

RESOLUTION NO. 05-2016-1544

**BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF SALISBURY,
LEHIGH COUNTY, PA, APPROVING THE SOUTHBURY PARK FINAL PLAN**

WHEREAS, the Developer submitted a Revised Final Plan for Southbury Park dated March 18, 2016; and

WHEREAS, on April 12, 2016, the Salisbury Township Planning Commission reviewed the aforementioned Plan; and

WHEREAS, on April 12, 2016, the Salisbury Township Planning Commission made a Motion to recommend approval of the Final Plan; and

WHEREAS, on May 26, 2016, the Salisbury Township Board of Commissioners approved said plan with the following conditions:

1. The Developer shall comply with the comments and recommendations of the Township Engineer as described in his April 6, 2016 letter.
2. The Developer shall comply with any and all federal, state and local permits and/or approvals applicable to the Site.
3. Developer received a Waiver to SALDO Section 10.14.A allowing the removal of street lights at the intersection of Abby Road and Sonoma Drive and at the cul-de-sac at the end of Sonoma Drive.
4. There will be a deferral to the landscaping requirements around the detention basin, Lot 1, Basins 1 and 2 pursuant to SALDO 10.10.B.2g.
5. The recommendation by the Planning Commission was 7 – 0 at the meeting on April 12, 2016.

NOW, THEREFORE, BE IT RESOLVED that the Final Plan for Southbury Park is hereby approved subject to the above-noted conditions.

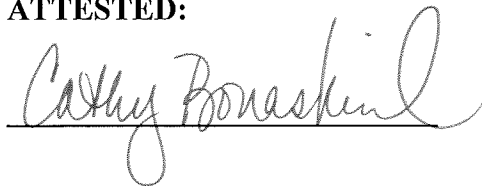
The conditions of approval have been made known to the Developer and final approval is deemed expressly contingent upon the Developer's affirmative written acceptance of these conditions of approval on a form prescribed by Salisbury Township within twenty (20) days of the date hereof.

In the event that the statutory review period for this 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.

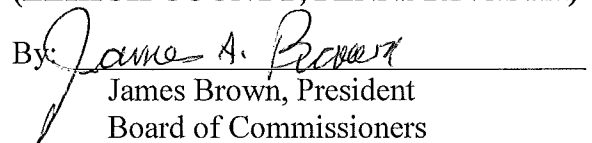
In addition, Developer shall be responsible for all reasonable costs incurred by the Township, including all reasonable legal and engineering fees incurred by the Township in conjunction with this plan approval process.

APPROVED AND ADOPTED this 26th day of May, 2016, at a regular public meeting in the Township of Salisbury, Lehigh County, Pennsylvania.

ATTESTED:



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

By: 
James Brown, President
Board of Commissioners