

**BOROUGH OF STOCKERTOWN
NORTHAMPTON COUNTY, PENNSYLVANIA**

RESOLUTION NO. 2013-5

RE: JOSHUA TREE LAND DEVELOPMENT

WHEREAS, Stockertown Borough Council is in receipt of a Land Development Plan for Joshua Tree prepared by Jena Engineering Corp., consisting of four (4) sheets, dated April 17, 2013, revised September 6, 2013; and

WHEREAS, the intent of the Plan is construction of a proposed 2,475 square foot addition to the existing structure located at 310 Center Street along with additional areas for parking and the extension of the driveway around the north side of the addition with paved parking and driveway areas; and

WHEREAS, Stockertown Borough Planning Commission recommended approval of the Plan; and

WHEREAS, the Borough Engineer has reviewed the Final Plan against the provisions of the Stockertown Subdivision and Land Development Ordinance and has offered comments in his letter dated September 17, 2013; and

WHEREAS, the Township Zoning Officer has reviewed the Plan pursuant to the provisions of the Stockertown Zoning Ordinance; and

WHEREAS, Stockertown Borough Council desires to take final action on this Plan.

NOW, THEREFORE, BE IT RESOLVED that Stockertown Borough Council approve the Final Plan as referenced above, subject to the following conditions:

1. Provided the comments in the Borough Engineer's letter dated September 17, 2013, are adequately addressed. Any reports or documentation requested by the Borough Engineer must be provided to both the Borough and Borough Engineer prior to Plan recording.

2. The Applicant understands that any changes to the proposed uses and/or the land development in general are subject to Borough review and may require additional review and approval by Borough Council 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 Stockertown Borough and outside agencies.

3. The Applicant is responsible for executing an Improvement Agreement and submitting an acceptable form of security for the public improvements. The Applicant acknowledges that the Final Plan will not be signed, nor will the Improvement Agreement be approved and executed by Stockertown Borough Council until the security has been received and deemed acceptable. The Applicant understands that no construction can commence, nor will any permit applications be accepted, until such time as all conditions of approval are met and the Final Plan has been recorded.

4. For recording, the Applicant shall supply to Stockertown Borough, all with original signatures:

Sheet I

(2) sets of Mylar reproducible prints;

(2) sets of paper prints;

Full Sets

(4) sets of paper prints

Stockertown Borough will obtain all Plan signatures. Copies provided will be used for distribution to Northampton County, Lehigh Valley Planning Commission, Stockertown Borough, and one copy returned to the Applicant. The Applicant is welcome to provide additional copies to be signed for their records. 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 Borough 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 the Stockertown Borough Subdivision and Land Development Ordinance.

5. The Applicant is prohibited from commencing any construction activities on this project until a pre-construction conference is scheduled and conducted in compliance with the Subdivision and Land Development Ordinance and a formal Notice to Proceed is issued by the Borough. Said pre-construction conference shall not occur until Items 1 and 2 above have been satisfied to the Borough's satisfaction.

6. All correspondence regarding the Plan shall be directed to the Borough or if directed to the Engineer, the Borough shall be copied.

7. The Applicant shall accept these conditions in writing, within five (5) days of receipt of the finalized Stockertown Borough Council Resolution, otherwise the application is denied for failure to comply with the express conditions that are contained in this Resolution.

ADOPTED AND APPROVED this 23rd day of September, 2013, at a regular public meeting.

BOROUGH OF STOCKERTOWN

ATTEST:



CHRISTOPHER BURMOOD, Secretary

BY:



AMY RICHARD, President of Council