

**TOWNSHIP OF SALISBURY
LEHIGH COUNTY, PENNSYLVANIA**

**PLANNING COMMISSION
MEETING MINUTES**

7:30 PM

November 12, 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 Beck, Miller, Licht, Schreiter, Hebelka, and Hassick; Attorney Ashley, Township Solicitor, Mr. Tettemer, Township Engineer and Ms. Sopka, Director of Planning and Zoning. Commission McKitish was excused.

CALL TO ORDER

Mr. Beck called the meeting to order.

APPROVAL OF THE MINUTES

On motion of Dr. Licht, seconded by Mr. Miller, the Planning Commission voted 6-0 to approve the October 14, 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. John Leonardis of DLP Realty and Mr. Bernard Telatovich, Benchmark Civil Engineering.

Mr. Tettemer highlighted his review letter dated November 5, 2014. Most items are referenced are minor. A waiver to the Lehigh County Conservation District (LCCD) approval has been requested in writing for this project. Mr. Tettemer reviewed the erosion control plan for a project this size and it is adequate. The amount of earth disturbance is not going to be severe.

An additional waiver requested was the side lot lines. Sidewalks and street trees should be a deferral. The unnamed alley needs to have proper vacation.

In conclusion when all items are satisfactorily addressed they would recommend engineering approval for the plan.

Ms. Sopka highlighted her review letter dated November 6, 2014. Ms. Sopka stated that the slope on this site is not very severe. Ms. Sopka stated that on the eastern side of the township, in this geographical area, that sometimes there are impacts from the Lehigh Mountain runoff depending on how severe the rain events. The eastern side of the township has tremendous propensity for ground water seeps that are regulated by the Township for the benefit of future home owners. It is recommended that if the contractor exposes the seep(s) during excavation the Township should be

notified. The recommended mitigation would be to place the home on a concrete slab (no basement) or place the home on stilts (raised above the waterline) to prevent seepage into the home.

Mr. Telatovich indicated they would conduct some high water analysis of the site to be constructed then take the necessary action.

It was stated by Mr. Leonardis that the type of houses to be constructed are split levels houses which would limit the concern.

The unopened alley vacation was discussed. This would be contingent that the alley is vacated otherwise there is an alley between the properties. Ms. Sopka indicated the issue of the alley vacation was on schedule with the Board of Commissioners for the 12/13/2014 meeting. The Planning Commissioners agreed to make the plan approval contingent upon approval by the BOC to vacate the alley relative to the properties in question on Salisbury Road and Stanley Avenue.

The PC members approved the waiver for the side lot lines not being perpendicular, the waiver for five shade trees along the frontal of the property, and the approval of a deferral for sidewalks as there are none in this area.

Recommend the waiver to SALDO 10.3.G from the October 22 correspondence including SALDO 10.6.8.1 and SALDO 10.16.C street tree spacing.

On motion of Dr. Licht, seconded by Mr. Hassick, the Planning Commission voted 6-0 to approve the recommendation to accept the following waivers: SALDO 10.3.G from the October 22nd correspondence regarding the LCCD review, SALDO 10.6.A.1 and partial waiver to 10.16.C street tree spacing. All in favor.

On motion of Dr. Licht, seconded by Mr. Hassick, the Planning Commission voted 6-0 to approve the deferral to SALDO 10.12 side walk and curb. All in favor.

On motion of Mr. Hebelka, seconded by Mr. Miller, the Planning Commission voted 6-0 to approve the recommendation of the Preliminary/Final Minor Subdivision Plan subject to comments from Keystone Consulting Engineering and Zoning/Planning Director, and conditioned upon the approval of the alley vacation, as well as compliance of all Federal, State and Local Ordinances rules and regulations. All in favor.

OTHER BUSINESS

NONE

ADJOURNMENT

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