

**RESOLUTION NO. 12-2022-1762**

**BY THE BOARD OF COMMISSIONERS OF SALISBURY  
TOWNSHIP, LEHIGH COUNTY, PENNSYLVANIA, APPROVING  
THE REVISED SOUTHBURY PARK MAJOR SUBDIVISION PLAN**

**WHEREAS**, the Developer submitted a plan dated September 28, 2022 and last revised November 7, 2022 requesting a revision to the plan to remove planting strips for Lots 1, 2 and 3A of the approved Southbury Park Major Subdivision Plan recorded in the County Courthouse on April 21, 2009; and

**WHEREAS**, on October 26, 2022 the Salisbury Township Planning Commission reviewed the aforementioned plan for removal of the planting strips; and

**WHEREAS**, the Planning Commission conditionally recommended approval on October 26, 2022; and

**WHEREAS**, on December 8, 2022, the Salisbury Township Board of Commissioners reviewed the aforementioned Plan; and

**WHEREAS**, on December 8, 2022 the Salisbury Township Board of Commissioners approved the plan conditional, subject to the following conditions:

- a. Applicant shall comply with the Township Engineer review comments in his letter of October 17, 2022.
- b. Applicant is granted a waiver to SALDO Section 22-302.1.C so that this matter may be considered a Preliminary/Final Plan.
- c. Applicant is granted a waiver to SALDO Section 22-1006.3.C that would require planting strips along the street as shown on the original Southbury Park Subdivision plan, so that such planting strips can be removed, with the understanding that the street trees are still required to be installed.
- d. Applicant shall comply with the Zoning Officer's review letter dated October 19, 2022.
- e. Applicant shall submit a written consent from the property owners, Sean M. Parsel and Lauren J. Parsel as well as a second owner's signature block for the owner of the second lot affected by this change to the plan.

- f. Applicant is given a partial waiver to SALDO Section 22-503A-E, with regard to showing various items on the plan, with the exception being that applicant shall show the items required in the Township Engineer's review letter of October 17, 2022.
- g. Applicant is granted a partial waiver to SALDO Section 22-603 with regard to items to be shown on the final plan with the exception that the applicant shall show the items listed in the partial waiver for SALDO Section 22-503 A-E above.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Township of Salisbury, Lehigh County, Pennsylvania to grant approval of the requested revisions to the Southbury Park Major Subdivision Plan, subject to the conditions set forth above.


In addition, Applicant 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 8th day of December, 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 J. Brinton, President  
Board of Commissioners