

**TOWNSHIP OF SALISBURY
LEHIGH COUNTY, PENNSYLVANIA**

**PLANNING COMMISSION
MEETING MINUTES**

**7:30 PM
July 8, 2014**

A regular Meeting of the Planning Commission of the Township of Salisbury was held at the Township Municipal Building located at 2900 South Pike Avenue, Allentown, Lehigh County, Pennsylvania. Present were Commissioners Miller, Schreiter, Hebelka, Hassick and Beck (late); Ms. Sopka, Director of Planning & Zoning, Attorney Ashley, Township Solicitor and Mr. Tettemer, Township Engineer. Commissioners Licht and McKitish were excused.

CALL TO ORDER

Mr. Hebelka called the meeting to order.

APPROVAL OF THE MINUTES

On motion of Mr. Hassick seconded by Mr. Miller, the Planning Commission voted 4-0 to approve the June 10, 2014 Planning Commission Meeting Minutes as submitted. All in favor.

Review Sketch Plan of Minor Subdivision proposed on Stanley Avenue and Salisbury Road. The applicant, 0229 Ventures, LLC, is proposing the Subdivision will create a total of four (4) lots within the R-4 Zoning District.

Present was Mr. Bernard Telatovich, P.E, Esq. Vice President of Benchmark Civil Engineering and Mr. John Leonardis, Representative of 0229 Ventures, LLC.

Mr. Tettemer highlighted his review letter date June 19, 2014. He referenced 14 general items for review and discussion. Mr. Tettemer addressed the following items that require waivers: cart-way and right-of-way road footage requirements, cul-de-sac turn around requirements, cart-way widening to abutting streets to Township standards, sidewalks and curbing.

Mr. Tettemer stated that there is an existing unopened alley that is being proposed to be vacated. A street vacation request shall be submitted for review and approval by the Board of Commissioners with the final submission of the preliminary/Final subdivision plan.

Mr. Tettemer stated he would not have an issue with recommending all the waivers for Salisbury Road; however, Stanley Avenue is a different situation. Mr. Tettemer stated that he believes there is no safe turn around unless you travel into a neighbors concrete parking pad.

Mr. Tettemer expressed his concern about storm water issues and has had discussion with the Director of Public Works. He stated that he will look further into this issue. Mr. Schreiter stated that they are basically constructing two homes on a driveway. It is noted that the street needs to be corrected and have the proper accessibility.

Ms. Sopka highlighted her review later dated June 23, 2014. She concurs with the Township Engineers June 19, 2014 letter. Ms. Sopka did confirm that a portion of the paper alley was vacated several years ago. She agrees with the Mr. Tettemer that if the Applicant intends to utilize the portion of the "paper alley" they shall coordinate this vacation with the Board of Commissioners.

No action was taken on this project. The contractors will re-review the plan and contact Mr. Tettemer for additional guidance.

Continue review of Amended Zoning Ordinance.

Present was Attorney Timothy Siegfried, Esquire and Mr. James Rothdeutch of the PidCock Company both representatives for Lehigh Valley Health Network (LVHN).

During the meeting discussed dealt with the Health Care Overlay District and the applicability of complying with the coordinated open land, and site capacity.

The Planning Commissioners also addressed Cellular and Wireless Tower classifications that were addressed in Attorney Ashley's correspondence of April 1, 2014. Attorney Ashley stated that he does not believe a lease tower is different than a home tower. Ms. Sopka believes that the lease tower deals with wireless/cellular. It was questioned if any lease tower references should be removed. Attorney Ashley stated that all towers should meet the same setbacks regardless of ownership. Ms. Sopka stated that she would provide the members with a current Ordinance from Northampton Township, Bucks County as prepared by Montgomery County Planning Commission that addresses new legislation passed by State and Federal government.

The Planning Commissioners reviewed non-conforming signs, sign definitions, open land plan provisions for Lehigh Valley Health Network (LVHN) Overlay District inclusive of various types of permitted uses, site capacity, paved landscaping areas, parking spaces with tree islands and nursing homes.

Group day care home for health care campus was reviewed. Ms. Sopka stated that Adult Day Care Centers have a common area but it is not listed under the healthcare. Ms. Sopka stated that there are a lot of criteria associated with Day Care Center and a Day Care Homes.

OTHER BUSINESS

Workshop meeting date

ADJOURNMENT

The Planning Commission voted to adjourn the meeting. All in favor.