

WILLIAMS TOWNSHIP BOARD OF SUPERVISORS

**RESOLUTION GRANTING CONDITIONAL,
PRELIMINARY/FINAL SUBDIVISION APPROVAL**

SUBJECT: SOMOGYI LOT LINE ADJUSTMENT

70 and 90 Grandview Road, Williams Township, Northampton County, PA
Northampton County Tax Parcel Nos.: M9-24-6L-0836 and M9-24-6C-0836

RESOLUTION 2023-26

WHEREAS, Robert and Margaret Somogyi ("*Applicant*") submitted an application for preliminary/final plan approval of a minor subdivision that proposes a lot line adjustment ("*Project*") between two parcels of land located at 70 and 90 Grandview Road, otherwise identified as Northampton County Tax Parcel Nos.: M9-24-6L-0836 and M9-24-6C-0836.

WHEREAS, this Project is laid out on a plan entitled "Lot Line Adjustment Final Plan of Parcels M9-24-6L & M9-24-6C", prepared by Finelli Consulting Engineers, dated May 11, 2023, last revised October 12, 2023, consisting of 1 sheet ("*Plan*"); and

WHEREAS, the Williams Township Planning Commission recommended preliminary/final approval of the above application at a public meeting held on November 15, 2023, with conditions and a recommendation of the requested waiver of requirements under the Subdivision and Land Development Ordinance; and

WHEREAS, the Township Board of Supervisors desire to take action on the application.

NOW THEREFORE, BE IT RESOLVED, by the Board of Supervisors of Williams Township, Northampton County, Commonwealth of Pennsylvania:

1. The minor subdivision application of Applicants is hereby granted preliminary/final approval, subject to the following conditions, contingencies, grant or denial of waiver requests:
 - (a) Full compliance with all engineering requirements contained in the comment and review letters of Colliers Engineering & Design dated November 9, 2023, which requirements are not specifically waived or modified;
 - (b) Prior to recordation of the Record Plan for the minor subdivision, the Applicant shall submit legal descriptions for the boundary of each parcel and deeds of conveyance and deeds of consolidation for review and approval by the Township Engineer and Solicitor and said deeds shall be recorded with the Record Plan.

- (c) After final subdivision approval and satisfaction of all conditions of approval, the final plan shall be recorded in the Northampton County Recorder of Deeds office.
 - (d) By way of letter from Finelli Consulting Engineers, dated October 16, 2023, the Applicant is granted the following relief (waivers) from the Subdivision and Land Development Ordinance; some relief (waivers) have conditions:
 - i. **Section-1006.4:** This section of the SALDO provides that irregularly shaped lots shall be avoided.
 - ii. **Section 22-1012.1.A:** This section of the SALDO requires the placement of concrete monuments at the exterior corners of both parcels. This waiver is conditioned upon Applicant providing iron pins at all lot corners of both parcels, which is required by Section 22-1019.2 of the SALDO.
2. The approval is also conditioned upon Applicants obtaining any and all necessary permits from any governmental agency in connection with activities proposed to be conducted at the site.

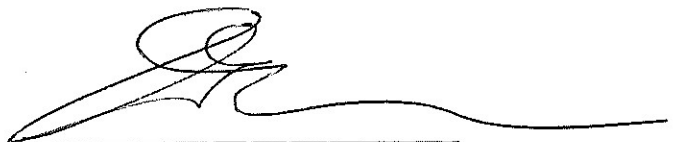
RESOLVED, ADOPTED, and APPROVED, this 13th day of December, 2023 at a regular public meeting of the Board of Supervisors of Williams Township.

**WILLIAMS TOWNSHIP
BOARD OF SUPERVISORS**

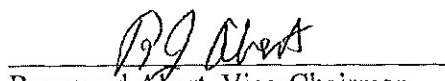
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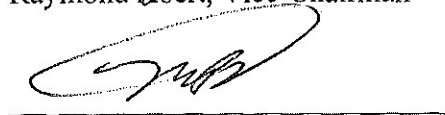
Melody Ernst, Township Manager



George Washburn, Chairman



Raymond Abert, Vice-Chairman



N. Michael Bryant