

**TOWNSHIP OF SALISBURY
LEHIGH COUNTY, PENNSYLVANIA**

RESOLUTION NO. 05-2017-1576

**A RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE
TOWNSHIP OF SALISBURY, LEHIGH COUNTY, PA, APPROVING
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN OF KNOFF
AUTOMOTIVE EXPANSION**

WHEREAS, the Developer submitted a Preliminary/Final Land Development Plan dated March 14, 2017; 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 approval of the Preliminary/Final Land Development Plan subject to the following conditions:

1. The Developer shall comply with the comments and recommendations of the Fire Inspector as described in his March 30, 2017 memorandum.
2. The Developer shall comply with the comments and recommendations of the Township Engineer as described in his April 5, 2017 letter and the comments of the Director of Planning and Zoning in her Memorandum dated April 5, 2017.
3. The Developer shall comply with any and all federal, state and local permits and/or approvals applicable to the Site.
4. The Developer received a Waiver to SALDO Section 302.1.C with regard to the submission of Preliminary/Final Plan in separate submissions to allow a submission of a Preliminary/Final Plan.

5. The Developer received a deferral to SALDO Section 1012.1 with regard to the installation of 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 of \$2,250.00 in lieu of trees equivalent to the value of the trees and the planting costs.

NOW, THEREFORE, BE IT RESOLVED that the Preliminary/Final Land Development Plan is hereby approved subject to the above-noted conditions.

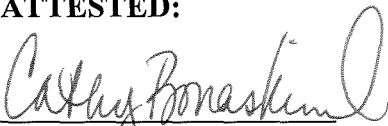
The conditions of approval have been made known to the Developer and final approval is deemed expressly contingent upon the Developer's affirmative written acceptance of these conditions of approval on a form prescribed by Salisbury Township within twenty (20) days of the date hereof.

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.

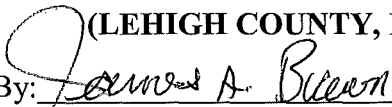
In addition, Developer shall be responsible for all reasonable costs incurred by the Township, including all reasonable legal and engineering fees incurred by the Township in conjunction with this plan approval process.

APPROVED AND ADOPTED this 25th day of May, 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

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