

**RESOLUTION NO. 11-2020-1688**

**BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF SALISBURY,  
LEHIGH COUNTY, PENNSYLVANIA, APPROVING THE MERCEDES-BENZ  
AND PORSCHE OF THE LEHIGH VALLEY PRELIMINARY/  
FINAL LAND DEVELOPMENT PLAN**

**WHEREAS**, the Applicant submitted for approval a Preliminary/Final Land Development Plan for Mercedes-Benz and Porsche of the Lehigh Valley at 3401 Lehigh Street; and

**WHEREAS**, on September 8, 2020 the Salisbury Township Planning Commission reviewed the Land Development Plan and by a vote of 5-0 recommended approval of the same; and

**WHEREAS**, on November 12, 2020 the Salisbury Township Board of Commissioners reviewed the aforementioned Plan; and

**WHEREAS**, on November 12, 2020 the Salisbury Board of Commissioners approved the Preliminary/Final Land Development Plan subject to the following conditions:

1. The Applicant shall comply with the requirements and comments of the Township's Alternate Engineer as outlined in her letter dated November 6, 2020; in particular:
  - Under Part B "Subdivision and Land Development Ordinance (Chapter 22)" Subsections 2, 4, 6, 8, 9;
  - With regard to Comment B.1 – Applicant has requested a waiver, which if granted will allow the Plan to move forward as a "Preliminary/Final" Plan.
2. Plan will be signed and sealed by a professional surveyor.
3. The Applicant shall comply with any and all federal, state, and local permits and/or approvals applicable to the site.
4. The Applicant is granted the following waivers and/or deferrals from the specific requirements with regard to the following:

- A. Waiver to Section 22-302.1.C which would require separate Preliminary Plan and Final Plan submissions, with the request that was granted to allow the Plan to move forward as a preliminary/final submission.
  - B. Waiver to Section 22-503.4.C which would require the showing of existing man-made features within 100 feet of the site. Since there are no site improvements proposed near any property boundaries, with the exception of striping the parking lot, the Applicant was granted a waiver from showing these features within 100 feet of the property site.
  - C. Waiver to Section 22-503.6.B(8) showing contours on adjacent land within 500 feet of the tract, but the Applicant was granted a waiver being that there are no site improvements proposed near any boundaries and therefore there would be no need to provide said contours.
- 5. The Applicant has located the prior well on the former Wicks Lumber Company site and it is sealed and located in the Borough of Emmaus under the existing Honda Store, 685 State Avenue.
  - 6. In order to comply with Section 22-503.4.D(4), the parking area with all necessary dimensional and number of parking spaces are to be provided on the Plan. Applicant will record both Sheets 2 and 3 of the Plan to address these concerns.
  - 7. Applicant has provided a letter from the Borough of Emmaus that its municipal water service will provide water to the property.

8. In order to address Section 22-503.5.D(16) which would require the showing of required and proposed parking spaces and the method of computation, Applicant will record Sheets 2 and 3 which has the data.
9. Applicant will, to comply with Zoning Ordinance Section 27-603.1.D, provide two pavement marking arrows for the one-way traffic direction to be shown on the Plan along the building frontage.
10. With regard to the Zoning Ordinance requirements at Sections 27-603.2, 27-603.3.B and 27-603.4.A, regarding various information required for the parking, Applicant will record Sheets 2 and 3 of their Plan which address all of these requirements.
11. Applicant has shown fire lanes on the Plan which comply with Zoning Ordinance Section 27-605.2.
12. Applicant will only show the sight distance triangles on the Development Plan as to comply with PennDOT regulations, since Lehigh Street is a state highway.
13. Applicant has identified prior variances, including ones that are no longer necessary, which include specifics pertaining to relief amounts or limitations by a note on the Plan.
14. With regard to the active well on the property, that water will not be connected/comingled with the municipal water service. The Applicant shall keep this well separate from the municipal water system.
15. The easement for the water line shall be recorded within 10 days of Plan approval.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners to grant approval of the Preliminary/Final Land Development Plan for Mercedes-Benz and Porsche of the Lehigh Valley at 3401 Lehigh Street, subject to the conditions set forth above.

In addition, Applicant 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 12<sup>th</sup> day of November, 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