

LOWER NAZARETH TOWNSHIP
Board of Supervisors

Resolution #LNT-47-22

RE: Joanne Shaughnessy Bard Lot Consolidation

WHEREAS, the Lower Nazareth Township Board of Supervisors are in receipt of a Land Development Plan entitled "Lot Consolidation Plan prepared for Country Club Road, Joanne Shaughnessy Bard", prepared by Martin H. Schuler Co. of Allentown, Pennsylvania, consisting of (1) sheet, dated September 22, 2022 and last revised November 3, 2022; and

WHEREAS, the intent of the Plan is to eliminate a lot line to combine two existing lots into an approximate 3.0-acre tract along the east side of Country Club Road just south of Hollo Road; 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 Final Plan against the provisions of the 2001 Lower Nazareth Township Zoning Ordinance, last amended January 27, 2021; and

WHEREAS, the Applicant has requested waivers from Sections 401 and 501 of the Subdivision and Land Development Ordinance which requires separate submission for preliminary and final plan; and

WHEREAS, the Township Engineer has reviewed the Preliminary/Final Plan against the provisions of the 2005 Lower Nazareth Township Subdivision and Land Development Ordinance and has offered comments in his letter dated December 8, 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 Preliminary/Final Plan as referenced above, subject to the following conditions:

1. 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 5, Section 501: Requirement for Separate Preliminary and Final Submission.
2. The comments in the Township Engineer's letter dated December 8, 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.
3. For recording, the applicant shall supply to Lower Nazareth Township:
 - (2) Mylar reproducible prints;
 - (6) Sets of paper prints.

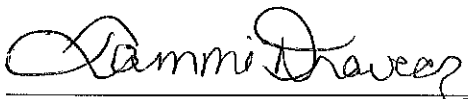
All prints shall have original signatures. These copies will be used for distribution to Northampton County, Lehigh Valley Planning Commission, Lower Nazareth Township, and one copy returned to the Applicant. The applicant may provide additional copies to be signed for their records. Lower Nazareth Township 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 plan in general are subject to Township review and may require additional review and approval by the Board of Supervisors and/or outside agencies. Under no circumstances, shall any site work nor construction occur that is not depicted on the approved plan nor approved by Lower Nazareth Township and 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.

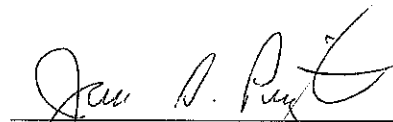
ADOPTED AND APPROVED this 14th day of December 2022 at a regular public meeting. Motion made by Martin Bucher and seconded by Amy Templeton. The motion carried unanimously.

ATTEST:

BOARD OF SUPERVISORS



Tammi Dravec, Secretary/Treasurer



James Pennington, Chairman