

**TOWNSHIP OF SALISBURY
LEHIGH COUNTY, PENNSYLVANIA**

ORDINANCE NO. 05-2023-662

**AN ORDINANCE OF THE TOWNSHIP OF SALISBURY PROVIDING FOR THE VACATION
OF A PORTION OF ROOSEVELT AVENUE ADJOINING 1525, 1527, 1529, 1531, 1533, 1535
AND 1537 ROOSEVELT AVENUE, AN UNOPENED PAPER STREET LOCATED WITHIN
THE BOUNDARIES OF SALISBURY TOWNSHIP PURSUANT TO ARTICLE XX OF THE
PENNSYLVANIA FIRST CLASS TOWNSHIP CODE**

WHEREAS, the Township of Salisbury (the "Township") is a First Class Township of the Commonwealth of Pennsylvania and is governed by its Board of Commissioners (the "Board"); and

WHEREAS, Article XX of the Pennsylvania First Class Township Code (*53 P.S. Article XX, § 57002-§ 57099.1*) authorizes the Board to vacate any road located wholly or partially within the Township; and

WHEREAS, on January 23, 2023, a Petition to Vacate Street or Alley was received from Humberto Pintor, Michael Seigny and Susan Seigny seeking to vacate a portion of Roosevelt Avenue between Harrison Avenue and Logan Street with the street addresses of 1525, 1527, 1529, 1531, 1533, 1535 and 1537 Roosevelt Avenue (the "Subject Property") within the Township of Salisbury; and

WHEREAS, the Subject Property, located within the boundaries of the Township, to be vacated by this Ordinance, is currently not officially opened or utilized as a Township street; and

WHEREAS, the Board is desirous of removing said street from the Township maps and/or records; and

WHEREAS, the Board has determined that the vacation of said street is expedient for the public good of the Township and beneficial to the public interest of the Township; and

WHEREAS, pursuant to Section 57007 of the First Class Township Code (*53 P.S. § 57007*), the Board held a public hearing on March 9, 2023, to accept public comment on and consider the vacation of said street, after providing ten (10) days written notice to all owners of property adjacent to said street.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED, by the Salisbury Township Board of Commissioners as follows:

Section 1. All "Whereas" clauses are incorporated herein by reference.

Section 2. The Board has deemed it appropriate to vacate the Subject Property (as further described on Exhibit "A" which is attached hereto and incorporated herein by reference) after considering the testimony offered at the public hearing, and has determined that the vacation of said street, as described above, is expedient for the public good of the Township and beneficial to the public interest of the Township. Therefore, the Board hereby vacates the Subject Property as described in Exhibit "A" thereby relinquishing any right, title, interest, obligation, or duties to the above-described street.

Section 3. The resultant title to the Subject Property, as described in Exhibit "A", shall vest according to law.

Section 4. If any provision, sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality, or invalidity shall not affect or impair any of the remaining provisions of this Ordinance. It is hereby declared as the intent of the Township that this Ordinance would have been adopted had such stricken provisions not been included herein.

Section 5. All other Ordinances or parts thereof which are contradictory with the provisions hereof, are repealed to the extent of such inconsistencies.

Section 6. This Ordinance shall become effective five (5) days after its enactment.

DULY ADOPTED this 25th day of May, 2023, by the Board of Commissioners of the Township of Salisbury, Lehigh County, Pennsylvania, in lawful session duly assembled.

BOARD OF COMMISSIONERS OF
THE TOWNSHIP OF SALISBURY

BY: Debra J. Brinton
Debra J. Brinton, President

ATTEST:

Cathy Bonaskewich
Township Secretary

PROPOSED VACATION OF A PORTION OF ROOSEVELT AVENUE

SALISBURY TOWNSHIP
COUNTY OF LEHIGH, PA

January 13, 2023

ALL THAT CERTAIN piece, parcel or tract of land known as Roosevelt Avenue, between Harrison Avenue and Logan Street in Salisbury Township, County of Lehigh and Commonwealth of Pennsylvania, being shown as Proposed Vacation of a portion of Roosevelt Avenue on a plan entitled "Street Vacation Plan, 1537 Roosevelt Avenue" dated January 12, 2023 prepared by Arthur A. Swallow Associates, LLC Allentown, PA, being bounded and further described as follows, to wit:

BEGINNING at a point, said point being the intersection of the existing northerly right-of-way line of Roosevelt Avenue (60' right-of-way) and the extended easterly right-of-way of Harrison Avenue (50' right-of-way), being South 80°28'29" East, 79.96 from the intersection of the easterly right-of-way of another un-named 20' wide alley, the northerly right-of-way the Roosevelt Avenue, and the southwest corner of PARCEL 641790065572 1.

Thence along the northern right-of-way line of Roosevelt Avenue South 80°28'29" East, 352.04 feet to a point;

thence along the western right-of-way of Logan Street, South 09°31'31" West, 60.00 feet to a point;

thence along the southerly right-of-way line of Roosevelt Avenue North 80°28'29" West, 352.04 feet to a point;

thence along the extended easterly right-of-way of Harrison Avenue North 09°31'31" East, 60.00 feet to a point, being the point of beginning.

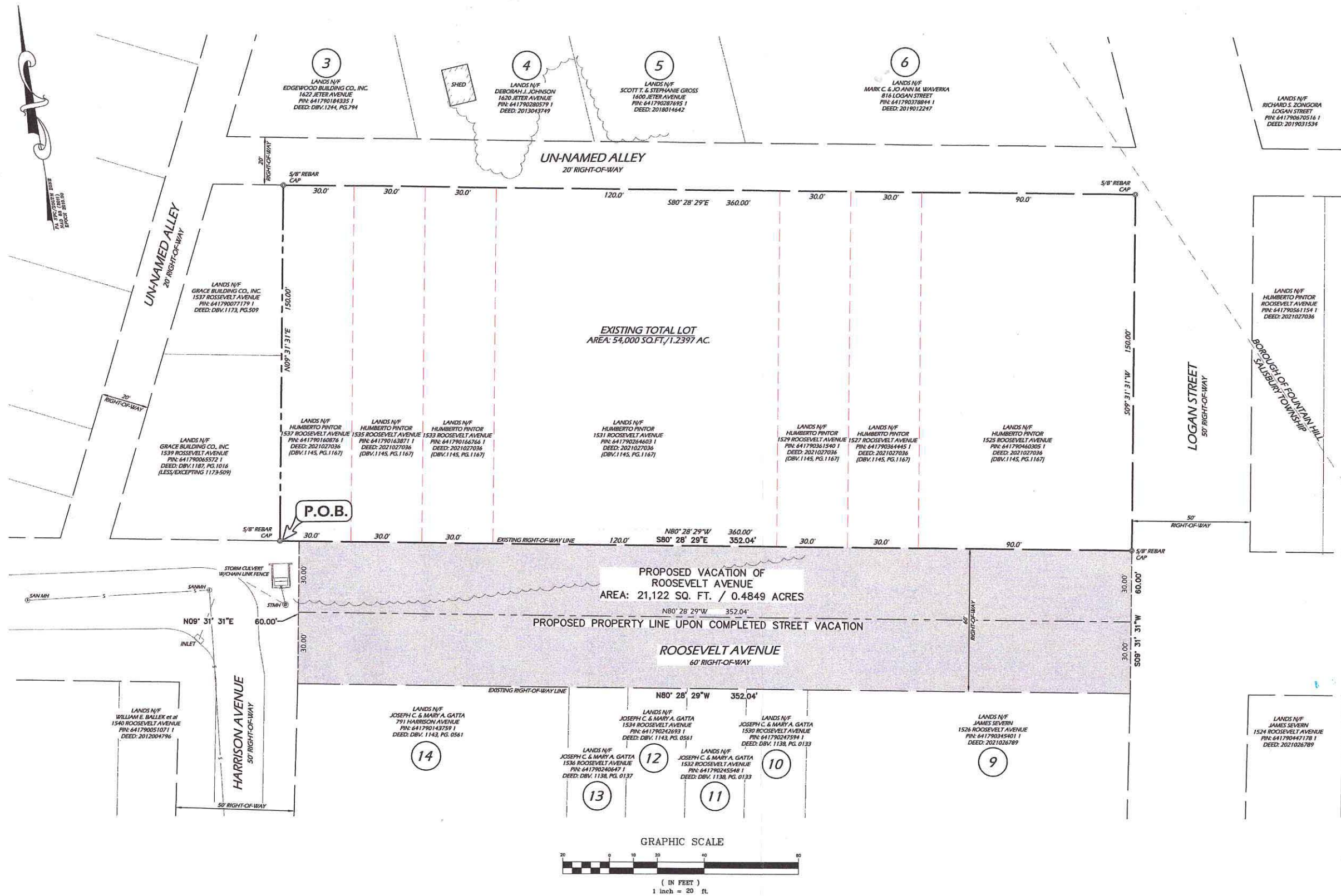
CONTAINING: 21,122 Square Feet or 0.4849 Acres.

SUBJECT to any and all easements, rights-of-way, restrictions, covenants, etc. either visible or on record.

Prepared by:

Michael A. Houston, PLS
Arthur A. Swallow Associates, LLC

EXHIBIT A



SITE DATA

RECORD OWNER:	PINTOR HUMBERTO 1367 COLONY LANE PEN ARGYL, PA 18072
PROPERTY LOCATION:	1537 ROOSEVELT AVENUE BETHLEHEM, PA 18015
DEED REFERENCE:	2021027036
PARCEL ID:	6417901408761
TRACT AREA:	4,500 SQ. FT. / 0.1033 ACRES
PROPERTY LOCATION:	1535 ROOSEVELT AVENUE BETHLEHEM, PA 18015
DEED REFERENCE:	2021027036
PARCEL ID:	6417901408761
TRACT AREA:	4,500 SQ. FT. / 0.1033 ACRES
PROPERTY LOCATION:	1533 ROOSEVELT AVENUE BETHLEHEM, PA 18015
DEED REFERENCE:	2021027036
PARCEL ID:	6417901408761
TRACT AREA:	4,500 SQ. FT. / 0.1033 ACRES
PROPERTY LOCATION:	1531 ROOSEVELT AVENUE BETHLEHEM, PA 18015
DEED REFERENCE:	2021027036
PARCEL ID:	6417902646031
TRACT AREA:	18,000 SQ. FT. / 0.4132 ACRES
PROPERTY LOCATION:	1529 ROOSEVELT AVENUE BETHLEHEM, PA 18015
DEED REFERENCE:	2021027036
PARCEL ID:	6417903615401
TRACT AREA:	4,500 SQ. FT. / 0.1033 ACRES
PROPERTY LOCATION:	1527 ROOSEVELT AVENUE BETHLEHEM, PA 18015
DEED REFERENCE:	2021027036
PARCEL ID:	6417903644451
TRACT AREA:	4,500 SQ. FT. / 0.1033 ACRES
PROPERTY LOCATION:	1525 ROOSEVELT AVENUE BETHLEHEM, PA 18015
DEED REFERENCE:	2021027036
PARCEL ID:	6417904603051
TRACT AREA:	13,500 SQ. FT. / 0.3099 ACRES
TAX AUTHORITY:	SALISBURY TOWNSHIP
WATER:	PUBLIC
SEWER:	PUBLIC

SURVEY REFERENCES:

1. PLAN ENTITLED "FOUNTAIN HILL HEIGHTS TRACTS" RECORDED IN THE LEHIGH COUNTY RECORDER OF DEEDS OFFICE AS DOCUMENT MAP VOL. 2, PG. 170.

NOTES:

1. DATE OF SURVEY: FEBRUARY 09, 2022.
2. A TITLE SEARCH HAS NOT BEEN FURNISHED TO THE SURVEYOR.
3. THE PROPERTY MAY BE SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, ETC. THAT ARE NOT NECESSARILY SHOWN ON THIS PLAN.
4. HORIZONTAL DATUM: PA STATE PLANE NAD 83 SOUTH ZONE (EPOCH 2010.00)

LEGEND

PROPERTY LINE	LOTS LINE
ADJOINING PROPERTY LINE	RIGHT-OF-WAY LINE
MUNICIPAL BOUNDARY	BUILDING
EDGE OF PAVED ROAD	STORM SEWER PIPE
STORM SEWER INLET	STORM SEWER MANHOLE
EDGE OF TREE/SHRUB ROW	EXISTING 5/8" IRON PIN W/ CAP

STREET VACATION PLAN

PLAN DATE	01/12/2023	PROJECT	1537 ROOSEVELT AVENUE	DEED REF.	2021027036
REVISIONS		OWNER	PINTOR HUMBERTO	TAX MAP	SEE SITE DATA
		MUNICIPALITY	SALISBURY TOWNSHIP	SHT. NO.	1 of 1
		COUNTY	LEHIGH COUNTY	JOB NO.	6156
		STATE	PENNSYLVANIA		

811
Know what's below.
Call before you dig.
- STOP -
CALL BEFORE YOU DIG -
PENNSYLVANIA ONE CALL SYSTEM, INC.
3 WORKING DAYS NOTICE IS THE LAW!
1-800-242-1776
SERIAL NUMBER: 20220102048

AASA Arthur A. Swallow Associates, LLC
1003-1005 North 19th Street
Allentown, PA 18104
610-820-6470 · Fax: 610-820-5947
www.aasasurvey.com

MICHAEL A. HOUSTON
REGISTERED PROFESSIONAL LAND SURVEYOR
PA 64051821
1/12/2023
Date