

**TOWNSHIP OF SALISBURY
LEHIGH COUNTY, PA**

RESOLUTION NO. 04-2017-1574

**BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF
SALISBURY, LEHIGH COUNTY, PA, APPROVING THE
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN OF SCOTT
VOLVO BUILDING ADDITION**

WHEREAS, the Developer, submitted a Preliminary/Final Land Development Plan dated January 20, 2017 for the proposed Scott Volvo building addition at 3333 Lehigh Street, Allentown, PA 18103; and

WHEREAS, on April 11, 2017, the Salisbury Township Planning Commission reviewed the aforementioned Plan; and

WHEREAS, on April 11, 2017, the Salisbury Township Planning Commission made a Motion to recommend to the Board of Commissioners approval of the Preliminary/Final Land Development Plan, subject to conditions; and

WHEREAS, on April 27, 2017 the Salisbury Township Board of Commissioners approved said Preliminary/Final Land Development Plan subject to the following conditions:

1. The Developer shall comply with the comments and recommendations of the Township Engineer as described in his April 17, 2017 letter and the comments of the Director of Planning and Zoning in her Memorandum of April 3, 2017.
2. The Developer shall comply with any and all federal, state and local permits and/or approvals applicable to the Site.

3. The Developer received a Waiver to SALDO Section 302.1.C with regard to the submission of a Preliminary/Final Plan in place of separate submissions.
4. The Developer received a Waiver to SALDO Section 503.6.B (1) with regard to slope area delineation by shading.
5. The Developer received a deferral to SALDO Section 1012.1 with regard to the installation of curbing and sidewalks.
6. The Developer received a waiver to SALDO Section 1016.3 regarding the installation of street trees with the condition that the developer will donate to the Township a contribution in lieu of trees equivalent to the value of the trees and the planting costs in the amount of \$6,250.00.
7. The Developer shall comply with the Fire Inspector's Memorandum dated March 30, 2017.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Township of Salisbury, Lehigh County, Pennsylvania that the Preliminary/Final Land Development Plan dated January 20, 2017 for the proposed Scott Volvo building addition at 3333 Lehigh Street, Allentown, PA 18103 is hereby approved subject to the above-noted conditions.

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 Salisbury Township within twenty (20) days of the date hereof.

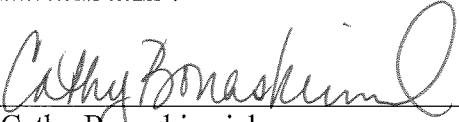
In the event that the statutory review period for this Preliminary/Final Plan, as set forth in the Pennsylvania Municipalities Planning Code and the Township Subdivision and Land

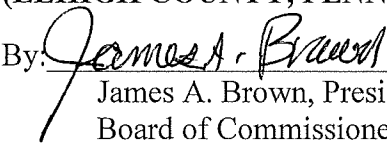
Development Regulations should expire prior to the end of the twenty (20) day response period, the Developer's written acceptance of the conditions of approval shall be tendered prior to the expiration of the statutory review period, even if such period expires less than twenty (20) days from the date of this Resolution.

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 27th day of April, 2017, at a regular public meeting in the Township of Salisbury, Lehigh County, Pennsylvania.

ATTESTED:


Cathy Bonaskiewich
Township Secretary

**TOWNSHIP OF SALISBURY
(LEHIGH COUNTY, PENNSYLVANIA)**
By: 
James A. Brown, President
Board of Commissioners