

**SALISBURY TOWNSHIP**  
**Lehigh County, Pennsylvania**  
**Board of Commissioners Meeting**  
**Regular Meeting Agenda—July 14, 2022**  
**7:00 PM**

**1. Call to Order**

**2. Pledge of Allegiance**

**3. Notifications:**

- All public sessions of the Salisbury Township Board of Commissioners regular meeting are electronically monitored (tape recorded) for the purpose of taking the Minutes. Public comment on agenda items will be entertained at the time the item is up for vote, non-agenda related public comments will be entertained after the agenda.
- This public session of the Salisbury Township Board of Commissioners will be held in person at 2900 S. Pike Ave., Allentown, PA 18103
- Public Comment Period Policy—Three (3) Minutes Rule

**4. Bills Payable – Period 6/18/22 – 7/8/22**

**5. Approval of the Minutes –June 23, 2022**

**6. New Business**

**A. ORDINANCES**

1. Public Hearing & Approval of Proposed Amendments to Zoning Ordinance (Chapter 27) 6 (Off-Street Parking and Loading)
2. Public Hearing & Approval of Proposed Addition to Zoning Ordinance (Chap 27) Part 3 with Section 310, Cluster Housing
3. Ordinance to Amend Tax Collector Fees Charged for Reimbursement of Expenses

**B. RESOLUTIONS** *None*

**C. MOTIONS**

1. Motion to Approve Agreement between Salisbury Twp School District and Salisbury Township Police Department regarding BusPatrol services
2. Motion to Award Bid for Gutter Mill and Overlay Project for East Texas Blvd, S. 25th St. & Main St. to Bracalente Construction in the Amount of \$151,556.50
3. Motion to Approve Payment #2 (Final) to Michael F. Ronca & Sons for Water Main Replacement/Sanitary Sewer Repair Projects in the amount of \$249,089.70

**7. Courtesy of the Floor:** (opportunity for public comment on non-agenda items)

**8. Adjournment**

*2900 South Pike Ave, Allentown, PA 18103*

## Report Criteria:

Detail report.  
Invoice detail records above \$0 included.  
Paid and unpaid invoices included.

Vendor Name	Invoice Number	GL Account Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
<b>A-B-E Laboratory</b>							
A-B-E Laboratory	21058	06-448.316	2022-May water analysis	06/16/22	400.00	.00	
Total A-B-E Laboratory:					400.00	.00	
<b>Allegra</b>							
Allegra	82325	06-448.342	2021 drinking water report	06/17/22	791.55	.00	
Total Allegra:					791.55	.00	
<b>Allentown Equipment Corp</b>							
Allentown Equipment Corp	5900	01-437.251	#6-Inspection	06/13/22	119.00	.00	
Allentown Equipment Corp	5916	01-437.251	#3-Inspection/tighten nuts on left front brake chamber	06/15/22	144.00	.00	
Total Allentown Equipment Corp:					263.00	.00	
<b>Amazon Business</b>							
Amazon Business	1LY1-VXV7-LT7R	01-407.261	Routers	06/22/22	7.79	.00	
Amazon Business	1PQW-WG3L-XLC	01-452.240	Water balloons	07/06/22	28.98	.00	
Amazon Business	1TG3-HD4P-6NLJ	01-430.260	2-32" LED TV's	06/21/22	955.90	.00	
Total Amazon Business:					992.67	.00	
<b>American United Life Insurance Co</b>							
American United Life Insur	61722	01-401.158	2022-July-life/disability ins coverage	06/17/22	81.95	.00	
American United Life Insur	61722	01-402.158	2022-July-life/disability ins coverage	06/17/22	96.36	.00	
American United Life Insur	61722	01-407.158	2022-July-life/disability ins coverage	06/17/22	48.18	.00	
American United Life Insur	61722	01-409.158	2022-July-life/disability ins coverage	06/17/22	41.64	.00	
American United Life Insur	61722	01-410.158	2022-July-life/disability ins coverage	06/17/22	1,180.88	.00	
American United Life Insur	61722	01-414.158	2022-July-life/disability ins coverage	06/17/22	85.41	.00	
American United Life Insur	61722	01-430.158	2022-July-life/disability ins coverage	06/17/22	1,040.04	.00	
American United Life Insur	61722	06-401.158	2022-July-life/disability ins coverage	06/17/22	9.64	.00	
American United Life Insur	61722	06-430.158	2022-July-life/disability ins coverage	06/17/22	14.45	.00	
American United Life Insur	61722	06-448.158	2022-July-life/disability ins coverage	06/17/22	167.69	.00	
American United Life Insur	61722	08-401.158	2022-July-life/disability ins coverage	06/17/22	9.64	.00	
American United Life Insur	61722	08-429.158	2022-July-life/disability ins coverage	06/17/22	167.69	.00	
American United Life Insur	61722	08-430.158	2022-July-life/disability ins coverage	06/17/22	14.45	.00	
American United Life Insur	61722	10-426.158	2022-July-life/disability ins coverage	06/17/22	23.80	.00	
Total American United Life Insurance Co:					2,981.82	.00	
<b>ATIS Elevator Inspections Inc</b>							
ATIS Elevator Inspections I	236988	01-409.373	2022-June-Semi-Annual-Elevator Inspection-Police Bldg	06/10/22	70.00	.00	
Total ATIS Elevator Inspections Inc:					70.00	.00	
<b>Backwoods Outdoor Center</b>							
Backwoods Outdoor Cente	3573	01-451.375	Oil/hydraulic filters for mowers	05/27/22	106.26	.00	
Backwoods Outdoor Cente	3669	01-437.375	Deck belt for Zero turn mower	06/22/22	95.39	.00	
Total Backwoods Outdoor Center:					201.65	.00	

Vendor Name	Invoice Number	GL Account Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
<b>Baillie, Genevieve</b>							
Baillie, Genevieve	62922	01-452.200	Reimb-Mileage for Playground Program	06/29/22	208.85	.00	
Total Baillie, Genevieve:					208.85	.00	
<b>Berkheimer Associates</b>							
Berkheimer Associates	63022	01-403.453	2022-June-LST Comm	06/30/22	470.65	.00	
Total Berkheimer Associates:					470.65	.00	
<b>Best Line Equipment</b>							
Best Line Equipment	P64983	01-451.375	Washer/blades	01/01/22	156.84	.00	
Best Line Equipment	P66980	01-437.375	Roller blade	01/01/22	365.46	.00	
Best Line Equipment	P69353	01-451.375	blades	01/01/22	256.80	.00	
Best Line Equipment	R44557	01-451.375	Portable generator rental	01/01/22	381.50	.00	
Total Best Line Equipment:					1,160.60	.00	
<b>Bethlehem, City of</b>							
Bethlehem, City of	61022	06-448.368	2022-May-4 resale customers	06/10/22	357.94	.00	
Bethlehem, City of	61022	06-448.363	2022-May-Hydrant rental	06/10/22	880.00	.00	
Total Bethlehem, City of:					1,237.94	.00	
<b>Burcarow Entertainment LLC</b>							
Burcarow Entertainment LL	7122	01-452.200	Insurance Certificate-9/24 show	07/01/22	181.00	181.00	07/05/22
Total Burcarow Entertainment LLC:					181.00	181.00	
<b>CDW Government</b>							
CDW Government	BB21137	01-407.261	Brother printer power supplies	06/23/22	102.34	.00	
CDW Government	BB50922	01-407.261	Brother car printer	06/24/22	573.04	.00	
Total CDW Government:					675.38	.00	
<b>Coopersburg Materials</b>							
Coopersburg Materials	22454	01-438.245	9.5MM	06/18/22	333.32	.00	
Total Coopersburg Materials:					333.32	.00	
<b>Core &amp; Main</b>							
Core & Main	R036249	06-448.600	Storm sewer pipe	06/15/22	5,620.00	.00	
Total Core & Main:					5,620.00	.00	
<b>Curb Appeal Plus LLC</b>							
Curb Appeal Plus LLC	1005	01-413.317	1712 High Ridge Rd-Mow & Trim	06/02/22	350.00	.00	
Curb Appeal Plus LLC	1005	01-413.317	1493 E Emmaus Ave-Mow & Trim	06/02/22	700.00	.00	
Curb Appeal Plus LLC	1005	01-413.317	760 E Tioga St- Mow & Trim	06/02/22	75.00	.00	
Curb Appeal Plus LLC	1005	01-413.317	2360 Lehigh Parkway-Mow & Trim	06/02/22	1,400.00	.00	
Curb Appeal Plus LLC	1005	01-413.317	1410 Van Vetchen-Mow & Trim	06/02/22	765.00	.00	
Curb Appeal Plus LLC	1005	01-413.317	1712 High Ridge Rd-Mow & Trim	06/02/22	200.00	.00	
Curb Appeal Plus LLC	1005	01-413.317	1493 E Emmaus Ave-Mow & Trim	06/02/22	450.00	.00	
Curb Appeal Plus LLC	1005	01-413.317	1410 Van Vetchen-Mow & Trim	06/02/22	400.00	.00	
Curb Appeal Plus LLC	1005	01-413.317	1204 Voortman Ave-Mow & Trim	06/02/22	650.00	.00	
Curb Appeal Plus LLC	1005	01-413.317	Potomac St-Mow & trim	06/02/22	250.00	.00	
Curb Appeal Plus LLC	1009	01-413.317	1720 Graham St-Mow & Trim	06/08/22	650.00	.00	
Curb Appeal Plus LLC	1009	01-413.317	1725 Maple Ave-Mow & Trim	06/08/22	250.00	.00	

Vendor Name	Invoice Number	GL Account Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Curb Appeal Plus LLC	1009	01-413.317	560 E Emmaus Ave-Mow & Trim	06/08/22	50.00	.00	
Curb Appeal Plus LLC	1009	01-413.317	1422 Exeter Rd-Mow & Trim	06/08/22	200.00	.00	
Curb Appeal Plus LLC	1009	01-413.317	2360 Lehigh Parkway-Mow & Trim	06/08/22	360.00	.00	
Curb Appeal Plus LLC	1009	01-413.317	1321 Byfield St-Mow & Trim	06/08/22	180.00	.00	
Curb Appeal Plus LLC	1010	01-413.317	760 E Tioga St- Mow & Trim	06/30/22	120.00	.00	
Curb Appeal Plus LLC	1010	01-413.317	2360 Lehigh Parkway-Mow & Trim	06/30/22	500.00	.00	
Curb Appeal Plus LLC	1010	01-413.317	1712 High Ridge Rd-Mow & Trim	06/30/22	300.00	.00	
Curb Appeal Plus LLC	1010	01-413.317	1720 Graham St-Mow & Trim	06/30/22	200.00	.00	
Curb Appeal Plus LLC	1010	01-413.317	1422 Exeter Rd-Mow & Trim	06/30/22	200.00	.00	
Total Curb Appeal Plus LLC:					8,250.00	.00	
<b>Dallas Data Systems Inc.</b>							
Dallas Data Systems Inc.	25942	06-448.325	Postage & Mailing Services for Delinquent Utility Bills-Apr 2022	06/15/22	34.74	.00	
Dallas Data Systems Inc.	25942	08-429.325	Postage & Mailing Services for Delinquent Utility Bills-Apr 2022	06/15/22	30.39	.00	
Dallas Data Systems Inc.	25942	10-401.325	Postage & Mailing Services for Delinquent Utility Bills-Apr 2022	06/15/22	21.71	.00	
Dallas Data Systems Inc.	25942	06-448.342	Postage & Mailing Services for Delinquent Utility Bills-Apr 2022	06/15/22	16.70	.00	
Dallas Data Systems Inc.	25942	08-429.342	Postage & Mailing Services for Delinquent Utility Bills-Apr 2022	06/15/22	14.61	.00	
Dallas Data Systems Inc.	25942	10-401.342	Postage & Mailing Services for Delinquent Utility Bills-Apr 2022	06/15/22	10.44	.00	
Total Dallas Data Systems Inc.:					128.59	.00	
<b>Diefenderfer, Orlando</b>							
Diefenderfer, Orlando	61322	01-409.373	Installation of 6 door release buttons	06/13/22	1,270.00	.00	
Total Diefenderfer, Orlando:					1,270.00	.00	
<b>DiMatteo, Francesco</b>							
DiMatteo, Francesco	61622	01-401.325	Reimb-postage	06/16/22	36.24	.00	
Total DiMatteo, Francesco:					36.24	.00	
<b>District Court 31-1-08</b>							
District Court 31-1-08	62822	01-404.314	Civil Complaint Filings-1605 Graham St 20-183	06/28/22	191.25	191.25	06/29/22
District Court 31-1-08	62822	01-404.314	Civil Complaint Filings-1849 Black River Rd- 21-235	06/28/22	191.25	191.25	06/29/22
District Court 31-1-08	62822	01-404.314	Civil Complaint Filings-2097 Black River Rd- 22-039	06/28/22	191.25	191.25	06/29/22
Total District Court 31-1-08:					573.75	573.75	
<b>Eastern Auto Parts Warehouse</b>							
Eastern Auto Parts Wareho	3IV829281	01-437.251	Anti-freeze	06/06/22	57.56	.00	
Eastern Auto Parts Wareho	3IV832909	01-437.251	#18-fuel caps	06/15/22	16.92	.00	
Eastern Auto Parts Wareho	3IV833692	01-437.251	Clamps	06/16/22	11.83	.00	
Eastern Auto Parts Wareho	3IV833693	01-437.251	#7-band clamps	06/16/22	11.83	.00	
Eastern Auto Parts Wareho	3IV833885	01-437.251	#10-Hydraulic	06/17/22	23.96	.00	
Eastern Auto Parts Wareho	3IV833889	01-437.251	#10-Hydraulic	06/17/22	23.96	.00	
Eastern Auto Parts Wareho	3IV834597	01-437.251	#18-fuel cap	06/20/22	7.51	.00	
Total Eastern Auto Parts Warehouse:					153.57	.00	
<b>Eastern Salisbury Fire Co.</b>							
Eastern Salisbury Fire Co.	62722	03-411.540	3Q22-Stipend	06/27/22	14,000.00	.00	

Vendor Name	Invoice Number	GL Account Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total Eastern Salisbury Fire Co.:					14,000.00	.00	
<b>Ecco Communications LLC</b>							
Ecco Communications LLC	80000	01-410.375	#s 263/264/250/266-Change radio ID's	06/16/22	30.00	.00	
Ecco Communications LLC	80066	01-410.375	#203-Dash light	07/08/22	51.00	.00	
Total Ecco Communications LLC:					81.00	.00	
<b>Eds Mechanical</b>							
Eds Mechanical	I220621987	01-409.373	Police locker room	06/21/22	522.23	.00	
Total Eds Mechanical:					522.23	.00	
<b>Environmental Systems Research Institute</b>							
Environmental Systems Re	94276501	08-429.261	ARC GIS online creator/viewer licenses & mobile worker Annual subscription	06/27/22	929.00	.00	
Total Environmental Systems Research Institute:					929.00	.00	
<b>F.W. Webb Company</b>							
F.W. Webb Company	76094139	01-451.373	Park partition post	06/15/22	496.10	.00	
F.W. Webb Company	76618358	01-409.373	A/C parts/filters for ESFD bldg	06/22/22	90.96	.00	
Total F.W. Webb Company:					587.06	.00	
<b>G &amp; S Fastening Systems Inc.</b>							
G & S Fastening Systems I	1130355-1	08-429.260	Sewer tools	06/16/22	751.52	.00	
G & S Fastening Systems I	113041-1	01-451.375	Stainless steel fasteners	06/17/22	248.20	.00	
Total G & S Fastening Systems Inc.:					999.72	.00	
<b>Giant Food Stores Inc.</b>							
Giant Food Stores Inc.	574214	01-452.240	Hot dogs/rollstongs/ketchup/mustard-for playground program	07/08/22	44.89	.00	
Giant Food Stores Inc.	62022	01-452.240	Movie night-Popcorn	06/20/22	31.08	.00	
Giant Food Stores Inc.	62822	01-452.240	Movie night-Popcorn	06/28/22	13.17	.00	
Total Giant Food Stores Inc.:					89.14	.00	
<b>Great Lakes Recreation</b>							
Great Lakes Recreation	1901	01-451.373	Volleyball & Basketball nets for parks	06/23/22	872.00	.00	
Total Great Lakes Recreation:					872.00	.00	
<b>HACC</b>							
HACC	S1875878	01-410.421	Workforce development training	06/28/22	200.00	.00	
Total HACC:					200.00	.00	
<b>Hunter Keystone Peterbilt LP</b>							
Hunter Keystone Peterbilt	R202014372:01	01-411.251	#59-92-Inspection	05/03/22	159.00	.00	
Total Hunter Keystone Peterbilt LP:					159.00	.00	
<b>Keith's Mobile Lock &amp; Door Ser</b>							
Keith's Mobile Lock & Door	22181	01-409.240	high security keys	06/15/22	57.50	.00	

Vendor Name	Invoice Number	GL Account Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total Keith's Mobile Lock & Door Ser:					57.50	.00	
<b>Kessler Freedman Inc.</b>							
Kessler Freedman Inc.	7122	01-401.312	June 2022-Website updates	07/01/22	160.00	.00	
Total Kessler Freedman Inc.:					160.00	.00	
<b>Keystone Consulting Engineers</b>							
Keystone Consulting Engin	184201	01-408.318	2022-May-820 Public Rd-Minor Subdivision	06/20/22	577.00	.00	
Keystone Consulting Engin	184202	08-429.607	2022-May-2021 Sanitary Sewer CIPP Lining Project	06/20/22	1,195.50	.00	
Keystone Consulting Engin	184203	08-429.313	2022-May-2021 Laubach Park Drainage	06/20/22	19,119.66	.00	
Keystone Consulting Engin	184204	08-429.313	2022-May-Sewer Meter Review	06/20/22	1,991.13	.00	
Keystone Consulting Engin	184205	01-436.313	2022-May-LVHCC Water System Disinfection Review	06/20/22	119.50	.00	
Keystone Consulting Engin	184206	01-408.318	2022-May-2261 Lehigh Parkway North	06/20/22	1,333.76	.00	
Keystone Consulting Engin	184207	06-448.619	2022-May-25th St Water Main Replacement	06/20/22	1,439.39	.00	
Keystone Consulting Engin	184208	06-448.618	2022-May-Flexer Ave Water Main Replacement	06/20/22	1,367.63	.00	
Keystone Consulting Engin	184209	06-448.600	2022-May-Lehigh Parkway North Water Main Extension	06/20/22	3,547.90	.00	
Keystone Consulting Engin	184210	06-448.313	2022-May-Cardinal Dr Pump Station Generator Replacement/Upgrade	06/20/22	889.25	.00	
Keystone Consulting Engin	184211	01-408.318	2022-May-LVHN Parking Lot Revisions	06/20/22	239.00	.00	
Keystone Consulting Engin	184212	01-408.313	2022-May-General Engineering-Planning Commission	06/20/22	2,091.25	.00	
Keystone Consulting Engin	184213	08-429.313	2022-May-General Engineering-Sewer Matters	06/20/22	6,566.38	.00	
Keystone Consulting Engin	184214	08-429.372	2022-May-I&I Removal Program	06/20/22	1,362.50	.00	
Keystone Consulting Engin	184215	01-408.318	2022-May-Sheffield Square North	06/20/22	388.38	.00	
Keystone Consulting Engin	184216	01-408.318	2022-May-Sheffield Square South	06/20/22	119.50	.00	
Keystone Consulting Engin	184217	01-408.318	2022-May-1766 Virginia Ave-Grading Plan	06/20/22	478.00	.00	
Keystone Consulting Engin	184218	01-408.318	2022-May-Southbury Park Lot 16-Grading Plan	06/20/22	298.75	.00	
Keystone Consulting Engin	184219	01-408.313	2022-May-Township Bldg HVAC System Upgrade	06/20/22	643.50	.00	
Keystone Consulting Engin	184220	01-408.313	2022-May-Police Range	06/20/22	1,747.90	.00	
Keystone Consulting Engin	184221	01-408.313	2022-May-Roadway Maintenance	06/20/22	669.50	.00	
Keystone Consulting Engin	184222	06-448.619	2022-May-Mill 7 Overlay Flexer Ave/S 25th St	06/20/22	1,251.88	.00	
Keystone Consulting Engin	184223	01-408.318	2022-May-782 Public Rd-Grading Plan	06/20/22	179.25	.00	
Keystone Consulting Engin	184224	06-448.600	2022-May-Bell Ave Water Main	06/20/22	1,965.39	.00	
Keystone Consulting Engin	184225	01-408.318	2022-May-1078 Buckingham Dr-Grading Plan	06/20/22	298.75	.00	
Total Keystone Consulting Engineers:					49,880.65	.00	
<b>Laible, Raymond</b>							
Laible, Raymond	51522	01-406.171	2022-Health Reimbursement	05/15/22	250.00	.00	
Laible, Raymond	62922	01-430.192	2022 Clothing Allowance	06/29/22	349.52	.00	
Total Laible, Raymond:					599.52	.00	
<b>Lehigh County Authority</b>							
Lehigh County Authority	7867	06-448.367	2022-May water	06/14/22	106,588.31	.00	
Total Lehigh County Authority:					106,588.31	.00	

Vendor Name	Invoice Number	GL Account Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
<b>Lehigh County Humane Society</b>							
Lehigh County Humane So	2185	01-410.317	3Q2022 animal control services	07/01/22	2,550.00	.00	
Total Lehigh County Humane Society:					2,550.00	.00	
<b>Lehigh County Law Department</b>							
Lehigh County Law Depart	62122	01-400.240	File Ord: #07-2022-650 Tax Collector Fees	06/21/22	20.00	20.00	06/22/22
Total Lehigh County Law Department:					20.00	20.00	
<b>Lowe and Moyer Garage Inc.</b>							
Lowe and Moyer Garage In	355817	01-437.251	#7-Pipe turbo undercab/clamp	06/15/22	288.45	.00	
Lowe and Moyer Garage In	355914	01-437.251	#10-Filter Assembly/oil filters	06/17/22	152.16	.00	
Lowe and Moyer Garage In	356204	01-437.251	#7-Clutch	06/23/22	638.10	.00	
Total Lowe and Moyer Garage Inc.:					1,078.71	.00	
<b>Madle's Hardware</b>							
Madle's Hardware	211057	01-451.373	Razor blades/plugs/oil	06/16/22	14.97	.00	
Madle's Hardware	211132	01-430.240	Soap for grinder	06/21/22	17.97	.00	
Madle's Hardware	211173	01-451.373	Spray can/spark plugs	06/23/22	15.18	.00	
Madle's Hardware	211174	01-451.373	Paint brushes	06/23/22	3.57	.00	
Madle's Hardware	211235	01-409.240	Connectors/couplings	06/28/22	13.98	.00	
Total Madle's Hardware:					65.67	.00	
<b>Metro Fuel Injection</b>							
Metro Fuel Injection	A2437	01-437.251	#11-repair leaks/update turbo	06/14/22	4,923.18	.00	
Total Metro Fuel Injection:					4,923.18	.00	
<b>Morning Call, The</b>							
Morning Call, The	62222	01-401.420	Subscription renewal-acct#320063974 thru 10/22/22	06/22/22	247.25	.00	
Total Morning Call, The:					247.25	.00	
<b>Motors Plus Inc.</b>							
Motors Plus Inc.	40468	01-410.251	#223-oil change/top off fluids/mount & balance tires	05/25/22	171.35	.00	
Motors Plus Inc.	40471	01-410.251	#222-oil change/top off fluids/inspection/rear brake calipers/hoses/brake pads	05/26/22	950.30	.00	
Motors Plus Inc.	40491	01-410.251	#207-Oil change/top off fluids/ESIM Module/canister vent filter	06/13/22	858.47	.00	
Motors Plus Inc.	40506	01-410.251	#205-oil change/top off fluids/mount & balance tires	06/13/22	256.35	.00	
Motors Plus Inc.	40524	01-410.251	#214-Blower motor for A/C/air filter	06/07/22	925.64	.00	
Motors Plus Inc.	40531	01-410.251	#202-front brakes & rotors	06/13/22	607.92	.00	
Motors Plus Inc.	40562	01-410.251	#223-inspection	06/20/22	68.20	.00	
Motors Plus Inc.	40587	01-410.251	#207-inspection	06/23/22	68.20	.00	
Motors Plus Inc.	40592	01-410.251	#206-Brakes & Rotors	06/27/22	725.80	.00	
Motors Plus Inc.	40595	01-410.251	#205-Radiator	06/28/22	541.16	.00	
Motors Plus Inc.	40606	01-410.251	#208-Rear brakes/Oil change/top off fluids	06/27/22	282.94	.00	
Total Motors Plus Inc.:					5,456.33	.00	
<b>MRM Trust Worker's Comp Fund</b>							
MRM Trust Worker's Comp	2122PRJ6797	01-401.162	2022-July-Worker's Compensation Insurance	07/01/22	53.44	.00	

Vendor Name	Invoice Number	GL Account Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
MRM Trust Worker's Comp	2122PRJ6797	01-402.162	2022-July-Worker's Compensation Insurance	07/01/22	47.01	.00	
MRM Trust Worker's Comp	2122PRJ6797	01-409.162	2022-July-Worker's Compensation Insurance	07/01/22	316.80	.00	
MRM Trust Worker's Comp	2122PRJ6797	01-410.162	2022-July-Worker's Compensation Insurance	07/01/22	7,678.79	.00	
MRM Trust Worker's Comp	2122PRJ6797	01-411.162	2022-July-Worker's Compensation Insurance	07/01/22	15.67	.00	
MRM Trust Worker's Comp	2122PRJ6797	01-414.162	2022-July-Worker's Compensation Insurance	07/01/22	2.88	.00	
MRM Trust Worker's Comp	2122PRJ6797	01-414.162	2022-July-Worker's Compensation Insurance	07/01/22	28.07	.00	
MRM Trust Worker's Comp	2122PRJ6797	01-430.162	2022-July-Worker's Compensation Insurance	07/01/22	5,555.54	.00	
MRM Trust Worker's Comp	2122PRJ6797	01-452.162	2022-July-Worker's Compensation Insurance	07/01/22	181.76	.00	
MRM Trust Worker's Comp	2122PRJ6797	06-401.162	2022-July-Worker's Compensation Insurance	07/01/22	6.37	.00	
MRM Trust Worker's Comp	2122PRJ6797	06-430.162	2022-July-Worker's Compensation Insurance	07/01/22	7.78	.00	
MRM Trust Worker's Comp	2122PRJ6797	06-448.162	2022-July-Worker's Compensation Insurance	07/01/22	1,036.12	.00	
MRM Trust Worker's Comp	2122PRJ6797	08-401.162	2022-July-Worker's Compensation Insurance	07/01/22	6.37	.00	
MRM Trust Worker's Comp	2122PRJ6797	08-429.162	2022-July-Worker's Compensation Insurance	07/01/22	1,036.12	.00	
MRM Trust Worker's Comp	2122PRJ6797	08-430.162	2022-July-Worker's Compensation Insurance	07/01/22	7.78	.00	
MRM Trust Worker's Comp	2122PRJ6797	10-426.162	2022-July-Worker's Compensation Insurance	07/01/22	101.01	.00	
Total MRM Trust Worker's Comp Fund:					16,081.51	.00	
<b>Mueller Co Inc</b>							
Mueller Co Inc	65505291	06-448.319	Annual Maintenance on Mobile Transmitter for Meter Readings-6/15/2022 thru 6/14/2023	06/10/22	1,782.48	.00	
Mueller Co Inc	65506971	06-448.319	Annual Maintenance Contract on Water Meter Software-6/15/2022 thru 6/15/2023	06/13/22	1,969.80	.00	
Total Mueller Co Inc:					3,752.28	.00	
<b>New Enterprise Stone &amp; Lime Co Inc</b>							
New Enterprise Stone & Li	7828359	01-438.245	9.5MM	06/09/22	13,475.22	.00	
Total New Enterprise Stone & Lime Co Inc:					13,475.22	.00	
<b>NFPA</b>							
NFPA	8177306X	01-411.421	NFPA Annual Membership	06/02/22	1,520.50	.00	
Total NFPA:					1,520.50	.00	
<b>NIPG</b>							
NIPG	466828	01-401.420	2022 Annual Membership-Wilson	06/01/22	370.00	.00	
Total NIPG:					370.00	.00	
<b>Nothstein, Richard B.</b>							
Nothstein, Richard B.	61622	01-410.421	Reimb-lodging/Meals for training	06/16/22	218.16	.00	
Total Nothstein, Richard B.:					218.16	.00	
<b>PA State Assoc of Boroughs</b>							
PA State Assoc of Borough	27049	01-430.421	Public Works Management course-Levernier	06/20/22	100.00	.00	



Vendor Name	Invoice Number	GL Account Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total PA State Assoc of Boroughs:					100.00	.00	
<b>PA Turnpike</b>							
PA Turnpike	118248656-1	01-414.315	tolls	06/20/22	25.20	.00	
Total PA Turnpike:					25.20	.00	
<b>PAPCO</b>							
PAPCO	3368055	01-401.231	Unleaded Gasoline	06/14/22	31.77	.00	
PAPCO	3368055	01-410.231	Unleaded Gasoline	06/14/22	1,073.92	.00	
PAPCO	3368055	01-430.231	Unleaded Gasoline	06/14/22	283.22	.00	
PAPCO	3368055	06-448.231	Unleaded Gasoline	06/14/22	127.91	.00	
PAPCO	3368055	08-429.231	Unleaded Gasoline	06/14/22	127.91	.00	
PAPCO	3368055	03-413.231	Unleaded Gasoline	06/14/22	100.34	.00	
PAPCO	3368060	01-430.231	Diesel	06/14/22	821.12	.00	
PAPCO	3368060	06-448.231	Diesel	06/14/22	30.25	.00	
PAPCO	3368060	08-429.231	Diesel	06/14/22	30.25	.00	
PAPCO	3368060	03-413.231	Diesel	06/14/22	133.60	.00	
PAPCO	3368566	01-430.231	Diesel	06/23/22	2,161.37	.00	
PAPCO	3368566	06-448.231	Diesel	06/23/22	79.63	.00	
PAPCO	3368566	08-429.231	Diesel	06/23/22	79.63	.00	
PAPCO	3368566	03-413.231	Diesel	06/23/22	351.67	.00	
PAPCO	3368569	01-401.231	Unleaded Gasoline	06/23/22	58.49	.00	
PAPCO	3368569	01-410.231	Unleaded Gasoline	06/23/22	1,977.62	.00	
PAPCO	3368569	01-430.231	Unleaded Gasoline	06/23/22	521.56	.00	
PAPCO	3368569	06-448.231	Unleaded Gasoline	06/23/22	235.55	.00	
PAPCO	3368569	08-429.231	Unleaded Gasoline	06/23/22	235.55	.00	
PAPCO	3368569	03-413.231	Unleaded Gasoline	06/23/22	184.78	.00	
Total PAPCO:					8,646.14	.00	
<b>PenTeleData</b>							
PenTeleData	B4086709	03-411.320	Cable-June 2022	06/24/22	80.95	.00	
PenTeleData	B4087471	01-401.320	Acct#3042745-Cable modem rental - June 2022	06/24/22	124.95	.00	
Total PenTeleData:					205.90	.00	
<b>Petty Cash</b>							
Petty Cash	7522	01-401.240	K-cups	07/05/22	98.76	.00	
Petty Cash	7522	01-480.000	Reimb-Overpayment of 2022 interim school taxes	07/05/22	21.20	.00	
Petty Cash	7522	01-403.325	Postage	07/05/22	24.99	.00	
Petty Cash	7522	01-452.240	Supplies for parks program	07/05/22	47.24	.00	
Total Petty Cash:					192.19	.00	
<b>Piskel, Jonathan</b>							
Piskel, Jonathan	62022	01-430.156	2022-Health Reimb	06/20/22	250.00	.00	
Piskel, Jonathan	62922	01-430.192	2022-Clothing Allowance	06/29/22	200.42	.00	
Total Piskel, Jonathan:					450.42	.00	
<b>Plasterer Equipment Co Inc.</b>							
Plasterer Equipment Co In	E01588	06-448.260	Back hoe bucket	06/21/22	800.00	.00	
Plasterer Equipment Co In	E01588	08-429.260	Back hoe bucket	06/21/22	800.00	.00	

Vendor Name	Invoice Number	GL Account Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total Plasterer Equipment Co Inc.:					1,600.00	.00	
<b>PPL Electric Utilities</b>							
PPL Electric Utilities	62022	35-433.362	53875-61001	06/20/22	36.20	.00	
PPL Electric Utilities	62022	01-409.361	92051-48008	06/20/22	869.83	.00	
PPL Electric Utilities	62022	01-409.361	70730-17005	06/20/22	889.60	.00	
PPL Electric Utilities	62022	35-433.362	49130-02001	06/20/22	38.20	.00	
PPL Electric Utilities	62022	08-429.361	35530-02004	06/20/22	25.58	.00	
PPL Electric Utilities	62022	35-433.362	99940-01007	06/20/22	33.53	.00	
PPL Electric Utilities	62022	01-451.361	10550-10002	06/20/22	25.09	.00	
PPL Electric Utilities	62022	35-433.362	05340-01002	06/20/22	33.34	.00	
PPL Electric Utilities	62022	01-409.361	68051-53008	06/20/22	85.26	.00	
PPL Electric Utilities	62022	03-411.320	82900-03000	06/20/22	570.16	.00	
PPL Electric Utilities	62022	01-409.361	61089-84010	06/20/22	751.75	.00	
PPL Electric Utilities	62022	06-448.361	30460-06001	06/20/22	403.54	.00	
PPL Electric Utilities	62022	01-451.361	54060-05002	06/20/22	26.00	.00	
PPL Electric Utilities	62022	08-429.361	56060-06003	06/20/22	19.40	.00	
PPL Electric Utilities	62222	01-451.361	93760-01007	06/22/22	30.46	.00	
PPL Electric Utilities	62222	08-429.361	82960-01000	06/22/22	25.45	.00	
PPL Electric Utilities	62222	01-451.361	92035-05005	06/22/22	39.79	.00	
PPL Electric Utilities	62422	08-429.361	20380-10009	06/24/22	25.51	.00	
PPL Electric Utilities	62422	08-429.361	21780-10003	06/24/22	25.76	.00	
PPL Electric Utilities	62422	08-429.361	64170-11008	06/24/22	25.64	.00	
PPL Electric Utilities	62422	08-429.361	31590-08002	06/24/22	26.18	.00	
PPL Electric Utilities	62422	35-433.362	72390-08002	06/24/22	25.21	.00	
PPL Electric Utilities	62422	35-433.362	95790-09009	06/24/22	25.28	.00	
PPL Electric Utilities	62422	08-429.361	39790-24008	06/24/22	116.45	.00	
PPL Electric Utilities	62422	35-433.362	89989-11003	06/24/22	31.84	.00	
PPL Electric Utilities	62422	08-429.361	33760-14008	06/24/22	25.33	.00	
Total PPL Electric Utilities:					4,230.38	.00	
<b>Protect Alarms</b>							
Protect Alarms	30171	01-401.375	Fire inspection @ Munic bldg-7/21/22-7/20/2023	05/24/22	372.00	.00	
Protect Alarms	30172	01-401.375	Fire inspection @ Police bldg-7/21/22-7/20/2023	05/24/22	435.00	.00	
Protect Alarms	30302	01-401.375	7/1/22-6/30/23-Police Bldg-basic monitoring fee	05/24/22	1,236.00	.00	
Total Protect Alarms:					2,043.00	.00	
<b>Purchase Power</b>							
Purchase Power	7622	01-401.325	Refill Postage meter	07/06/22	1,000.00	.00	
Total Purchase Power:					1,000.00	.00	
<b>RCN-1950</b>							
RCN-1950	075195001-00136	01-401.320	2022-Apr-June-Telephone & Internet	07/01/22	5,504.82	.00	
Total RCN-1950:					5,504.82	.00	
<b>RCN-1951</b>							
RCN-1951	075195101-00136	03-411.320	2022-June-ESFD Internet	07/08/22	196.09	.00	
Total RCN-1951:					196.09	.00	

Vendor Name	Invoice Number	GL Account Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
<b>ReadyRefresh by Nestle</b>							
ReadyRefresh by Nestle	12F0436481527	01-409.366	2022-May-Acct#0436481527-Admin	06/04/22	51.91	.00	
ReadyRefresh by Nestle	12F0436481543	01-409.366	2022-May-Acct#0436481543-Police	06/08/22	139.68	.00	
ReadyRefresh by Nestle	12F0436481576	01-409.366	2022-May-Acct#0436481576-DPW	06/08/22	132.11	.00	
Total ReadyRefresh by Nestle:					323.70	.00	
<b>Republic Services #282</b>							
Republic Services #282	0282-000864857	10-427.300	2022-June-service	06/15/22	142,317.34	.00	
Republic Services #282	0282-000864857	10-427.303	1-recycle rolloff @ drop off centers	06/15/22	281.25	.00	
Total Republic Services #282:					142,598.59	.00	
<b>Ronca and Sons, Michael F.</b>							
Ronca and Sons, Michael F	575-003	06-448.600	2022-Bell Ave-Water Main Project	05/06/22	21,900.00	.00	
Ronca and Sons, Michael F	575-004	06-448.317	Fire hydrant replacement-MVA-3/24/22	05/06/22	9,414.18	.00	
Ronca and Sons, Michael F	575-005	06-448.600	2022-Lehigh Parkway North-Water Main Project	05/06/22	21,900.00	.00	
Total Ronca and Sons, Michael F.:					53,214.18	.00	
<b>RR Donnelley</b>							
RR Donnelley	893451	01-410.342	Traffic citations	06/06/22	23.93	.00	
Total RR Donnelley:					23.93	.00	
<b>Salisbury Township School Dist</b>							
Salisbury Township School	52622	01-465.309	Custodian charges-Basketball/baseball/wrestling-Feb 2022-Mar 2022	05/26/22	945.57	.00	
Total Salisbury Township School Dist:					945.57	.00	
<b>Sander Power Equipment Company</b>							
Sander Power Equipment	592761	01-430.260	Wacker rammer tamper	06/23/22	2,625.00	.00	
Total Sander Power Equipment Company:					2,625.00	.00	
<b>SealMaster</b>							
SealMaster	2032440	01-430.240	5 gal-Asphalt release	06/14/22	88.00	.00	
Total SealMaster:					88.00	.00	
<b>Seitz Bros Exterminating Co</b>							
Seitz Bros Exterminating C	2341322	01-401.315	2022-Admin Bldg	06/27/22	53.61	.00	
Seitz Bros Exterminating C	2341323	01-410.315	Pest control-Police bldg office	06/27/22	43.77	.00	
Seitz Bros Exterminating C	2341379	01-451.315	Pest control for the pole bldg-6/27/22	06/27/22	50.00	.00	
Seitz Bros Exterminating C	62322	01-401.315	2022-Police Bldg	06/23/22	523.94	.00	
Total Seitz Bros Exterminating Co:					671.32	.00	
<b>Service Electric Cable TV</b>							
Service Electric Cable TV	60122	03-411.320	ESFD-phones	06/01/22	321.91	.00	
Total Service Electric Cable TV:					321.91	.00	
<b>Service Tire Truck Centers</b>							
Service Tire Truck Centers	D66680-01	01-437.251	#40-Tires	06/20/22	670.60	.00	

Vendor Name	Invoice Number	GL Account Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total Service Tire Truck Centers:					670.60	.00	
<b>SHI International Corp</b>							
SHI International Corp	B15402324	01-407.261	Spam filtering	06/17/22	4,693.00	.00	
SHI International Corp	B15465709	01-407.261	Capture cards	06/29/22	44.00	.00	
SHI International Corp	B15468198	01-407.261	Otterbox keyboard and case	06/29/22	68.00	.00	
Total SHI International Corp:					4,805.00	.00	
<b>SiteOne Landscape Supply</b>							
SiteOne Landscape Supply	120210710-001	06-448.240	Herbicide	06/10/22	149.50	.00	
Total SiteOne Landscape Supply:					149.50	.00	
<b>St. Luke's Hospital</b>							
St. Luke's Hospital	141916	01-406.315	Employee testing	05/19/22	380.00	.00	
Total St. Luke's Hospital:					380.00	.00	
<b>Staples Credit Plan</b>							
Staples Credit Plan	62722	01-414.240	binder tabs	06/27/22	5.97	.00	
Staples Credit Plan	62722	01-410.240	Office chair	06/27/22	366.21	.00	
Staples Credit Plan	62722	01-410.260	Power strip/post-it notes/shredder	06/27/22	335.35	.00	
Staples Credit Plan	62722	01-452.240	Supplies for playground program	06/27/22	384.80	.00	
Total Staples Credit Plan:					1,092.33	.00	
<b>Stotz/Fatzinger Office Supply</b>							
Stotz/Fatzinger Office Supp	280082	01-409.240	Hardroll towels	06/15/22	127.11	.00	
Stotz/Fatzinger Office Supp	280311	01-410.240	Tape cartridges	06/23/22	72.04	.00	
Stotz/Fatzinger Office Supp	280521	01-414.240	Tabs/file folders/pens	06/29/22	364.55	.00	
Stotz/Fatzinger Office Supp	280557	01-414.240	file folders/letter opener/Mesh organizers/pocket file	06/30/22	51.72	.00	
Total Stotz/Fatzinger Office Supply:					615.42	.00	
<b>Stout Jr, Dale</b>							
Stout Jr, Dale	7622	01-430.192	2022 Clothing allowance	07/06/22	332.95	.00	
Total Stout Jr, Dale:					332.95	.00	
<b>Stratix Systems Inc</b>							
Stratix Systems Inc	601917	01-401.375	Annual Maintenance Agreement-Admin & Police Copiers-6/27/22-6/26/23	06/27/22	5,450.62	.00	
Total Stratix Systems Inc:					5,450.62	.00	
<b>Susquehanna Fire Equipment</b>							
Susquehanna Fire Equipm	00227692	01-430.421	Confined space training	06/23/22	400.00	.00	
Susquehanna Fire Equipm	00227692	06-448.421	Confined space training	06/23/22	400.00	.00	
Susquehanna Fire Equipm	00227692	08-429.421	Confined space training	06/23/22	428.19	.00	
Total Susquehanna Fire Equipment:					1,228.19	.00	
<b>Swank Motion Pictures Inc.</b>							
Swank Motion Pictures Inc.	3204990	01-452.240	License-Encanto DVD	06/20/22	465.00	.00	

Vendor Name	Invoice Number	GL Account Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total Swank Motion Pictures Inc.:					465.00	.00	
<b>Takacs Jr., Dennis V.</b>							
Takacs Jr., Dennis V.	7122	01-415.149	EMC Deputy - July 2022	07/01/22	83.33	.00	
Total Takacs Jr., Dennis V.:					83.33	.00	
<b>Tapler, Jeffrey</b>							
Tapler, Jeffrey	7122	01-415.139	EMC stipend-July 2022	07/01/22	250.00	.00	
Total Tapler, Jeffrey:					250.00	.00	
<b>Times News</b>							
Times News	I00520350-060822	01-414.341	Ad: 6/22/22-Planning Commission Meeting	06/29/22	172.47	.00	
Total Times News:					172.47	.00	
<b>Tom's Auto Tag/Notary Service</b>							
Tom's Auto Tag/Notary Ser	229	01-430.315	Duplicate registration cards	06/21/22	69.00	.00	
Total Tom's Auto Tag/Notary Service:					69.00	.00	
<b>UGI Utilities Inc.-0316</b>							
UGI Utilities Inc.-0316	62122	03-411.320	411000866649-ESFC	06/21/22	34.45	34.45	07/05/22
UGI Utilities Inc.-0316	62122	01-409.230	411001979581	06/21/22	419.68	419.68	07/05/22
UGI Utilities Inc.-0316	62122	01-409.230	411001980316	06/21/22	69.24	69.24	07/05/22
Total UGI Utilities Inc.-0316:					523.37	523.37	
<b>United States Treasury</b>							
United States Treasury	7522	01-406.315	2022 PCOR Fee	07/05/22	256.68	256.68	07/05/22
Total United States Treasury:					256.68	256.68	
<b>Valley Networks Inc</b>							
Valley Networks Inc	5413	01-407.319	Datto Monthly Cloud Backup-June & July 2022	06/15/22	1,150.00	.00	
Valley Networks Inc	5413	06-448.319	Datto Monthly Cloud Backup-June & July 2022	06/15/22	460.00	.00	
Valley Networks Inc	5413	08-429.319	Datto Monthly Cloud Backup-June & July 2022	06/15/22	460.00	.00	
Valley Networks Inc	5413	10-407.319	Datto Monthly Cloud Backup-June & July 2022	06/15/22	230.00	.00	
Total Valley Networks Inc:					2,300.00	.00	
<b>Veritext Mid-Atlantic</b>							
Veritext Mid-Atlantic	5873573	01-414.316	ZHB-6/8/2022	06/28/22	1,326.55	.00	
Total Veritext Mid-Atlantic:					1,326.55	.00	
<b>Walck, Tad</b>							
Walck, Tad	62322	01-430.156	2022-Health Reimbursement	06/23/22	250.00	.00	
Total Walck, Tad:					250.00	.00	
<b>Western Salisbury Fire Company</b>							
Western Salisbury Fire Co	62722	03-412.540	3Q22-Stipend	06/27/22	15,000.00	.00	

Vendor Name	Invoice Number	GL Account Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Western Salisbury Fire Co	63022	03-412.500	2022-1st half-WSFD-volunteer incentive	06/30/22	10,000.00	.00	
Total Western Salisbury Fire Company:					25,000.00	.00	
<b>WEX Bank</b>							
WEX Bank	82183745	01-410.231	Unleaded	06/30/22	67.25	.00	
Total WEX Bank:					67.25	.00	
<b>Whitehall Turf Equipment</b>							
Whitehall Turf Equipment	58606	01-437.375	Screws/nuts/bolts for hedge trimmer	06/14/22	19.20	.00	
Whitehall Turf Equipment	59087	01-451.375	Gear case assembly for string trimmer	06/20/22	92.90	.00	
Whitehall Turf Equipment	59088	01-437.375	Support cutter for hedge trimmer	06/20/22	16.87	.00	
Total Whitehall Turf Equipment:					128.97	.00	
<b>Wilson Products</b>							
Wilson Products	02189436	01-430.260	Grinder	05/22/22	596.00	.00	
Total Wilson Products:					596.00	.00	
<b>YCG Inc</b>							
YCG Inc	229097	01-410.375	Calibration of 3 cars	06/10/22	291.00	.00	
Total YCG Inc:					291.00	.00	
Grand Totals:					522,995.09	1,554.80	

## Report Criteria:

Detail report.

Invoice detail records above \$0 included.

Paid and unpaid invoices included.

Vendor Name	Invoice Number	Description	GL Acct Number	Invoice Date	Net Invoice Amt	Amount Paid	Date Paid
<b>General Fund</b>							
Total General Fund:					117,086.85	1,520.35	
<b>Fire Fund</b>							
Total Fire Fund:					40,973.95	34.45	
<b>Water Fund</b>							
Total Water Fund:					186,045.57	.00	
<b>Sewer Fund</b>							
Total Sewer Fund:					35,679.57	.00	
<b>Refuse &amp; Recycling Fund</b>							
Total Refuse & Recycling Fund:					142,985.55	.00	
<b>Highway Aid Fund</b>							
Total Highway Aid Fund:					223.60	.00	
Grand Totals:					522,995.09	1,554.80	

Date: \_\_\_\_\_

President: \_\_\_\_\_

Board of Commissioners

**TOWNSHIP OF SALISBURY  
LEHIGH COUNTY, PENNSYLVANIA  
MINUTES FROM THE BOARD OF COMMISSIONERS  
June 23, 2022  
REGULAR MEETING – 7:00 PM**

The Public Meeting of the Salisbury Township Board of Commissioners was held on the above date in the Township Municipal Building located at 2900 South Pike Avenue, Allentown, Lehigh County, Pennsylvania.

**PLEDGE OF ALLEGIANCE**

Commissioner Brinton asked everyone to rise and recite the Pledge of Allegiance.

**CALL TO ORDER**

Commissioner Brinton called the meeting to order at 7:00 p.m.

Commissioner Brinton turned the proceedings over to Ms. Cathy Bonaskiewich, Township Manager.

**ROLL CALL**

**Board Members Present:**

Debra Brinton, President  
Rodney Conn, Vice-President – EXCUSED  
Heather Lipkin, President Pro-Tempore  
Alok Patnaik  
Alex Karol

**Staff Present:**

Cathy Bonaskiewich, Township Manager  
Sandy Nicolo, Assistant Township Manager/Code Enforcement Director/MS4 Coordinator  
Paul Ziegenfus, Finance Director  
James Levernier, Director of Public Works  
Kevin Soberick, Chief of Police  
John Ashley, Esquire, representative of Davison & McCarthy, Township Solicitor  
David Tettermer, representative of Keystone Consulting Engineers, Township Engineer

**POLICE SERGEANT SWEARING-IN CEREMONY.**

Chief Soberick announced that Detectives Casey and Whitehead will be promoted to the rank of Sergeant, and thanked the Board for their support with the promotional process. District Judge Michael Pochron performed the formal swearing-in ceremony.

**NOTIFICATION**

Ms. Bonaskiewich informed the attendees that all sessions of the Salisbury Township Board of Commissioners regular meetings are recorded electronically for the purpose of taking the Minutes.



All public comments on agenda items will be taken prior to the vote. All public comment related to non-agenda items will be taken after the agenda has been satisfied. Ms. Bonaskiewich reminded everyone of the three-minute rule and asked that anyone who wishes to speak, come to the podium, announce oneself, and sign-in with name and address so as to assist Township administration with follow-ups.

### **APPROVAL OF THE LIST OF BILLS PAYABLE**

**Motion by Commissioner Lipkin, seconded by Commissioner Patnaik, to approve the list of Bills Payable for the period 6/4/22–6/17/22, broken down as follows:**

\$127,886.12= GENERAL  
\$12,782.68 = FIRE  
\$0 = LIBRARY  
\$24,098.06 = WATER  
\$11,443.07 = SEWER  
\$1,534.16 = REFUSE & RECYCLING  
\$11,772.26 = HIGHWAY AID  
\$112,215.30 = CAPITAL GENERAL FUND  
**\$301,731.65** = GRAND TOTAL ALL FUNDS

#### **Roll Call:**

COMMISSIONER KAROL – YES  
COMMISSIONER PATNAIK – YES  
COMMISSIONER LIPKIN – YES  
COMMISSIONER CONN – EXCUSED  
COMMISSIONER BRINTON – YES

**The motion passed 4-0.**

### **MINUTES**

#### **June 9, 2022.**

Commissioner Brinton declared the Minutes from June 9, 2022 accepted as presented.

### **NEW BUSINESS**

### **ORDINANCES**

**None.**

### **RESOLUTIONS**

**Resolution Authorizing Salisbury Township to Act as Grantee for Lehigh Valley Health Network's (LVHN) RACP Grant Funding.**

**Motion by Commissioner Karol, seconded by Commissioner Lipkin, to adopt Resolution No. 07-2022-1751, authorizing Salisbury Township to act as grantee for Lehigh Valley Health Network's (LVHN) RACP Grant Funding.**

**Roll Call:**

COMMISSIONER KAROL – YES  
COMMISSIONER PATNAIK – YES  
COMMISSIONER LIPKIN – YES  
COMMISSIONER CONN – EXCUSED  
COMMISSIONER BRINTON – YES

**The motion passed by 4-0.**

### **MOTIONS**

#### **Motion Requesting Civil Service Commission to Create Promotion Eligibility List for the Rank of Detective.**

Commissioner Brinton noted that the Police Department needs to replace two detectives as the former two were recently promoted. She asked how the Police Department is going to handle the vacancy until the promotions go through at the end of the year. Chief Soberick stated that two officers are currently appointed as temporary investigators and are only permitted to serve in that capacity for a certain amount of time so it is imperative to start the promotion process.

**Motion by Commissioner Patnaik, seconded by Commissioner Lipkin, to request the Civil Service Commission create a Promotional Eligibility List for the rank of Detective.**

**Roll Call:**

COMMISSIONER KAROL – YES  
COMMISSIONER PATNAIK – YES  
COMMISSIONER LIPKIN – YES  
COMMISSIONER CONN – EXCUSED  
COMMISSIONER BRINTON – YES

**The motion passed by 4-0.**

#### **Motion to Amend the Salisbury Township Environmental Advisory Council (EAC) Bylaws.**

Commissioner Lipkin noted three changes to the bylaws: EAC meetings will be held bimonthly on the even-numbered months; the EAC will choose the Chair of the Council instead of the Board of Commissioners; and because of the reduction in the number of meetings, the number of unexcused absences will be lowered to two.

**Motion by Commissioner Karol, seconded by Commissioner Patnaik, to amend the Salisbury Township Environmental Advisory Council (EAC) Bylaws.**

**Roll Call:**

COMMISSIONER KAROL – YES  
COMMISSIONER PATNAIK – YES  
COMMISSIONER LIPKIN – YES  
COMMISSIONER CONN – EXCUSED  
COMMISSIONER BRINTON – YES

**The motion passed by 4-0.**

**Motion to Accept Time Extension Request for Plot 886 Subdivision to 09/30/22.**

Mr. Tettermer reminded the Board that the Plot 886 subdivision is a five-lot subdivision off of Mosser Drive and is an extension of a cul-de-sac.

Commissioner Patnaik inquired if the lots will have a Flexer Avenue or a Mosser Drive address. Mr. Tettermer stated that he is unsure how the subdivision was originally named as Flexer Avenue, but the lots will have a Mosser addresses.

**Motion by Commissioner Lipkin, seconded by Commissioner Karol, to accept the time extension request for Plot 886 Subdivision to 09/30/22.**

**Roll Call:**

COMMISSIONER KAROL – YES  
COMMISSIONER PATNAIK – YES  
COMMISSIONER LIPKIN – YES  
COMMISSIONER CONN – EXCUSED  
COMMISSIONER BRINTON – YES

**The motion passed by 4-0.**

**COURTESY OF THE FLOOR**

Mr. Ziegenfus commented that he is reaching out to all the State Representatives to discuss possible funding for the new Western Salisbury Fire Department station.

Commissioner Patnaik inquired about replacing old street signs. Mr. Levernier commented that a delivery of signs will be coming next week and they will install them shortly. He also noted that the Department has spent the sign budget for the year, but he was able to move some money around to order more signs.

Mr. Levernier stated that the Department of Public Works will be starting their paving work on the East side of the Township in July. He noted that the complete list of streets is on the website.

Chief Soberick thanked the Board for supporting the Police Department and keeping up with their needs during these changing times.

Ms. Bonaskiewich announced that AM Radio will be playing a free community concert at Franko Park on September 24<sup>th</sup>.

### **ADJOURNMENT**

Commissioner Patnaik made a motion to adjourn the meeting. Commissioner Lipkin seconded the motion. The time was 7:26 p.m.

Respectfully submitted,

Cathy Bonaskiewich  
Township Secretary

These constitute the official Minutes of the Regular Meeting of the Board of Commissioners held on June 23, 2022.

Approved and certified on this date:

\_\_\_\_\_  
Cathy Bonaskiewich

Date: \_\_\_\_\_

SEAL

**TOWNSHIP OF SALISBURY  
LEHIGH COUNTY, PENNSYLVANIA**

**Ordinance No. 07-2022-651**

**AN ORDINANCE  
OF THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF  
SALISBURY, LEHIGH COUNTY, PENNSYLVANIA, AMENDING PART  
6, “OFF-STREET PARKING AND LOADING”, OF CHAPTER 27  
(ZONING ORDINANCE) OF THE SALISBURY TOWNSHIP CODE OF  
ORDINANCES**

**WHEREAS**, the Township’s Department of Community Development has proposed changes to Part 6, “Off-Street Parking and Loading”, Chapter 27 (“Zoning Ordinance”) of the Salisbury Township Code of Ordinances; and

**WHEREAS**, the Planning Commission reviewed and recommended approval of the proposed amendments to Part 6, “Off-Street Parking and Loading” of the Zoning Ordinance at their meeting held on September 14, 2021; and

**WHEREAS**, a public hearing was held on July 14, 2022 for input from the public on the aforesaid proposed amendments to Part 6 of the Zoning Ordinance; and

**WHEREAS**, the Board of Commissioners has carefully reviewed and considered the proposed changes to the Township Zoning Ordinance to be codified under Chapter 26, Part 6, “Off-Street Parking and Loading”, of the Salisbury Township Code of Ordinances.

**NOW, THEREFORE, BE IT ORDAINED and ENACTED** by the Board of Commissioners of the Township of Salisbury, Lehigh County, Pennsylvania, that Part 6, “Off-Street Parking and Loading” of Chapter 27 of the Salisbury Township Code of Ordinances shall be amended in its entirety as follows:

**ARTICLE I.**

Part 6, “Off-Street Parking and Loading” of Chapter 27 shall be amended, to read as follows:

**Part 6  
OFF-STREET PARKING AND LOADING**

**§27-601 Required Number of Parking Spaces.**

1. Overall Requirements.

- A. Number of Spaces. Each use that is newly developed, enlarged, significantly changed in type or increased in number of establishments shall provide and maintain off-street parking spaces in accordance with Table 6.1 and the regulations of this Part.
- B. Uses Not Listed. Uses not specifically listed in Table 6.1 shall comply with the requirements for the most similar use listed in Table 6.1 as determined by the Zoning Officer.
- C. Multiple Uses. Where a proposed lot contains or includes more than one type of use, the number of parking spaces required shall be the sum of the parking requirements for each separate use, except as may be allowed under §27-601, Subsection 2.
- D. Calculation. Where the calculation of required parking spaces does not result in a whole number, the calculation shall be rounded to the closest whole number.

2. Reduction of Parking Requirements by Conditional Use.

- A. Purposes: to minimize impervious surfaces, while ensuring adequate parking; to recognize unique circumstances may justify a reduction in parking.
- B. The Board of Commissioners may permit a reduction, through the conditional use process of §27-119, of the number of parking spaces required to be developed if the applicant proves to the satisfaction of the Board that fewer parking spaces would be appropriate.
  - 1) Proof. To prove that fewer parking spaces are needed, the applicant shall provide existing and projected employment, customer, resident or other relevant data. Such data may include a study of parking at similar developments during peak periods of use.
  - 2) Shared Parking. Under this section, an applicant may seek to prove that parking permanently shared with another use or another lot with shared internal access will reduce the total amount of parking needed because the uses have different peak times of parking need or overlapping customers.
  - 3) Reservation of Future Parking Areas. If a reduction is permitted under this section, the Board of Commissioners may require as a condition of the conditional use that the

lot include the reservation, permanently or for a specified number of years, of areas for use if needed in the future for additional parking.

- a) Such reservation shall be provided in a legal form acceptable to the Board of Commissioners' Solicitor. A legally binding deed restriction is required.
- b) In such case, the applicant shall be required to submit site plans to the Zoning Officer showing where and how the additional parking could be accomplished. Such future parking areas shall be designed to meet all Township requirements, including stormwater runoff. Such future parking areas shall not be covered by buildings and shall be attractively landscaped unless needed for parking.
- c) Such additional parking shall be required to be provided within one year by the owner of the lot at that time after the Zoning Officer may determine in writing to such owner that such parking has become needed to meet actual use. Such determination shall be based upon the Zoning Officer's on-site review on at least three different days.

Table 6.1				
Off-Street Parking Requirements				
(See definition of "employee" in Part 2)				
Use		Number of Off-Street Parking Spaces Required		Plus 1 Off-Street Parking Space for Each
A.	Agricultural Uses:			
	1.	Crop farming or raising of livestock		Employee
	2.	Kennel (min. of 4)	1 per employee	15 animals of capacity
	3.	Plant nursery	1 per employee	250 square feet of

Table 6.1				
Off-Street Parking Requirements				
(See definition of "employee" in Part 2)				
Use			Number of Off-Street Parking Spaces Required	Plus 1 Off-Street Parking Space for Each
				indoor sales floor area and 10,000 square feet of outdoor sales area
	4.	Stable, non-household (min. of 2)	1 per employee	8 animals of capacity
	5.	Seasonal sale of agricultural products (min. of 5)	1 per employee	250 square feet of sales floor area
B.	Residential Uses:			
	1.	Dwelling unit	2 per dwelling unit, except 1 per 1-bedroom/efficiency conversion apartment	An additional 0.5 per dwelling unit for a development of 10 or more dwelling units that does not abut a street with space for on-street parking on at least 1 side in addition to 2 travel lanes (this



Table 6.1				
Off-Street Parking Requirements				
(See definition of "employee" in Part 2)				
Use			Number of Off-Street Parking Spaces Required	Plus 1 Off-Street Parking Space for Each
				parking may be in overflow lots)
	2.	Home occupation, general	The closest use to be determined by the Zoning Officer	Nonresident employee
	3.	Home occupation, light	None additional required	Nonresident employee
	4.	Apartment building permanently restricted to persons 55 years and older and/or the physically handicapped	0.75 per dwelling/rental unit, except 0.4 per dwelling/rental unit if evidence is presented that the non-physically-handicapped persons will clearly primarily be over 70 years old	Nonresident employee
	5.	Boardinghouse	1 per rental unit or bed, whichever is greater, except for a college fraternity or sorority: 1 per 2 beds plus 1 per 10 nonresident members	Nonresident employee
	6.	Group home	See §27-402	
C.	Institutional Uses:			
	1.	Place of worship or	1 per 4 seats in room of largest	Employee

<p style="text-align: center;"><b>Table 6.1</b></p> <p style="text-align: center;"><b>Off-Street Parking Requirements</b></p>				
(See definition of "employee" in Part 2)				
Use			Number of Off-Street Parking Spaces Required	Plus 1 Off-Street Parking Space for Each
		church	capacity	
	2.	Care and treatment facilities for youth	1 per staff doctor, plus 1 per 3 employees on the maximum shift, plus 1 per 1,000 square feet of total habitable floor area for visitor and resident parking	Plus such additional spaces required by this table for any supplementary activities that generate additional parking needs
	3.	Hospital	2.5 per bed	
	4.	Nursing home	1 per 4 beds	
	5.	Personal care home	1 per 3 beds	
	6.	Day-care home, family	1 space designed for safe and convenient drop-off and pickup	Nonresident employee
	7.	Day-care center, child or group day-care home	1 per 10 children, with spaces designed for safe and convenient drop-off and pickup	Nonresident employee
	8.	School, primary or	1 per 4 students aged 16 or older	Employee

Table 6.1				
Off-Street Parking Requirements				
(See definition of "employee" in Part 2)				
Use			Number of Off-Street Parking Spaces Required	Plus 1 Off-Street Parking Space for Each
		secondary		
	9.	Utility facility	2 vehicles routinely needed to service facility	
	10.	Dormitory	1 per 2 residents	Nonresident employee
	11.	College, university or trade school	1 per 1.5 students not living on campus who attend class at peak times (plus required spaces for on-campus housing)	Nonresident employee
	12.	Library, community center or cultural center or museum	1 per 4 seats (or 1 per 250 square feet of floor area accessible to patrons and/or users if seats are not typically provided)	Employee
	13.	Treatment center, regular or outpatient	1 per 2 residents aged 16 years or older, plus 1 per nonresident intended to be treated on site at peak times	Nonresident employee
	14.	Swimming pool, non-household	1 per 40 square feet of water surface, other than wading pools	Employee

Table 6.1				
Off-Street Parking Requirements				
(See definition of "employee" in Part 2)				
Use		Number of Off-Street Parking Spaces Required		Plus 1 Off-Street Parking Space for Each
D.	Commercial Uses:			
	1.	Auditorium, commercial	1 per 4 seats	Employee
	2.	Auto service station or repair garage	5 per repair/service bay and 1/4 per fuel nozzle, with such spaces separated from accessways to pumps	Employee
	3.	Auto, boat, recreational vehicle or manufactured home sales	1 per 15 vehicles, boats, RVs or homes displayed	Employee
	4.	Automatic transaction machine	3 per machine, conveniently located	
	5.	Adult use (including adult store, adult live entertainment use or massage parlor) (min. of 10)	1 per 30 square feet of total floor area	Employee
	6.	Bed-and-breakfast use	1 per rental unit, plus the 2 per dwelling unit	Nonresident employee

Table 6.1				
Off-Street Parking Requirements				
(See definition of "employee" in Part 2)				
Use			Number of Off-Street Parking Spaces Required	Plus 1 Off-Street Parking Space for Each
	7.	Betting use	1 per 3 persons of maximum capacity of buildings, as rated by fire regulations	1.1 employees
	8.	Bowling alley	2 per lane, plus 2 per pool table	1.2 employees
	9.	Bus station, intercity	5 per loading/unloading stall for buses	Employee
	10.	Car wash	2 per washing lane or stall, which may be located in drying or vacuuming areas	1.2 employees
	11.	Financial institution (includes bank)	1 per 200 square feet of floor area accessible to customers, plus 3 convenient spaces for each automatic banking transaction machine	Employee
	12.	Funeral home	1 per 5 seats in rooms intended to be in use at one time for visitors	Employee
	13.	Golf driving range	1 per tee	1.2 employees
	14.	Miniature golf	2 per hole	1.2 employees

<p style="text-align: center;"><b>Table 6.1</b></p> <p style="text-align: center;"><b>Off-Street Parking Requirements</b></p>				
(See definition of "employee" in Part 2)				
Use			Number of Off-Street Parking Spaces Required	Plus 1 Off-Street Parking Space for Each
	15.	Golf course	3 per hole (plus spaces required for any membership club building or restaurant)	2 employees
	16.	Ice skating/roller skating	200 square feet of floor area accessible to users	1.2 employees
	17.	Haircutting/hairstyling	2 per customer seat used for haircutting, hair styling, hair washing, manicuring or similar work	1.1 employees
	18.	Hotel or motel	1 per rental unit, plus 1 per 4 seats in any meeting room (plus any required by any restaurant)	1.2 employees
	19.	Kennel or dog day care	1 per 15 animals kept on site at peak times	Employee
	20.	Laundromat	1 per 3 washing machines	On-site employee
	21.	Offices or clinic, medical/dental	1 per 250 square feet of net leasable floor area	

<p style="text-align: center;"><b>Table 6.1</b></p> <p style="text-align: center;"><b>Off-Street Parking Requirements</b></p>				
<b>(See definition of "employee" in Part 2)</b>				
<b>Use</b>			<b>Number of Off-Street Parking Spaces Required</b>	<b>Plus 1 Off-Street Parking Space for Each</b>
	22.	Office building primarily intended to include medical/dental offices	1 per 300 square feet of net leasable floor area	
	23.	Offices, other than No. 22 above (min. of 3 per establishment)	1 per 350 square feet of net leasable floor area	
	24.	Personal service use, other than hair-cutting/hairstyling (min. of 2 per establishment)	1 per 150 square feet of floor area accessible to customers	Employee
	25.	Indoor recreation (other than bowling alley), membership club or exercise club	1 per 200 square feet of floor area other than racquetball courts accessible to customers/members, plus parking required by any additional use (such as restaurant), plus 2 spaces per racquetball court	Employee
	26.	Outdoor recreation (other than uses specifically listed in this table)	1 per 3 persons of capacity (50% may be on grass overflow areas with major driveways in gravel)	1.2 employees

Table 6.1				
Off-Street Parking Requirements				
(See definition of "employee" in Part 2)				
Use			Number of Off-Street Parking Spaces Required	Plus 1 Off-Street Parking Space for Each
	27.	Restaurant, standard	1 per 3 seats	2 employees
	28.	Retail sales (other than types separately listed) or shopping center (min. of 5 per establishment, except 10 per video rental store)	1 per 175 square feet of floor area accessible to customers, except 1 per 225 square feet of total leasable floor area if such is greater than 20,000 square feet	
	29.	Retail sales of only furniture, lumber, carpeting, bedding or floor covering	1 per 400 square feet of floor area accessible to customers	
	30.	Tavern or nightclub	1 per 30 square feet of total floor area	
	31.	Restaurant, fast-food (minimum of 20 minutes)	1 per 3 seats	2 employees
	32.	Theater or auditorium	1 per 4 seats, 1/2 of which may be met by convenient parking shared with other business uses on the same lot that are typically not routinely	1.2 employees



Table 6.1				
Off-Street Parking Requirements				
(See definition of "employee" in Part 2)				
Use			Number of Off-Street Parking Spaces Required	Plus 1 Off-Street Parking Space for Each
			open beyond 9:30 p.m.	
	33.	Veterinarian office	5 per veterinarian	Employee
E.	Industrial Uses:		All commercial uses, as applicable, shall provide additional parking or storage needed for maximum number of vehicles stored, displayed or based at the lot at any point in time. These additional spaces are not required to meet the stall size and parking aisle width requirements of this chapter.	Employee
	1.	All industrial uses (including warehousing, distribution and manufacturing)	1 per employee working on site per shift	1 visitor space for every manager on the site
	2.	Self-storage development	1 per 15 storage units	Employee

**§27-602 General Regulations for Off-Street Parking.**

1. General. Parking spaces and accessways shall be laid out to result in safe and orderly use and to fully take into account all of the following: vehicular access onto and off the site, vehicular movement within the site, loading areas, pedestrian patterns and any drive-through facilities. No parking area shall cause a safety hazard or impediment to traffic off the lot.
2. Existing Parking. Structures and uses in existence at the effective date of this chapter shall not be required to add additional parking spaces to meet the requirements of this Part unless: (A) the general type of use is changed; or (B) the use and/or structure is expanded. Any parking spaces serving such preexisting structures or uses at the time of adoption of this chapter shall not in the future be reduced in number below the number required by this chapter.
3. Change in Use or Expansion. If a building or use: (A) changes in type of principal use or expands by a measure used in this Part to determine parking need (such as floor area, maximum number of employees, number of dwellings units or seating capacity); and (B) if such expansion or change would increase the number of required parking spaces by at least 10% or 20 spaces, whichever is less, then the use shall provide the total number of parking spaces that would be required if the entire existing and proposed uses would be newly developed under this Part, instead of only being required to provide the additional spaces for the change or expansion.
4. Continuing Obligation of Parking and Loading Spaces. All required numbers of parking spaces and off-street loading spaces shall be available as long as the use or building which the spaces serve still exists, and such spaces shall not be reduced in number below the minimum required by this chapter. No required parking area or off-street loading spaces shall be used for any other use (such as storage or display of materials) that interferes with the area's availability for parking to serve a use.
5. Location of Parking. Required off-street parking spaces shall be on the same lot or abutting lot with the principal use served, unless the applicant proves to the satisfaction of the Zoning Officer that a permanent method of providing the spaces is available using area of a lot within 250 feet of the entrance of the principal use being served.
6. Bicycle Rack. If a lot is required to provide 15 or more parking spaces, and if the owner provides a suitable bicycle rack that can be used to secure three or more bicycles, then one fewer off-street parking space shall be required. The bicycle rack shall be located where it will be visible to and convenient for customers or employees but where it will not interfere with access for pedestrians or persons with disabilities or emergency access.

## **§27-603 Design Standards for Off-Street Parking.**

### **1. General Requirements.**

- A. No parking area shall be designed to require or encourage parked vehicles to back into a public street in order to leave a parking space, except for a single-family or two-family dwelling with its access onto a local street or parking court.
- B. Every required parking space shall be designed so that each motor vehicle may proceed to and from the parking space provided for it without requiring the moving of any other vehicle. This shall not apply to the storage of sales or repair vehicles to be parked in a designated area away from customer and employee parking
- C. Parking areas shall not be within any of the following: a required buffer yard, a future or existing street right-of-way or a required paved area setback.
- D. Defined Trafficways. All parking areas shall include clearly defined and marked traffic patterns. In any lot with more than 30 off-street parking spaces, raised curbs and landscaped areas shall be used to direct traffic within the lot. Major vehicular routes shall be separated as much as is reasonable from major pedestrian routes within the lot.
- E. Separation from Street. All areas for off-street parking, off-street loading and unloading and the storage or movement of motor vehicles shall be physically separated from the street by a raised curb, planting strip, wall or other suitable barrier against unchanneled motor vehicle entrance or exit, except for necessary and approved vehicle entrances and exits to the lot. All commercial and industrial parking areas approved after the adoption of this chapter shall be separated from the street by a grass or landscaped strip of land. See §27-603.7 pertaining to paved area setback requirements.

### **2. Size and Marking of Parking Spaces. Each parking space shall be a rectangle with a minimum width of nine feet and a minimum length of 18 feet, except:**

- A. The minimum length shall be 22 feet for parallel parking.
- B. All spaces shall be marked to indicate their location, except those of a single-family or two-family dwelling.

- C. If a parking area is permitted to not be paved, then a minimum width of 10 feet per space shall be used.

### 3. Aisles.

- A. Each aisle providing access to stalls for one-way traffic only shall be at least the minimum aisle width specified as follows:

<b>Angle of Parking</b>	<b>Minimum Aisle Width (feet)</b>
Parallel or 30°	12
45°	14
60°	18
90°	20

- B. Each aisle providing access to parking stalls for two-way traffic shall be at least 24 feet in width, except a width of 20 feet may be allowed for: (1) areas of parking that are clearly primarily for employees; or (2) parking areas with spaces that are parallel or involve an angle of parking of 45° or less. Aisles that only provide access to vehicles offered for sale are not regulated by this section.

### 4. Driveways and Accessways.

- A. Width of driveways and accessways at entrance onto public street (at the edge of the cartway) for non-residential uses and driveways or accessways serving four or more dwelling units, unless a different standard is required by PennDOT for an entrance to a state road:

	<b>1-Way Use (feet)</b>	<b>2-Way Use (feet)</b>

	<b>1-Way Use</b> <b>(feet)</b>	<b>2-Way Use</b> <b>(feet)</b>
Minimum	12	20
Maximum	35	50

- B. Width of driveways and accessways at entrance onto public street (at the edge of the cartway) serving up to three residential units shall be ten (10) feet, unless a different standard is required by PennDOT for an entrance to a state road.
- C. Driveways and Accessways on Corner Lots. A driveway or accessway curb cut on a corner lot shall be located at least 40 feet from the intersecting street right-of-way line, unless the provisions of §27-603.4.D or §27-603.4.E impose a more-restrictive standard. For purposes of determining this location when the curb is located within right-of-way and not on private property, a straight line shall extend from the location of the driveway or accessway edge on the property, through the right-of-way, and to the edge of the cartway. When a curb cut is not required, the edge of the driveway finish shall meet this requirement.
- D. A driveway or accessway curb cut shall be setback the required distance in accordance with the Salisbury Township Code of Ordinances Subdivision and Land Development Ordinance (Chapter 22) §22-1011.4, unless the provisions of §27-603.4.C or §27-603.4.E impose a more-restrictive standard. For purposes of determining this location when the curb is located within right-of-way and not on private property, a straight line shall extend from the location of the driveway or accessway edge on the property, through the right-of-way, and to the edge of the cartway. When a curb cut is not required, the edge of the driveway finish shall meet this requirement.
- E. Sight Distance for Driveways. See §27-803.1.B.
- F. State Permit. Where there will be new or intensified access to a state street or other work within the right-of-way of a state street, a state highway occupancy permit shall be obtained, as applicable. Proof of such permit shall be provided to the Zoning Officer prior to the issuance of a zoning permit.

5. Paving, Grading and Drainage.

- A. Parking and loading facilities, including driveways, shall be graded and adequately drained to prevent erosion or excessive water flow across streets or adjoining properties.
- B. All portions of parking, loading facilities and driveways shall be surfaced with asphalt, concrete or decorative paving blocks laid with no more than 1 inch between each block.
- C. The following activities are exempt for all regulations in §27-603.5.B:
  - 1) A parking area, driveway, or accessway which is clearly intended for use for a maximum of one year or for a maximum of 14 days in a calendar year.
  - 2) The facilities serve a principal agricultural use.
  - 3) A driveway or accessway serving only one dwelling unit may be stoned/gravel provided that the initial 6 feet, measured from the street right-of-way line, will be paved.
  - 4) A parking area serving only one dwelling unit may be stoned/gravel provided it is set back a minimum of 6 feet from all property lines and is not located within the required front yard setback.

6. Lighting of Parking Areas. (See §27-510, "Light, Glare and Heat Control.")

7. Paved Area Setbacks (including off-street parking setbacks).

A. Uses within the Paved Area Setback.

- 1) The paved area setback required by this section, together with any existing street right-of-way area that is not used as a cartway, street shoulder or on-street parking, shall be maintained in natural ground cover (such as grass) and shall not be used for any of the following:
  - a) Paving, except as permitted in §27-603.7.B(2);
  - b) Parking, storage or display of vehicles or items for sale or rent.

- 2) A paved area setback may include the following:
  - a) Permitted freestanding signs;
  - b) Fencing;
  - c) Stormwater facilities that are not impervious;
  - d) Concrete sidewalks, concrete curbing, or asphalt bike paths of eight feet wide or less; or
  - e) Approved driveway crossings.
- B. Any commercial, industrial, institutional, or multi-family residential (four or more dwelling units) use shall provide a paved area setback, measured from the front and second front property lines, as follows, unless another restriction within this Chapter is greater:
  - 1) If a property area abuts an expressway or expressway ramp or arterial street or collector street, a ten-foot-wide paved area setback shall be required.
  - 2) If a property abuts a local or private street, a six-foot-wide paved area setback shall be required.
- C. Any commercial, industrial, institutional, or multi-family residential (four or more dwelling units) use shall provide a paved area setback, measured from the side and rear property line, of 6 feet, unless another restriction within this Chapter is greater.
- D. Any single-family detached residential use shall provide a paved area setback, measured from all property lines, of 6 feet, unless another restriction within this Chapter is greater.
- E. Any twin or townhouse residential use shall provide the following paved area setbacks, unless another restriction within this Chapter is greater:
  - 1) Measured from the front, second front, and rear property lines – 6 feet.
  - 2) Measured from the side property line on the detached side – 3 feet.

- 3) Measured from the side property line on the attached side – 0 feet.
- F. Any duplex or triplex residential use shall provide a paved area setback, measured from all property lines, of 10 feet (unless another restriction within this Chapter is greater).
- G. Buffer Areas between Uses. See §27-803.
- H. Paved area setback from commercial, industrial, and multi-family residential (four or more dwelling units) buildings. All paved areas shall be set back a minimum of five feet from the exterior structural walls of any commercial, industrial, or multi-family (four or more dwelling units) buildings. This setback shall not apply to the following:
- 1) Concrete sidewalks;
  - 2) Paved walkways to reach doors;
  - 3) Driveways entering a garage, interior parking, loading/unloading area, vehicle service bay or carport; or
  - 4) Drive-through pickup windows.
8. Paved Area Landscaping (Parking Lot Trees).
- A. This section does not apply to multistory parking structures.
- B. Any new parking area that would include more than 25 parking spaces shall be required to provide landscaped areas within the paved parking area. This section shall also apply if the parking area is existing but the property is subject to a review by the Planning Commission and approval by the Board of Commissioners for Land Development. Paved parking area landscape areas shall meet the following requirements:
- 1) A maximum of 15 consecutive and contiguous parking spaces in a row shall be separated by a landscape area a minimum of nine feet wide and 18 feet long. Each island shall contain one parking lot tree. Trees required for this option shall meet the standards noted in §27-603.8.D; or
  - 2) A maximum of 31 consecutive and contiguous parking spaces in a row shall be separated by a landscape area a minimum of 16 feet wide and 18 feet long. Each



island shall contain one parking lot tree. Trees required for this option shall meet the parking lot tree standards noted in §27-603.8.D, except only trees listed in §27-603.8.D(1)(b) shall be permitted and the tree size shall be a minimum of three inches in diameter. Sidewalk and/or impervious walking paths may be included in the landscape area.

- 3) A maximum parking area width of 180 feet shall be separated by a minimum twelve-foot-wide landscape area. Trees required for this option shall meet the standards noted in §27-603.8.D. Sidewalk and/or impervious walking paths may be included in the landscaped area.
  - 4) The maximum length of a parking lot aisle shall be 280 feet, measured from end of parking space to end of parking space. There shall be no length restriction in parking structures of two or more levels.
  - 5) In addition to the requirements of §27-603.8.B(1), §27-603.8.B(2), and any trees required by any other section of this Chapter or by the Salisbury Township Subdivision and Land Development Ordinance (Chapter 22), one deciduous tree shall be required for every 3,000 square feet of paved area. Trees required shall meet the parking lot tree standards noted in §27-603.8.D and may be planted wherever appropriate on the lot.
- C. Any new or existing parking area, which does not meet the requirements of §27-603.8.B but would include 5 or more new paved parking spaces or 2,000 square feet of new impervious surface (including driveways, accessways, or aisles) shall be required to plant one deciduous tree for every 2,000 square feet of new impervious surface or 5 new parking spaces, whichever is greater. When the calculation does not result in a whole number, the calculation shall be rounded up to the next whole number. Trees required shall meet the parking lot tree standards noted in §27-603.8.D and may be planted wherever appropriate on the lot.
- D. Trees required by this Part shall meet the following standards:
- 1) Type of Trees Permitted. Required trees shall be chosen from the following list of approved street trees, unless the applicant provides adequate reference material or a signed letter from a registered landscape architect that proves to the satisfaction of the Township Shade Tree Official that another specific type of tree would shade paved areas, be resistant to disease, road salt and air pollution, and be attractive. All trees should be of single-stemmed tree form.

- a) Trees recommended for planting strips at minimum spacing of 30 feet between trees:

Hedge maple — <i>Acer campestre</i>
Kwanzan cherry — <i>Prunus serrulata</i> kwanzan
Rancho columnar sargent cherry — <i>Prunus sargentii</i> rancho
Tschonoskii crabapple — <i>Malus tschonoskii</i>
Upright European hornbeam — <i>Carpinus betulus fastigiata</i>

- b) Trees recommended for planting strips at a minimum spacing of 40 feet between trees:

American sycamore — <i>Platanus occidentalis</i>
European hornbeam — <i>Carpinus betulus</i>
Fraxinus Pennsylvania lanceolata
Ginkgo — <i>Ginkgo biloba fastigiata</i>
Green ash (Marshall's seedless type)
Green Mt. sugar maple — <i>Acer saccharum</i> Green Mt.
Greenspire linden — <i>Tilia cordata</i> greenspire
Hop hornbeam — <i>Ostrya Virginiana</i>
Katsura tree — <i>Cercidiphyllum Japonicum</i>

Korean mountain ash — <i>Sorbus alnifolia</i>
Littleleaf linden — <i>Tilia cordata</i>
Pin oak — <i>Quercus palustris</i>
Red maple — <i>Acer rubrum</i>
Red oak — <i>Quercus rubra</i>
Scarlet oak — <i>Quercus coccinea</i>
Shademaster thornless honeylocust — <i>Gleditsia triacanthos inermis</i> shademaster
Shingle oak — <i>Quercus imbricaria</i>
Skyline locust — <i>Gleditsia triacanthos inermis</i> skyline
Sour gum (black tupelo, black gum) — <i>Nussa sylvatica</i>
Sugar maple — <i>Acer saccharum</i>
White ash — <i>Fraxinus Americana</i>
Zelkova — <i>Zelkova serrata</i>

c) Prohibited Trees. In no case shall the following species be utilized:

Boxelder — <i>Acer negundo</i>
Norway maple — <i>Acer platanoides</i>

Silver maple — <i>Acer saccharum</i>
Horsechestnut — <i>Aesculus</i> species
Tree of heaven — <i>Tilanthus</i>
Silk Tree or mimosa — <i>Albizia julibrissin</i>
Catalpa speciosa
Ginko (female) — <i>Ginko biloba</i>
Horned honeylocust — <i>Gleditsia triacanthos</i>
Black walnut — <i>Juglans nigra</i>
Hopa, eley, almey and crabapple — <i>Malus hopa, eley, almey</i>
Mulberry
<i>Morus</i> species
Plane tree or sycamore — <i>Plantanus</i> species
Black locust — <i>Robinia pseudoacaia</i>
Willows — <i>Salix</i> species
Regent scholartree — <i>Sophora japonica</i>
European mountain ash — <i>Sorbus aucuparia</i>

American elm — <i>Ulmus Americana</i>
Birch — <i>Betula</i> species
Lussian olive — <i>Elaeagnus</i> species
Osage orange — <i>Macluna pomifera</i>
Apple — <i>Malus pumila</i>
Poplar, aspen — <i>Populus</i> species
Coniferous order — Coniferates ord.
Fruit trees
Dogwood
Thorned trees
Crimson cloud hawthorn — <i>Crataegus osyacantha</i> crimson cloud
Bradford callery pear — <i>Pyrus calleryana</i> bradford
Chinese elm
Sawtooth oak — <i>Quercus acutissima</i>
Note: This chapter only regulates the species of trees that are used to meet requirements of the Township. The species of trees that are not required by Township ordinances are not regulated, unless they are within the Township right-of-way.

- 2) Quality of Trees. Required trees shall be of symmetrical growth and free of insect pests and disease.
  - 3) Minimum Size. The trunk diameter (measured at a height of one foot above the finished grade level) shall be a minimum of two inches or greater, unless otherwise stated.
  - 4) Planting and Maintenance. Required trees shall be:
    - a) Planted in conformance with good landscaping practices, with adequate unpaved surface around each for water and air.
    - b) Properly protected by raised curbs at islands. Where vegetative swales are proposed between parking rows within a parking area, vehicle tire stops in lieu of curbing or breaks in the curbing can be provided for drainage purposes.
    - c) Surrounded by a minimum of 96 square feet of pervious ground area, all trees should be planted with a minimum of two feet of suitable and mechanically uncompacted soil beneath and around the root ball.
    - d) Properly maintained.
  - 5) A required tree shall not be removed without being replaced by another tree that meets the requirements of this section. Trees which have died or have become diseased or pest-ridden within 18 months from the time of planting shall be replaced by the developer.
- E. A substantial proportion of the trees required by this section should be planted within the parking lot within protected islands. These protected islands should be used to direct the flow of traffic through the parking lot in a smooth and safe manner to prevent cross-taxiing. Required trees are also encouraged to be planted in highly visible locations, especially at the edge of parking areas abutting arterial streets.
- F. Existing Trees.
- 1) For every existing tree on the lot that is healthy and is protected, preserved and maintained and is located within 10 feet of the parking area after the completion of all construction and that would generally meet the requirements of this section:

- a) One fewer deciduous tree shall be required to be planted for every such preserved tree with a minimum trunk diameter of between four and 18 inches (measured one foot above the natural ground level); and
    - b) Two fewer deciduous trees shall be required to be planted for every such preserved tree with a minimum trunk diameter of 18 inches or greater (measured one foot above the natural ground level).
  - 2) Parking lot island trees required in §27-603.8.B, are in excess of the existing tree allowances and shall be provided in the parking lot islands.
9. **Parking Lot Screening.** To prevent vehicle headlights from shining directly into a dwelling located within 150 feet of a parking area of five or more spaces, such parking area shall be required, as needed, to use one or more of the following methods: wooden fencing, decorative masonry walls or evergreen screening. Such barriers shall have a minimum height of four feet, except that a barrier of up to eight feet shall be required by the Zoning Officer as needed because of the topography or because the parked vehicles would be trucks or buses.

10. **ADA Parking.**

- A. **Number of Spaces.** Any lot including four or more off-street parking spaces shall include a minimum of one handicapped space. The following number of handicapped spaces shall be provided, unless a revised regulation is officially established under the Federal Americans with Disabilities Act (ADA):

<b>Total No. of Parking Spaces on the Lot</b>	<b>Required Minimum No./Percent of ADA Accessible Parking Spaces</b>
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5

<b>Total No. of Parking Spaces on the Lot</b>	<b>Required Minimum No./Percent of ADA Accessible Parking Spaces</b>
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of required number of spaces
1,001 or more	20, plus 1% of spaces over 1,000 spaces

- B. Location. Handicapped parking spaces shall be located where they would result in the shortest reasonable accessible distance to a handicapped-accessible building entrance. Curb cuts shall be provided as needed to provide access from the handicapped spaces.
- C. Minimum Size. See the requirements under the ADA. As of the adoption date of this chapter, federal regulations require that for every six required accessible parking spaces or fraction of six such spaces, one of the spaces shall meet the federal requirements for a van parking space.
- D. Marking. All required handicapped spaces shall be well-marked by clearly visible signs and/or pavement markings. Signs should state that a fine is possible for unauthorized use.

#### **§27-604 Parking and Storage of Vehicles.**

1. Purpose: to prevent the character of the Township from being harmed by nuisances, hazards and visual blight and to prevent the establishment of junkyards in residential districts.



2. Definitions. For the purposes of this subsection §27-604, the following definitions shall apply:

COMMERCIAL VEHICLE: A passenger car, pickup truck, or van that is primarily designed for business purposes. Commercial identification on the outside of the vehicle is not required. This class of vehicle, if registered and operated on a public roadway, would not require a Commercial Driver's License (CDL) to operate. This definition does not apply to the following, provided they are in an operational condition:

- A. Equipment and vehicles primarily intended for agricultural use on the same or adjacent lots.
- B. Recreational vehicles (see definition in §27-202 and regulations in §27-403).
- C. Vehicles meeting the definition of "Regulated Commercial Vehicle"
- D. Vehicles meeting the definition of "Special Mobile Equipment"
- E. Trailers and other vehicles designed to be towed.

REGULATED COMMERCIAL VEHICLE: A self-propelled vehicle which does not meet the definition of "Commercial Vehicle" but is primarily designed for business purposes. This term includes, but is not limited to: truck tractors; tow trucks; dump trucks; box trucks; concession trucks; school buses; limousine vans; and service trucks with attached buckets, extension arms, or similar. Commercial identification on the outside of the vehicle is not required. This class of vehicle, if registered and operated on a public roadway, may or may not require a CDL to operate. This definition does not apply to the following, provided they are in an operational condition:

- A. Equipment and vehicles primarily intended for agricultural use on the same or adjacent lots.
- B. Recreational vehicles (see definition in §27-202 and regulations in §27-403).

- C. Vehicles meeting the definition of “Commercial Vehicle”
- D. Vehicles meeting the definition of “Special Mobile Equipment”
- E. Trailers and other vehicles designed to be towed.

**SPECIAL MOBILE EQUIPMENT:** Vehicles designed for business use but not for the transportation of persons or property, except for an operator and/or tools and parts necessary for the use and maintenance of the vehicle, and only incidentally operated or moved over a roadway. The term includes, but is not limited to: backhoes, diggers, dozers, and skid steerers. Commercial identification on the outside of the vehicle is not required. This definition does not apply to the following, provided they are in an operational condition:

- A. Equipment and vehicles primarily intended for agricultural use on the same or adjacent lots.

**COMMERCIAL TRAILER:** An unpowered vehicle designed for business purposes which shall be towed by another vehicle. This term includes both enclosed and open trailers which do not exceed five feet in height (measured from grade of the roadway with tires fully inflated) and ten feet in length (excluding a trailer hitch). Commercial identification on the trailer is not required. This definition does not apply to the following, provided they are in an operational condition:

- B. Equipment and vehicles primarily intended for agricultural use on the same or adjacent lots.
- C. Recreational vehicles (see definition in §27-202 and regulations in §27-403).
- D. Vehicles meeting the definition of “Regulated Commercial Trailer”
- E. Vehicles meeting the definition of “Special Mobile Equipment”

**REGULATED COMMERCIAL TRAILER:** An unpowered vehicle, in excess of five feet in height (measured from grade of the roadway with tires fully inflated) or ten feet in length (excluding a trailer hitch) designed for business purposes which shall be towed by another vehicle. This term includes both enclosed and open trailers and

includes, but is not limited to: cargo trailers; concession trailers; and trailers designed to haul vehicles or special mobile equipment. Commercial identification on the trailer is not required. This definition does not apply to the following, provided they are in an operational condition:

- A. Equipment and vehicles primarily intended for agricultural use on the same or adjacent lots.
- B. Recreational vehicles (see definition in §27-202 and regulations in §27-403).
- C. Vehicles meeting the definition of “Commercial Trailer”
- D. Vehicles meeting the definition of “Special Mobile Equipment”

3. Storage of Junk Vehicles.

- A. Within a residential district, or on a lot that has been approved for a principal residential use (one to three dwelling units), no junk vehicle, as defined by §27-202, shall be parked or stored in any way except within an enclosed building.
- B. In a nonresidential district, a maximum of one junk vehicle shall be parked or stored in such a way that the vehicles are not visible from a public street. This section shall not apply to a permitted auto sales use, auto service station, junkyard or auto repair garage, provided that the regulations for that use are met.

4. Storage of Vehicles in Residential Districts or on a lot that has been approved for a principal residential use (one to three dwelling units). The following shall apply within any residential district or on a lot that has been approved for a principal residential use (one to three dwelling units):

- A. No regulated commercial vehicle, special mobile equipment, or regulated commercial trailer may be parked, stored, or maintained on private property, inside a building or outside, except for the following:
  - 1) A regulated commercial vehicle actively engaged in a delivery to the property.
  - 2) A regulated commercial vehicle, regulated commercial trailer, or special mobile

equipment actively engaged in a construction or landscape project on the property.

- 3) A regulated commercial vehicle or regulated commercial trailer engaged in a temporary accessory use for which a permit has been issued in accordance with §27-807.
  - 4) A regulated commercial vehicle registered and utilized for the transportation of school students, only between the hours of 6AM and 6PM.
  - 5) Federal, state, or municipal owned vehicles.
  - 6) Ambulance, fire and rescue vehicles.
  - 7) A regulated commercial vehicle or regulated commercial trailer owned and/or operated by a utility, cable, or telephone company and utilized by the property resident for on call and emergency responses for that utility company
  - 8) As permitted in §27-604.4.B, §27-604.4.C, and §27-604.D.
- B. Personal use skid steerers, tractors, and mini-excavators are permitted to be stored on lots of two acres or more, provided the machines must be stored inside a building. They are not permitted to be stored outside under tarps or within a temporary structure.
- C. Regulated commercial vehicles and regulated commercial trailers may be permitted by special exception of the Zoning Hearing Board provided:
- 1) Property must have enough off-street parking to support both the dwelling unit and additional spaces for each regulated commercial vehicle or regulated commercial trailer (i.e.: if 2 spaces are required for a detached single-family dwelling, the property must have 4 off-street parking spaces in order to park 2 commercial vehicles). Additional spaces for the regulated commercial vehicles and regulated commercial trailers may be “stacked”, this is in contrast to the requirement in §27-603.1.B.
  - 2) All regulated commercial vehicles and regulated commercial trailers shall be transported over and parked on asphalt. Gravel, dirt, and grass drives and/or parking spaces are not permitted.

- 3) All regulated commercial vehicles and regulated commercial trailers shall be parked a minimum of 50 feet from all existing dwelling units (other than a dwelling unit on the same lot on which the regulated commercial vehicle or regulated commercial trailer will be parked).
  - 4) Properties with a lot area less than 1 acre are restricted to only one regulated commercial vehicle or one regulated commercial trailer.
  - 5) Properties with a lot area greater than or equal to 1 acre are restricted to two regulated commercial vehicles, two regulated commercial trailers, or a combination of one regulated commercial vehicle and one regulated commercial trailer.
  - 6) No vehicles and trailers shall be parked in a way that blocks the required sight triangles.
  - 7) No vehicles and trailers shall be parked on undeveloped properties.
  - 8) Regulated commercial vehicles and regulated commercial trailers shall not exceed restrictions set forth in Salisbury Township Code of Ordinances, Chapter 115, Part 3, "Restrictions on Size, Weight, and Type of Vehicle and Load" for the roadway in which the property is accessed.
  - 9) Regulated commercial vehicles and regulated commercial trailers shall be in operational condition and not meet the definition of junk vehicle, as defined by §27-202.
- D. Commercial vehicles owned and/or operated by an approved non-residential use may be stored and parked on the same lot in accordance with the provisions of the remainder of this Chapter.
5. Storage of Vehicles in Non-Residential Districts. The following shall apply within any non-residential district:
- A. No vehicles shall be parked on undeveloped properties.
  - B. All provisions of the remainder of this Chapter shall be met.

## **§27-605 Off-Street Loading.**

### **1. General Requirements.**

- A. At the time of land development review, the Planning Commission shall advise the Zoning Officer on the required number and size of loading facilities for the proposed use.
- B. If an application does not require review by the Planning Commission, the Director of Community Development shall advise the Zoning Officer on the required number and size of loading facilities for the proposed use.
- C. For the purposes of this section, the words "loading" and "unloading" are used interchangeably.

### **2. Design and Layout of Loading Facilities.** Off-street loading facilities shall meet the following requirements:

#### **A. Each off-street loading space shall be at least (in feet):**

<b>Largest Type of Truck Intended</b>	<b>Minimum Width</b>	<b>Minimum Depth</b>
Tractor-trailer	12 (except 11 if more than 10 such spaces on a lot)	50
Trucks other than tractor-trailers, pickups or vans	10	25
Pickup truck or van	9	18

- B. Each space shall have sufficient maneuvering room to avoid conflicts with parking and traffic movements within and outside of the lot. No facility shall be designed or used in such a manner that it threatens a safety hazard, public nuisance or a serious impediment to traffic off the lot.
- C. Each space and the needed maneuvering room shall be located entirely on the lot

being served and be located outside of required buffer areas, paved area setbacks and street rights-of-way.

D. An appropriate means of access to a street shall be provided.

E. Paving, Grading and Drainage. See §27-603.5.

F. All such facilities shall comply with all other requirements of the Township including, but not limited to, those related to lighting, landscaping, and noise.

3. Fire Lanes. Fire lanes shall be provided where required by state or federal regulations or other local ordinances. The specific locations of these lanes are subject to review by Township fire officials.

## **ARTICLE II.**

This Ordinance shall be effective immediately.

**DULY ORDAINED and ENACTED** by the Board of Commissioners of the Township of Salisbury, Lehigh County, Pennsylvania this 14<sup>th</sup> day of July, 2022, in lawful session duly assembled.

Attested:

**TOWNSHIP OF SALISBURY**  
(Lehigh County, Pennsylvania)

\_\_\_\_\_  
Township Secretary

By: \_\_\_\_\_  
President, Board of Commissioners

**TOWNSHIP OF SALISBURY  
LEHIGH COUNTY, PENNSYLVANIA**

**Ordinance No. 07-2022-652**

**AN ORDINANCE**

**OF THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF SALISBURY,  
LEHIGH COUNTY, PENNSYLVANIA, AMENDING PART 3 “DISTRICTS” OF  
CHAPTER 27 (“ZONING ORDINANCE”) OF THE SALISBURY TOWNSHIP CODE  
OF ORDINANCES TO ADD SECTION 310 PROVIDING REGULATIONS FOR  
CLUSTER HOUSING DEVELOPMENT OPTION**

**WHEREAS**, the Township’s Department of Community Development has proposed regulations to be added to Part 3 of the Township’s Zoning Ordinance under Section 310 related to Cluster Housing Development Option; and

**WHEREAS**, the Planning Commission recommended approval of the proposed regulations to be added to Chapter 27, Part 3, Section 310 of the Zoning Ordinance at their meeting held on September 14, 2021; and

**WHEREAS**, a public hearing was held on July 14, 2022 for input from the public on the proposed regulations to be added under Section 310 to Chapter 27, Part 3, of the Zoning Ordinance; and

**WHEREAS**, the Board of Commissioners has carefully reviewed and considered the proposed regulations to be added under Section 310 of Chapter 27-Part 3, of the Salisbury Township Code of Ordinances.

**NOW, THEREFORE, BE IT ORDAINED AND ENACTED** by the Board of Commissioners of the Township of Salisbury, Lehigh County, Pennsylvania, that Section 310 is hereby adopted and shall be added to Part 3, “Districts” of Chapter 27 of the Salisbury Township Code of Ordinances and shall read as follows:

**ARTICLE I.**

Section 310 of Part 3, “Districts” of Chapter 27 shall read as follows:

**§27-310 Cluster Housing Development Option**



1. For purposes of this subsection §27-310, the following definitions shall apply:

**AGE-RESTRICTED COMMUNITY:** A residential development where at least one resident of a dwelling unit shall be 55 years or older and no person under the age of 18 shall occupy a dwelling unit for more than three (3) months in a calendar year. This age occupancy restriction shall be record in a declaration against the property in perpetuity.

**CLUSTER HOUSING OPEN SPACE:** A lot of land designed, intended, and suitable for active or passive recreation by residents of the development or the general public which meet all of the requirements stated within §27-310 for “Cluster Housing Development Option”.

**DWELLING LOT:** A lot created by the subdivision process for the development of a single dwelling unit.

**OPEN SPACE LOT:** A lot created by the subdivision process for the allocation of Cluster Housing Open Space. Lot may include other common areas including, but not limited to, private roadways, but the calculation of this area shall take into account the requirements and restrictions stated in this section (§27-310).

2. The Cluster Housing Development option is permitted within the CR, R1, and R2 zoning districts.
3. The election to develop property as a Cluster Housing Development is voluntary and provided to developers and property owners as an alternative to development of property as a conventional subdivision pursuant to the provisions of the underlying zoning district. The use of this development option must be stated on the development plans to be recorded.
4. All dwelling lots must be owned in fee. Condominium ownership is not permitted.
5. Only one dwelling unit is permitted on each lot. A deed restriction shall be placed on the lot of each dwelling unit permanently restricting the property from being converted to increase its number of dwelling units or add an accessory apartment.
6. All dwelling lots shall be serviced by a public or community sewer system. Individual on-lot septic systems are not permitted.

7. All interior cartways shall be owned and maintained commonly by the developer, through a homeowners' association or similar mechanism. All cartways shall be developed per Township standards.
8. Cluster Housing Open Space shall be either owned and maintained commonly by the developer, through a homeowners' association or similar mechanism, or dedicated to either a government entity or an established nature conservation organization acceptable to the Board of Commissioners. Salisbury Township shall be given right of first refusal if community space is to be dedicated. All dedications must be accepted in writing at the time of recording the final plan. If a dedication is not accepted the Cluster Housing Open Space shall be owned and maintained through a homeowners' association or similar mechanism.
9. As a prerequisite to recording of any final plan, the developer shall record a declaration against the entire tract regarding the age occupancy restriction (if applicable) and protecting designated Cluster Housing Open Space. If age occupancy restrictions exist, each dwelling lot shall also be encumbered with a deed restriction stating such.
10. An overall development plan must be submitted as a whole for the entire tract. The development may be constructed in phases, but approval must be given as a whole. Revisions to the subdivision plan will be analyzed against the entire tract and subdivision as a whole, and not against the individual phase of development.
11. Minimum required tract size: 5 acres
12. Minimum number of proposed dwelling lots: 10
13. All developments considered to be an Age-Restricted Community shall consist of single-family detached dwellings and/or twin dwellings. Each dwelling lot must meet all requirements of a lot with public water and public sewer located within the R4/R5 zoning district as regulated by §27-307.2.B (27 Attachment 5).
14. All developments not considered to be an Age-Restricted Community shall consist of single-family detached dwellings. Each dwelling lot must meet all requirements of a lot with public water and public sewer located within the R3 zoning district as regulated by §27-307.2.B (27 Attachment 5).
15. For each single-family detached dwelling lot proposed, the equivalent of the difference between the proposed lot size and the required lot size for a single-family detached dwelling

with public water and public sewer within the underlying zoning district shall be included in the development's required Cluster Housing Open Space area.

16. For each twin dwelling lot proposed, the equivalent of the difference between the proposed lot size and 80% of the required lot size for a single-family detached dwelling with public water and public sewer within the underlying zoning district shall be included in the development's required Cluster Housing Open Space Area.
17. For every 10 proposed dwelling lots, one additional dwelling lot may be added without the requirement of additional Cluster Housing Open Space.
18. Driveways are exempt from the setback requirements as stated in §27-307.2.B (27 Attachment 5) and may be located along a property line. Accessways and shared driveways are encouraged to decrease the impervious surface coverage.
19. Dwelling lots are not required to have frontage along a public street and may be clustered around a private roadway, accessway, or Cluster Housing Open Space provided that all buildings shall meet building code requirements in terms of location for fire safety. All private roadways, accessways, and Cluster Housing Open Space must have a recorded maintenance agreement in place in order to maintain the clear path required by these regulations.
20. Cluster Housing Open Space shall be designed, intended, and suitable for active or passive recreation by the residents of the Development and/or the general public. Cluster Housing Open Space may include:
  - A. Community center building(s) and accessory structures;
  - B. Community recreation area(s) including, but not limited to, tennis courts, basketball courts, pickle balls courts, roller rinks, walking trails, playgrounds, horseback riding trails, golf courses, and swimming pools;
  - C. Common parking areas and interior walkways;
  - D. Undeveloped open space;
  - E. Conservation of land in its natural state;

- F. Agriculture, horticulture, silviculture, or pasture uses;
- G. Steeply sloped land;
- H. Special Flood Hazard Areas;
- I. Wetlands;
- J. Easements for drainage, access, sewer or water lines, or other public utilities provided the ground is landscaped and public access in the area is permitted. If an easement area is to be restricted with a fence or similar barrier, it shall not be considered in the calculation for Cluster Housing Open Space.

21. The calculation of the area for Cluster Housing Open Space shall not include:

- A. Roadways – the area to be excluded shall be measured from five feet back from the edge of the cartway;
- B. Easements for drainage, access, sewer or water lines, or other public utilities which have restricted public access – the area to be excluded shall be measured with a five-foot setback around the restricted area;
- C. Land that was previously protected by a conservation easement or is similarly restricted;
- D. Land within the boundaries of a dwelling lot.
- E. Community sewer system facilities - the area to be excluded shall either be measured with a five-foot setback around all improvements associated with the community sewer system facility or within a fenced enclosure for the facility, whichever is greater.

These areas may be included within an open space lot but their areas must be excluded from the overall area calculation of the open space lot and when calculating approved ratios in §27-310.22 and §27-310.23.

22. Cluster Housing Open Space shall have a maximum building coverage ratio of 5% and a maximum impervious coverage ratio of 25%. The Cluster Housing Open Space coverage

ratios shall be calculated as a whole for the community and not per individual open space lot, if the Cluster Housing Open Space is to be divided into lots.

23. Cluster Housing Open Space shall have maximum of 25% of its total area identified as wetlands, steep slopes (over 15%), and Special Flood Hazard Areas. The Cluster Housing Open Space ratios shall be calculated as a whole for the community and not per individual open space lot, if the Cluster Housing Open Space is to be divided into lots.
24. A deed restriction shall be placed on each lot permanently restricting its further subdivision.
25. All buildings and accessory structures (including swimming pools and paved recreation courts) within the Cluster Housing Open Space shall be setback a minimum of 50 feet from all property lines of the original tract and 25 feet from the lot lines of all dwelling lots to be created within the Cluster Housing Development.
26. All buildings and accessory structures (including swimming pools and paved recreation courts) within the Cluster Housing Open Space shall be setback a minimum of 25 feet from all newly created edge of cartways.
27. A Recreation Fee, as established by the Board of Commissioners on the Salisbury Township Fee Schedule, shall be paid by the developer for each dwelling lot within the Cluster Housing Development. A variance and/or waiver to this requirement shall not be granted.
28. Cluster Housing Open Space shall not be bound by the restrictions and requirements of Common Open Space within §22-1017 of the Salisbury Township Subdivision and Land Development Ordinance.
29. Each open space lot shall be a contiguous tract with a minimum lot size of at least one acre.
30. Unless stated differently within this section (§27-310), all requirements of another section of this Ordinance or the Salisbury Township Subdivision and Land Development Ordinance (Chapter 22) shall apply to the Cluster Housing Development.

## **ARTICLE II.**

This Ordinance shall be effective immediately.

**DULY ORDAINED and ENACTED** by the Board of Commissioners of the Township of Salisbury, Lehigh County, Pennsylvania this 14<sup>th</sup> day of July, 2022, in lawful session duly assembled.

Attested:

**TOWNSHIP OF SALISBURY**  
(Lehigh County, Pennsylvania)

\_\_\_\_\_  
Township Secretary

By: \_\_\_\_\_  
President, Board of Commissioners

**ORDINANCE NO. 07-2022-650**

**AN ORDINANCE, BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF SALISBURY, LEHIGH COUNTY, PENNSYLVANIA, AMENDING SECTION 1-816 OF CHAPTER 1, PART 8(B) ENTITLED "TAX COLLECTOR" OF THE SALISBURY TOWNSHIP CODE OF ORDINANCES TO SET THE REIMBURSEMENT RATE FOR VARIOUS EXPENSES FOR THE ELECTED TAX COLLECTOR**

**WHEREAS**, the Township Tax Collector has requested a nominal increase of fees for providing tax certifications and information in lieu of an invoice/bill; and

**WHEREAS**, the Board of Commissioners considers such a rate increase to be appropriate and in accordance with the First-Class Township Code and Local Tax Collection Law, respectively.

**NOW, THEREFORE, BE IT ORDAINED**, by the Board of Commissioners of the Township of Salisbury, Lehigh County, Pennsylvania, that Section 1-816 of Chapter 1, Part 8(B) of the Salisbury Township Code of Ordinances shall be amended to read as follows:

**§ 1-816. Reimbursement for Expenses.**

*The Township will pay directly to the vendor a tax collector bond and will pay for reasonable expenses of telephone and postal service, office supplies, photocopying and printing associated with the business of real estate tax collection, upon approval of a purchase order and receipt of an invoice.*

*The Tax Collector may assess, collect and retain as compensation for providing certification of payment or non-payment of Township real estate taxes, a fee of **\$25** for each such certification provided. In addition, the Tax Collector may charge a fee of **\$5** for each "information in lieu of bill" provided and a fee of **\$25** for all returned checks.*

***The aforesaid fees may be set by the Board of Commissioners either by ordinance or by resolution.***

**ORDAINED AND ENACTED** into an Ordinance this 14<sup>th</sup> day of July, 2022 at a duly advertised, noticed, published and lawfully assembled regular public meeting and hearing.

TOWNSHIP OF SALISBURY  
(Lehigh County, Pennsylvania)

ATTESTED:

\_\_\_\_\_  
Township Secretary

\_\_\_\_\_  
President, Board of Commissioners