

RESOLUTION NO. 07-2022-1752

**BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF
SALISBURY, LEHIGH COUNTY, PENNSYLVANIA, APPROVING
PRELIMINARY/FINAL DEVELOPMENT PLAN OF 1493 E. EMMAUS
AVENUE**

WHEREAS, the Developer has submitted a Land Development Preliminary/Final Plan for review by Salisbury Township; and

WHEREAS, the matter was reviewed by the Planning Commission at their meeting on June 22, 2022; and

WHEREAS, various items were addressed and the same was recommended for approval upon the following conditions:

1. Applicant is granted a waiver from SALDO Section 503.4.C (1-7) which requires the location of existing man-made features within 100 feet of the site be shown on the plans.
2. Applicant requested a waiver from SALDO Section 1003.6 which requires an erosion and sedimentation control plan approval by the Lehigh County Conservation District. Said waiver is granted, conditioned upon the Applicant designing the project in general compliance with Lehigh County Conservation District requirements and show the appropriate information on the plan for the Township to review and comply with the Township Engineer's comments in his June 14, 2022 letter.
3. Applicant is granted a waiver from SALDO Section 302.1.C which would require separate preliminary and final plan submissions, to allow Applicant to submit a single plan delineated as a "Preliminary/Final Plan".
4. Applicant requested a waiver and the Board granted a deferral from SALDO Section 1004.4, which would require the minimum right-of-way width South

Fairview Road (Collector Road) to be 60 feet and the minimum required right-of-way width of East Emmaus Avenue (arterial road) be 80 feet. Applicant requested and the Board voted to grant a deferral to allow a 50-foot wide (25 feet from the street centerline) right-of-way for Fairview Road and 60-foot wide (30 feet from the centerline) right-of-way for East Emmaus Avenue, with the plan containing an offer of dedication to the Township of the future right-of-way.

5. Applicant is granted permission with regard to the shade trees to place the trees that can be placed along the street and then the remaining number of street trees will be installed on the property itself. The location of the trees shall be delineated on the plan.
6. Applicant is granted a deferral to SALDO Sections 1012.1 and 1012.5 to eliminate the requirement of installing concrete curbs and sidewalks along South Fairview Road and East Emmaus Avenue.
7. Applicant shall comply with the recommendations set forth in the Township Engineer's letter dated June 14, 2022 and the recommendations of the Planning and Zoning Officer's letter dated June 15, 2022.
8. Applicant shall pay the applicable recreation fee for the six (6) residential units to be paid prior to occupancy, at the time a Certificate of Occupancy is issued. Also add a note to the plan as far as payment. The recreation fee is set at \$2,000.00 per unit for the six (6) units, total due \$12,000.00.
9. Applicant is granted a deferral regarding the cartway width for South Fairview Street (collector road) with 36 feet required and a deferral regarding the cartway width for East Emmaus Ave. (arterial street) with 48 feet required to allow both street's cartways to remain at their present width.


NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Township of Salisbury, Lehigh County, Pennsylvania to approve the land development plan for 1493 E. Emmaus Avenue, with the conditions noted above.


BE IT FURTHER RESOLVED that 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 28th day of July, 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: 
Debra Brinton, President Board of Commissioners

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