

**RESOLUTION NO. 07-2020-1680**

**BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF SALISBURY, LEHIGH COUNTY, PENNSYLVANIA, APPROVING THE PLOT 886 PRELIMINARY MAJOR SUBDIVISION PLAN**

**WHEREAS**, the Developer submitted a Preliminary Major Subdivision Plan dividing property at 886 Flexer Avenue into five residential lots, each to be developed with a single-family detached residence; and

**WHEREAS**, on June 9, 2020 the Salisbury Township Planning Commission reviewed the aforementioned plan and, by a vote of 7-0, recommended approval; and

**WHEREAS**, on July 9, 2020 the Salisbury Township Board of Commissioners reviewed the aforementioned plan; and

**WHEREAS**, on July 9, 2020 the Salisbury Board of Commissioners approved the subject plan subject to the following conditions:

1. The Developer shall comply with the comments and recommendations of the Township Engineer as outlined in his letter dated May 22, 2020.
2. The Developer shall comply with all and any federal, state, and local permits and/or approvals applicable to the site. The Developer hereby agrees that upon transferring title of the individual lots, the Development restrictions on the property will be included in that Deed, that is, the obligations to maintain the on lot BMP facilities and to insure that they continue to work properly.
3. The Developer received the following waivers and/or deferrals from the specific requirements with regard to the following:
  - Waiver from SALDO Section 22-1010.2.B (8) for all basins, in that the applicant requested a waiver from the slope requirement because they

were putting in an infiltration basin which required a level bottom in accordance with the PA DEP design guidelines.

- Waiver from SALDO Section 22-1010.2.B (9) for all basins, obtaining a waiver that the basin have an pervious liner in sink hole prone areas, when this is an infiltration facility and therefore must have a imperable bottom.
  - Waiver from SALDO Section 22-1015.1 to permit a 10 foot wide utility easement along the right of way line of the proposed Moser Drive extension in lieu of 20 feet wide utility easement required.
  - Waiver from SALDO Section 22-1006.3 which requires that lot depths not be less than 1 or more than 2.5 times the width, to permit ratios less than 1 due to their being sufficient lot area to develop each lot.
    - i. Lot 1 to have a depth to width ratio of approximately 0.6;
    - ii. Lot 2 to have a depth to width ratio of approximately 0.6;
    - iii. Lot 4 to have a depth to width ratio of approximately 0.65; and
    - iv. Lot 5 to have a depth to width ratio of approximately 0.7.
  - Waiver from SALDO Section 22-1016.3.A to permit a minimum planting interval of 21 feet for proposed street trees along the right-of-way line of the proposed Moser Drive Road extension, in lieu of the required 30-40 foot interval, due to conflicts with utilities and driveways.
4. The Developer shall pay a recreation fee for each lot in the subdivision.

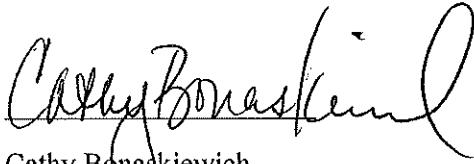
**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners to grant approval to their Plan, subject to the conditions set forth above.

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 9th day of July, 2020 at a regular public meeting in the Township of Salisbury, Lehigh County, Pennsylvania.

**ATTESTED:**

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



Cathy Bonaskiewich  
Township Secretary

By: 

Debra Brinton, President Board of Commissioners