

**TOWNSHIP OF SALISBURY  
LEHIGH COUNTY, PENNSYLVANIA**

**PLANNING COMMISSION  
MEETING MINUTES**

**7:30 PM**

**September 8, 2015**

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.

**CALL TO ORDER**

Mr. Beck called the meeting to order.

**ROLL CALL**

Glenn Miller

William Licht (excused)

Richard Schreiter

James Brown

Richard Hassick

Stephen McKitish

Charles Beck

Marc Albanese, Alternate Township Solicitor

David Tettermer, Township Engineer

Cynthia Sopka, Director of Planning and Zoning

**APPROVAL OF THE MINUTES**

**On motion of Mr. McKitish, seconded by Mr. Miller, the Planning Commission voted 5-0 to approve the August 11, 2015 Planning Commission Meeting Minutes as amended. All in favor.**

**2214 & 2216 North Melrose Lane Preliminary/Final Minor Lot Subdivision**

**Review the proposed Preliminary/Final Plan for a Minor Lot Subdivision and Lot Consolidation between 2214 & 2216 North Melrose Lane (referenced as Lots 14&15 of Southbury Park).**

Present were Mr. Myron Haydt, Owner and Mr. Daniel Witczak, P.E. of Acela Engineering Company.

The proposed project intends to adjust the lot line between Lots #14 and Lot #15 due to the placement of the well for Lot #14. Lot #15 is undeveloped and Lot 14 contains one existing dwelling.

Mr. Tettermer highlighted his review letter dated September 2, 2015. Mr. Tettermer stated a waiver for SALDO 703.3.A was requested for the contour lines and natural features within

100 feet of the site. Contour lines are shown for Lot #14 but not for Lot #15. The waiver request should be revised to include the contours on Lot #15.

A waiver for SALDO 703.3.B was requested for the requirement of slope shading for the site and within 100 feet be should on the plan.

Considering the scope of the proposed subdivision for each item, they would have no engineering objection to granting a waiver to both requirements.

In conclusion, when these following items are satisfactorily addressed, engineering approval of the Preliminary/Final Minor Subdivision Plan would be recommended.

Ms. Sopka highlighted her review letter dated September 3, 2015. Ms. Sopka stated that the applicant responded to her recommendation to include the site plan that references the various slopes on both properties of Lot #14 and Lot #15 and to provide slope shading.

Ms. Sopka reviewed the aerial photography of Lot #15 which indicates most of the lot is covered with mature woodlands and slopes ranging from 8% and 25%. Any future development of this tract of land should consider protection of the steep slopes and woodlands.

Ms. Sopka stated that she concurs with the recommendations by Mr. Tettermer's lettered dated September 2, 2015.

**On motion of Mr. McKitish, seconded by Mr. Hassick, the Planning Commission voted 6-0 to recommend approval of the following waivers for SALDO Section 703.3.A, contour lines and natural features that reference Lot #15 specifically and Section 703.3.B slope shading specific to Lot #15 as noted in August 8, 2015 correspondence from Acela Engineering Company. This is a Lot Line Adjustment and no new lots are being created. All in favor.**

**On motion of Mr. Schreiter, seconded by Mr. Miller, the Planning Commission voted 6-0 to recommend approval of the Preliminary/Final Plan for Minor Lot Subdivision, Lot Consolidation and Lot Line Adjustment between Lots #14 and #15 to comply with the conditions provided by the Township Engineer, Township Solicitor, and Township Planning & Zoning Director and adhere to all additional State, Local and Federal regulations. All in favor.**

**3111 Lehigh Street – Sketch Plan Review proposed for Dunkin Donut**

Review the proposed sketch plan for a Land Development proposed for Dunkin Donut at 3111 Lehigh Street. The site is located in the General Commercial (C-3) Zoning District.

Present was Mr. Brian Gazda, P.E. c/o Lehigh Engineering Associates, Inc.

Mr. Tettermer highlighted his review letter dated September 2, 2015. The Sketch Plan purposes a Dunkin Donuts use, including the utilization of a drive through, and associated

parking on the property located on the east side of Lehigh Street, Salisbury Township. The proposed development includes a 2,055 square foot building and 16 parking spaces. This site is located in the C-3 General Commercial Zoning District and the proposed use appears to be a special exception use. The Developer proposes using public water and sewer facilities. Mr. Tettemer stated that this is a sketch plan and no action is required.

Ms. Sopka highlighted her review letter dated September 3, 2015. The project involves development of land owned by MAPENN located in Irvine, California. The site previously housed the Jiffy Lube which was destroyed by fire.

The project would be classified as a Fast Food Restaurant in the Zoning Ordinance that requires Special Exception review by the Zoning Hearing Board (ZHB). Ms. Sopka addressed the following; that the project requires the submission of the Zoning permit application, to comply with Section 27-402.1.ZZ, the discrepancy of maximum lot size is 19,500 square feet and it needs to equate to 20,000 square feet, the proposed parking spaces indicates a minimum of 20 and 16 are being proposed, and the width for parking.

Mr. McKitish expressed concern about the lesser amount of parking spaces being an issue and the vehicle entrance/exit and the consideration of traffic on Lehigh Street. Mr. Gazda reviewed the reasoning for the request of 16 parking spots referencing the want of a drive thru. He also explained the elongated building.

Mr. Tettemer stated that after contact, applications and approvals are addressed with PennDot to reapply for a sketch plan with the Planning Commission prior to going in front of the ZHB so they can continue to help guide this project and provide Mr. Gazda with a list of variances that will also be required. Mr. Gazda obliged.

#### **OTHER BUSINESS**

NONE

#### **ADJOURNMENT**

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