

**TOWNSHIP OF SALISBURY
LEHIGH COUNTY, PENNSYLVANIA**

**PLANNING COMMISSION
MEETING MINUTES**

7:30 PM

September 9, 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, Licht, Schreiter, Hebelka, Hassick and McKitish; Ms. Sopka, Director of Planning & Zoning, Attorney Ashley, Township Solicitor and Mr. Tettemer, Township Engineer. Commissioner Beck was excused.

CALL TO ORDER

Mr. McKitish called the meeting to order.

APPROVAL OF THE MINUTES

On motion of Mr. Licht, seconded by Mr. Hassick, the Planning Commission voted 6-0 to approve the August 12, 2014 Planning Commission Meeting Minutes as submitted. All in favor.

Review Submission of 0229 Ventures, LLC Preliminary/Final Minor Subdivision Plan submitted by Benchmark Civil Engineering Services, Inc. The plan proposes to subdivide one existing residential parcel into two parcels in addition to consolidating two parcels and the existing paper alley into one parcel. The properties referenced are located in the R-4 Medium Density Residential Zoning District.

Present was Mr. Don Wenner, Owner and Mr. Bernard Telatovich, Benchmark Civil Engineering.

Mr. Tettemer highlighted his review letter dated September 3, 2014. There at 19 general comments, most are drafting or engineering items. There are a few items that need to be shown on the plan or a waiver is requested in writing. The following items are: contours within 100 feet of the site to be shown on the plan; slope shading on the plans; The required right of way for both streets is 50 feet but shows 40 feet is provided for Stanley Avenue and a 30 feet is provided for Salisbury Road, recommendation for an addition right-of way of 10 feet to require a 40 right-of-way for Salisbury Road. Mr. Tettemer stated that waivers have been requested for the following items and there is no engineering objection to granting the waivers.

Mr. Tettemer recommended that the waiver requests for side lot lines, sidewalks and curbs be changed to deferrals along Salisbury Road which has curbing but no sidewalks. Stanley Avenue has no curbing or sidewalks.

Street trees were also discussed and required on the plan.

Mr. Tettemer stated that the plans need to be revised and until satisfactorily addressed they would not recommend engineering approval. Mr. Tettemer offered to meet with the developer and recommended tabling the plan.

Ms. Sopka highlighted her review letter dated September 4, 2014 and concurs with the Township Engineers letter dated September 3, 2014.

Ms. Sopka stated that the property incorporates a paper alley, a portion that was vacated several years ago but did not include the properties that are part of this proposed Minor Subdivision. She concurs with the Township Engineer that if the applicant intends to utilize the portion of the paper alley they shall coordinate this vacation with Salisbury Township Board of Commissioners. Vacating of the alley to the Stanley property will make it a more conforming lot.

Ms. Sopka addressed the recreation fee of \$1500 that is due per new dwelling unit created.

The floor was open for **public comment**. Several representatives of the surrounding neighborhood addressed various items such as parking on the streets of both Stanley Avenue and Salisbury Road. Their primary concern was people parking on both sides of the street thereby making travel impossible. Mr. McKitish indicated that parking is not their purview and that these concerns need to be addressed with Salisbury Township Police. Additional inquiry was made regarding if Stanley Avenue was going to be or remain a single lot. Mr. Telatovich, Engineer for the Developer indicated the only parcel to be subdivided would be on Salisbury Road and the only type of dwellings would consist of single family homes. Another topic of concern was storm water runoff that currently impacts residents on Salisbury Road. Mr. Tettermer stated that the developer must provide storm water analysis and drainage calculations.

On motion of Mr. Miller, seconded by Mr. Hassick, the Planning Commission voted 6-0 to accept the request of 0229 Ventures, LLC for additional time extension for project review through November 30, 2014. All in favor.

On motion of Mr. Miller, seconded by Mr. Hassick, the Planning Commission voted 6-0 to table the plan. All in favor.

Discussion on the amendments to the Salisbury Township Zoning Ordinance and Subdivision and Land Development Ordinance.

Ms. Sopka advised that the Zoning Ordinance has been submitted to Urban Research Development Corporation (URDC) for review. Mr. McKitish requested that Ms. Sopka notify URDC that if they have any comments they would need them for the October 14, 2014 meeting.

The members reviewed a few topics that needed to be discussed which includes parking lot islands and landscaping for healthcare facilities, the removal of utilities and tree cutting, open land requirements and recreation area fee requirements, and the uses will be capitalized throughout the document.

They discussed the Ordinance new Health Care Overlay District, which supersedes previous R-2 and R-3 zoning in the vicinity of Lehigh Valley Health Network.

OTHER BUSINESS

ADJOURNMENT

On motion by Mr. Licht, seconded by Mr. Miller, the Planning Commission voted to adjourn the meeting. All in favor.