

**RESOLUTION NO. 01-2022-1735**

**A RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE  
TOWNSHIP OF SALISBURY, LEHIGH COUNTY, PENNSYLVANIA,  
APPROVING THE LAND DEVELOPMENT PLAN OF 1860 E. EMMAUS  
AVENUE SUBMITTED BY CROSSROAD BAPTIST CHURCH  
(APPLICATION NO. 21-0014)**

**WHEREAS**, the Developer submitted a Preliminary/Final Site Development Plan dated October 28, 2021; and

**WHEREAS**, on January 13, 2022, the Board of Commissioners of Salisbury Township reviewed the Plan and waiver requests; and

**WHEREAS**, on January 13, 2022 the Board of Commissioners of Salisbury Township approved of the Plan with the following conditions:

1. The Developer shall comply with the Fire Inspector comments as set forth in his letter of July 1, 2021.
2. The Developer shall comply with the Township Engineer's review letter dated November 9, 2021.
3. The Developer shall comply with the Zoning Officer's letter dated September 10, 2021.
4. The Developer shall comply with any and all federal, state and local permits and/or approvals applicable to the site.
5. The Applicant is granted the following waivers/deferrals:
  - a. A waiver to SALDO Section 302.1.C which would require separate Preliminary and Final Plan submissions, so that the applicant can submit a Preliminary/Final Plan.

- b. A waiver to SALDO Section 503.4.C (1-7) which would require the showing of existing features within 100 feet of the project boundary, so said features are not required to be shown.
- c. A deferral to SALDO Sections 1012.1 and 1012.5 which would require the installation of concrete curbs and sidewalks along both sides of the street.
- d. A deferral to SALDO Section 1016.3 with regard to the installation of street trees along the right-of-way.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Township of Salisbury, Lehigh County, Pennsylvania that the Preliminary/Final Site Development Plan of 1860 E. Emmaus Avenue is hereby approved, subject to the above-noted conditions.

The conditions of approval have been made known to the Developer and final approval is deemed expressly contingent upon the Developer's affirmative written acceptance of these conditions of approval on a form prescribed by the Township of Salisbury within twenty (20) days of the date hereof.

In the event that the statutory review period for this Preliminary/Final Re- Subdivision, as set forth in the Pennsylvania Municipalities Planning Code and the Township Subdivision and Land Development Regulations should expire prior to the end of the twenty (20) day response period, the Developer's written acceptance of the conditions of approval shall be tendered prior to the expiration of the statutory review period, even if such period expires less than twenty (20) days from the date of this Resolution. The response period shall be deemed to expire on February 3, 2022. The statutory review period expires on January 31, 2022.

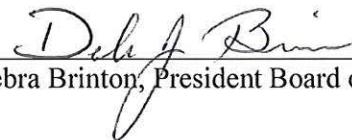
In addition, Developer shall be responsible for all reasonable costs incurred by the Township, including all reasonable legal and engineering fees incurred by the Township in conjunction with this Plan approval process.

APPROVED AND ADOPTED this 13<sup>th</sup> day of January, 2022 at a regular public meeting in the Township of Salisbury, Lehigh County, Pennsylvania.

**ATTESTED:**

**TOWNSHIP OF SALISBURY  
(LEHIGH COUNTY, PENNSYLVANIA)**

  
Cathy Bonaskiewich, Township Secretary

By:   
Debra Brinton, President Board of Commissioners

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