dravec, Secretary/Treasurer



James Pennington, Chairman