

**BEFORE THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF SALISBURY
LEHIGH COUNTY, PENNSYLVANIA**

RESOLUTION NO. 11-2024-1837

**A RESOLUTION CONDITIONALLY APPROVING THE REVISED
PRELIMINARY/FINAL MAJOR SUBDIVISION PLAN WITH
RESPECT TO THE SUBDIVISION PROPOSED BY THOMAS P.
WILLIAMS, SR. FOR THE PROPERTY LOCATED AT 621 EAST
LYNWOOD STREET, ALLENTOWN, PA**

WHEREAS, on or about April 1, 2024 Thomas P. Williams, Sr. (the "Applicant") filed with the Township of Salisbury (the "Township") a revised "Major Subdivision Plan" for Project Number PZ-24-00024 (the "Plan") regarding a property located at 621 E. Lynwood Street, Allentown, PA (the "Subject Property"); and

WHEREAS, the Applicant, in pursuing development of the Subject Property, has requested four (4) waivers from the Salisbury Township Subdivision and Land Development Ordinance (the "SALDO") as follows:

1. SALDO Section(s) 22-302.1.C, 22-502.1.A and 22-602.1 (requiring separate Preliminary and Final Plan submissions);
2. SALDO Section 22-502.3.4.C (requiring existing man-made features on the site within One Hundred feet (100') be shown on the site plans);
3. SALDO Section 22-1010.1 (requiring grading to prevent cross drainage between lots, and with the plans showing a swale along E. Granite Street to convey stormwater via a twenty feet (20') drainage easement);
4. SALDO Section 22-1011.7.C (requiring drive grades not exceed four percent (4%) in the initial twenty feet (20') behind the curb).

WHEREAS, the Planning Commission of the Township of Salisbury reviewed the Plan and recommended preliminary/final approval and approval of all requested waivers at the September 25, 2024 Planning Commission Meeting; and

WHEREAS, the purpose of this Resolution is to formally record the decision of the Board of Commissioners with respect to the Plan in accordance with the Municipalities Planning Code (the "MPC"), Salisbury Township Subdivision and Land Development Ordinance (the "SALDO") and the Salisbury Township Zoning Ordinance (the "ZO").

NOW THEREFORE, BE IT RESOLVED AND ENACTED by the Board of Commissioners of the Township of Salisbury, Lehigh County, Pennsylvania that Applicant's Plan, as follows:

1. The Plan is approved, and the requested waivers are granted, subject to the following conditions:

a. The Applicant shall comply with all conditions cited in the revised engineering review letter from the Township Engineer Barry Isett & Associates dated November 19, 2024 and the letter from Zoning Officer Kerry Rabold dated August 22, 2024; and

b. At the time of recording the Plan, the Developer shall record the Plan and submit copies with recording information to the Township; and

c. At the time of recording the Plan, the Developer shall, subject to the review and approval of the Township Engineer and the Township Solicitor, record any and all deeds required, if necessary; and

d. Execution and recording of a Land Development Improvements Agreement and Maintenance Agreement, secured by an irrevocable letter of credit, cash escrow, bond or other security in accordance with the MPC, SALDO and ZO and subject to approval by the Township Solicitor, if deemed necessary; and

e. Execution of a drainage easement in accordance with the plans showing a swale along E. Granite Street to convey stormwater via a twenty feet (20') drainage easement which shall be subject to the approval of the Township Solicitor, if deemed necessary; and

f. Execution and recording, if necessary, of a Stormwater Best Management Practices, Operation and Maintenance Agreement, subject to the approval of the Township Solicitor and Township Engineer; and

g. Additions of notes to the Plan identifying the approved waiver requests and the relief granted and conditions approved thereof; and

h. Payment of all review fees incurred by the Township prior to recording.

2. All revisions to the Plan shall be subject to review and approval by the Township Staff, Engineer and Solicitor.

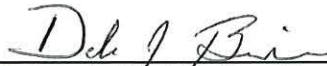
3. Approval of the Plan is conditioned upon the Developer exercising good faith to timely secure all outside agency approvals, timely fulfilling all conditions of approval as set forth herein and timely recording of the Plan in accordance with Section 513 of the MPC.

4. This Resolution is further conditioned upon receipt by the Developer of all necessary outside agency approvals. If, in the opinion of the Township, any such approval results in a material modification of the Plan, as approved by this Resolution, the Township may require the filing, review and approval of amended plans.

5. The conditions of approval have been made known to the Developer, and the same are contingent expressly upon Developer's affirmative, written acceptance of said conditions on a form prescribed by the Township. Said form is to be executed by the Developer and returned in such a manner as to be received by the Township on or before the close of business on December 11, 2024. If an unconditional acceptance of the conditions of approval is not received as set forth herein, the application for approval shall be deemed DENIED based upon Developer's failure to fulfill said conditions or agree thereto.

RESOLVED AND ADOPTED this 26th day of November 2024 at a regular public meeting.

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



Debra J. Brinton, President
BOARD OF COMMISSIONERS

ATTESTED:



Cathy Bonaskiewich
Township Secretary