

LOWER NAZARETH TOWNSHIP
Board of Supervisors

Resolution #LNT-24-23

RE: Chestnut Avenue Associates V – Lot 7 & 8 Lot Line Adjustment

WHEREAS, the Lower Nazareth Township Board of Supervisors are in receipt of a Lot Line Adjustment Plan entitled “Lot 7 and 8 Lot Line Adjustment Plan for Chestnut Avenue Associates V, L.P.”, prepared by Bohler Engineering of Bethlehem, PA, 18018 consisting of (1) sheet, dated February 24, 2023 and last revised July 25 2023; and

WHEREAS, the intent of the Plan is a lot line adjustment between Lot 7 (Tax Parcel K7-18-7H) and Lot 8 (Tax Parcel #K7-18-7G) of the Jandy Commercial Development, which will convey 0.99 acres from Lot 7 to Lot 8 to create a 2.85-acre lot for the development of a car wash; and

WHEREAS, the Lower Nazareth Township Zoning Hearing Board granted a variance related to this site as outlined in Zoning Appeal #ZA2023-07 for minimum lot area; and

WHEREAS, the Lower Nazareth Township Planning Commission recommended approval of the plan at its May 15, 2023 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 February 8, 2023; and

WHEREAS, the Township Engineer 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 August 1, 2023; 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 August 1, 2023 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 applicant shall supply the following to Lower Nazareth Township for recording:

Sheet C-301

- (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.

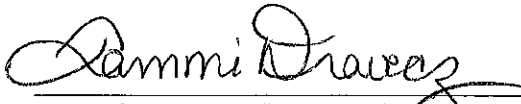
Per the Northampton County Uniform Parcel Identifier Ordinance, the applicant is responsible for placement of property addresses on the above plans. Upon satisfaction of all conditions of approval and placement of signatures on the Plans, the Township shall record, within ninety (90) days of said satisfaction,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

3. All correspondence regarding the plan shall be directed to the Township or if directed to the Engineer, the Township shall be copied.
4. 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.

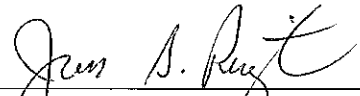
ADOPTED AND APPROVED this 9th day of August 2023 at a regular public meeting. Motion made by Martin Bouche and seconded by Amy Templeton. The motion carried unanimously.

ATTEST:

BOARD OF SUPERVISORS



Tammi Dravecz, Secretary/Treasurer



James Pennington, Chairman