

BEFORE THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF SALISBURY

LEHIGH COUNTY, PENNSYLVANIA

RESOLUTION NO. 07-2024-1821

A RESOLUTION APPROVING THE REVISED PRELIMINARY/FINAL LAND DEVELOPMENT PLAN WITH RESPECT TO THE LAND DEVELOPMENT PROPOSED BY GIRL SCOUTS OF EASTERN PENNSYLVANIA, INC. FOR THE PROPERTY LOCATED AT 2638 WEST ROCK ROAD, ALLENTOWN, PA

WHEREAS, on or about August 26, 2020, the Girl Scouts of Eastern Pennsylvania, Inc. successor by merger to the Great Valley Girl Scouts Council, Inc. (the "Applicant") filed with the Township of Salisbury (the "Township") a preliminary "Land Development Plan" for Project Number PZ-23-0008 (the "Plan") regarding a property located at 2638 West Roack Road, Allentown, Pennsylvania (the "Subject Property"); and

WHEREAS, the Applicant, in pursuing development of the Subject Property, has requested waivers from the Salisbury Township Subdivision and Land Development Ordinance (the "SALDO") as follows:

1. SALDO Section 22-302.1.C (requiring that the Final Plan Submissions are required after a Preliminary Submission, which waiver was recommended for approval by the Planning Commission);
2. SALDO Section 22-502.6.B.(8) (requiring showing contours within Five Hundred Feet (500') of the site, and which waiver was recommended for approval by the Planning Commission); and

WHEREAS, the Planning Commission of the Township of Salisbury reviewed the Plan and recommended preliminary/final approval and approval of all waivers at the March 27, 2024 Planning Commission Meeting; and

WHEREAS, the purpose of this Resolution is to formally record the decision of the Board of Commissioners with respect to the Plan in accordance with the MPC, SALDO and ZO.

NOW THEREFORE, BE IT RESOLVED AND ENACTED by the Board of Commissioners of the Township of Salisbury, Lehigh County, Pennsylvania that Applicant's Plan, as follows:

1. The Plan is approved, and the requested waivers are granted, subject to the following conditions:
 - a. At the time of recording the Plan, the Developer shall record the Plan and submit copies with recording information to the Township;
 - b. At the time of recording the Plan, the Developer shall, subject to the review and approval of the Township Engineer and the Township Solicitor, record any and all deeds required, if necessary;

c. Execution and recording of a Land Development Improvements Agreement and Maintenance Agreement, secured by an irrevocable letter of credit, cash escrow, bond or other security in accordance with the MPC, SALDO and subject to approval by the Township Solicitor, if deemed necessary;

d. Execution and recording, if necessary, of a Stormwater BMP, Operation and Maintenance Agreement subject to the approval of the Township Solicitor and Township Engineer;

e. Addition of notes to the Plan identifying the approved waiver requests and the relief granted and conditions approved thereof; and

f. Payment of all review fees incurred by the Township prior to recording.

2. All revisions to the Plan shall be subject to review and approval by the Township Staff, Engineer and Solicitor.

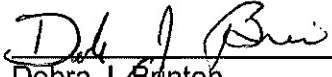
3. Approval of the Plan is conditioned upon the Developer exercising good faith to timely secure all outside agency approvals, timely fulfilling all conditions of approval as set forth herein and timely recording of the Plan in accordance with Section 513 of the MPC.

4. This Resolution is further conditioned upon receipt by the Developer of all necessary outside agency approvals. If, in the opinion of the Township, any such approval results in a material modification of the Plan, as approved by this Resolution, the Township may require the filing, review and approval of amended plans.

5. The conditions of approval have been made known to the Developer and the same are contingent expressly upon Developer's affirmative, written acceptance of said conditions on a form prescribed by the Township. Said form is to be executed by the Developer and returned in such a manner as to be received by the Township on or before the close of business on August 15, 2024. If an unconditional acceptance of the conditions of approval is not received as set forth herein, the application for approval shall be deemed DENIED based upon Developer's failure to fulfill said conditions or agree thereto.

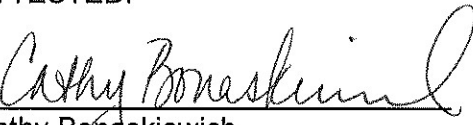
RESOLVED AND ADOPTED this 25th day of July, 2024 at a regular public meeting.

TOWNSHIP OF SALISBURY



Debra J. Binton
President Board of Commissioners

ATTESTED:



Cathy Bonaskiewich
Township Secretary