

**RESOLUTION NO. 05-2022-1749**

**BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF  
SALISBURY, LEHIGH COUNTY, PENNSYLVANIA, APPROVING THE  
LAND DEVELOPMENT PLAN FOR 950S. OTT STREET, SUBMITTED  
BY THE WESTERN SALISBURY VOLUNTEER FIRE COMPANY**

**WHEREAS**, the Developer has submitted a Land Development Preliminary/Final Plan, Application No. 22-0018 on April 1, 2022 to construct a 7,511 square foot fire station on property at 950 S. Ott Street; and

**WHEREAS**, on April 27, 2022 the aforementioned plan was reviewed by the Township of Salisbury Planning Commission along with various waiver requests; and

**WHEREAS**, on April 27, 2022, the Planning Commission recommended that the plan be conditionally approved and various waivers be granted; and

**WHEREAS**, the plan came before the Township Board of Commissioners on May 26, 2022 for review and action on the plan; and

**WHEREAS**, on May 26, 2022, the Salisbury Township Board of Commissioners voted to approve the plan with the following conditions:

1. The Developer shall comply with the review comments set forth in the Township Engineer's review letter dated April 19, 2022.
2. The Developer shall comply with the review comments of the Planning and Zoning Officer set forth in her letter dated February 20, 2022.
3. The Developer is granted the following waivers/deferrals:
  - a. A waiver from SALDO Section 22-302.1.C which would require separate submissions for Preliminary and Final Plans so that the applicant could submit a combined Preliminary/Final Plan.
  - b. A waiver from SALDO Section 22-503.4.C which requires showing natural features within 100 feet of the site on the plans.

c. A waiver from SALDO Section 22-1003.6 which would require submission and approval of an Erosion and Sedimentation Plan by the Lehigh County Conservative District.

4. The Developer shall comply with any and all federal, state and local permits and/or approvals applicable to the site.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of Salisbury Township that the preliminary/final land development plan of 950 S. Ott Street is hereby approved, subject to the above-noted conditions.

Subdivision and Land Development Ordinance Section 22-901.1 requires that approved plans be recorded in the Recorder of Deeds of Lehigh County within ninety (90) days of the date hereof. An extension of the 90-day recording period may be granted by the approving body following a written request from the Developer for an extension which sets forth the reasons and a request for the extension. Failure to record the plan or be granted a time extension, within the 90-day period will result in the previously granted approval becoming void.

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.

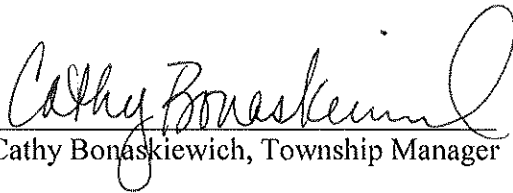
In the event that the statutory review period for this preliminary/final land development plan, as set forth in the Pennsylvania Municipalities Planning Code and the Township Subdivision and Land Development Regulations should expire prior to the end of the twenty (20) day response period, the Developer's written acceptance of the conditions of approval shall be tendered prior 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 June 15, 2022. The statutory review period expires on July 26, 2022. The vote to approve was 6-0.

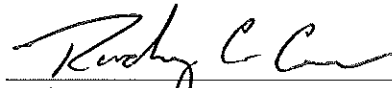
In addition, Developer shall be responsible for all reasonable costs incurred by the Township, including all reasonable legal and engineering fees incurred by the Township in conjunction with this Plan approval process.

APPROVED AND ADOPTED this 26th day of May, 2022 at a regular public meeting in the Township of Salisbury, Lehigh County, Pennsylvania.

**ATTESTED:**

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

  
Cathy Bonaskiewich, Township Manager

By:   
Rodney Conn, Vice President Board of  
Commissioners

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