

LOWER NAZARETH TOWNSHIP
Board of Supervisors

Resolution #LNT-12-24

RE: AHOC, LLC Minor Subdivision Plan

WHEREAS, the Lower Nazareth Township Board of Supervisors are in receipt of a Final Land Development Plan entitled “Minor Subdivision Plan for AHOC, LLC”, prepared by Bohler Engineering of Bethlehem, Pennsylvania, consisting of (1) sheet, dated November 22, 2023 and last revised January 5, 2024; and

WHEREAS, the property in question is tax parcel #K8-9A-6A; and

WHEREAS, the intent of the Plan is to subdivide the existing 3.875-acre parcel into two lots, consisting of 2.61 acres (Lot 1) and 1.26 acres (Lot 2); and

WHEREAS, there are two existing uses on the property, specifically a hotel with an address of 3723 Easton-Nazareth Highway, and a medical office building with an address of 3729 Easton-Nazareth Highway; and

WHEREAS, the Lower Nazareth Township Zoning Hearing Board granted variances related to this proposed subdivision as outlined in Zoning Appeal #ZA2023-15 Order and Opinion (Exhibit A) for lot size, lot width, setbacks, and parking; and

WHEREAS, the Applicant has requested waivers from the Subdivision and Land Development Ordinance (SALDO); and

WHEREAS, the Lower Nazareth Township Planning Commission recommended approval of the Plan and requested waivers at its December 18, 2023 meeting; and

WHEREAS, the Township Zoning Administrator 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 Final Plan against the provisions of the 2005 Lower Nazareth Township Subdivision and Land Development Ordinance and has offered comments in his letter dated January 19, 2024; 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 following waiver(s) of the SALDO have been granted:
 - a. Article 4, Section 424.7: Requirement to show all existing utilities, stormwater facilities, or other man-made features within the proposed subdivision tract and within 200’ of its boundaries.
 - b. Article 7, Section 741.10: Requirement to install curbing where a subdivision abuts an existing arterial street.

2. The comments in the Township Engineer's letter dated January 19, 2024 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. The applicant shall supply the following to Lower Nazareth Township for recording:

Sheet C-301

- (2) Mylar reproducible prints;
- (6) Paper prints.

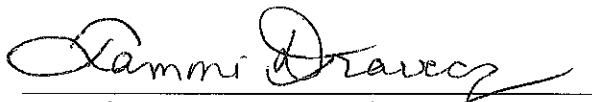
All prints shall have original signatures. These copies will be used for distribution to Northampton County, Lehigh Valley Planning Commission, Lower Nazareth Township, and one copy returned to the Applicant. The applicant may provide additional copies to be signed for their records. Lower Nazareth Township 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.

4. Any changes to the proposed uses and/or the land development 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 24th day of January 2024 at a regular public meeting. Motion made by Stephen Brown and seconded by Amy Templeton. The motion carried unanimously.

ATTEST:

BOARD OF SUPERVISORS



Tammi Dravec, Secretary/Treasurer



Martin J. Boucher, Vice-Chairman