

**TOWNSHIP OF SALISBURY  
LEHIGH COUNTY, PENNSYLVANIA**

**PLANNING COMMISSION  
MEETING MINUTES**

**7:30 PM  
October 14, 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, Hassick and McKitish; Attorney Ashley, Township Solicitor and Mr. Tettermer, Township Engineer. Commission Schreiter and Ms. Cynthia Sopka, Director of Planning & Zoning was excused.

**CALL TO ORDER**

Mr. Beck called the meeting to order.

**APPROVAL OF THE MINUTES**

On motion of Mr. McKitish, seconded by Mr. Hassick, the Planning Commission voted 6-0 to approve the September 9, 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 were Mr. Don Wenner, Owner and Mr. Bernard Telatovich, Benchmark Civil Engineering.

Mr. Tettermer highlighted his review letter dated October 8, 2014. The following items for review and consideration consisted of: existing contours within 100 feet of the site be shown on the Plan, shading or markings shall be shown on the Plan, dedication for of 5 feet would provide for a 40 foot width right of way of Salisbury Road shall be noted on the Plan, existing cart-way widths, side lot lines, sidewalks and street trees.

Waivers have been received for the following items and they have no engineering objection to granting the requested waivers. In conclusion, until all above items are satisfactorily addressed we would not recommend engineering approval of the Preliminary/Final subdivision plan.

Mr. Tettermer highlighted Ms. Sopka's review letter dated October 10, 2014. The project incorporates a paper alley, a portion of which was vacated several years ago but did not include the properties that are part of this proposed Minor Subdivision. The application to vacate a portion of the paper alley has been submitted by the developer to the Salisbury Township Board of Commissioners. A recreation fee in the amount of \$1,500 per dwelling unit created within the Township is required. Ms. Sopka stated in her review letter that she concurs with the Township Engineers letter dated October 8, 2014.

The right-of-way was discussed and it was updated and the additional five feet was given on the Plan. Mr. Tettemer stated that the developer did not increase the road way, to leave as is, since curbing is on each side. However, the developer will offer to dedicate an additional five feet of right of way on his property which will actually make the right of way 35 feet. However an additional five feet on the other side of the road which would be more conforming to the 40 foot requirement. Additionally street trees were discussed with the recommendation by Mr. Tettemer to maintain two street trees along the frontage as opposed to the five. Mr. Tettemer indicated the Lehigh County Conservation District should be consulted regarding earth disturbance.

**On motion by Mr. McKitish, seconded by Mr. Hassick, the Planning Commission voted 6-0 to grant the requested waivers of SALDO 7.3.C.1, 7.3.C.2, 10.4.D.1 relative to right-of-way width, and 10.4.D.1. relative to cart-way width as requested in applicants letter dated October 14, 2014. All in favor.**

**Review correspondence prepared by Urban Research & Development Corporation (URDC) dated September 23, 2014 that addresses the Final Review of Zoning revisions.**

Mr. Tettemer stated the amended zoning ordinance has been reviewed by URDC. Ms. Sopka sent a copy of the new Township Zoning Ordinance to the Lehigh Valley Planning Commission (LVPC) on October 9, 2014.

Mr. Licht inquired if the township should adopt an ordinance to regular mini cell towers or antennas. The recommendation of the URDC was to create an independent ordinance. Attorney Ashley stated zoning does not regulate the public right-of-way. The regulation of signs was also discussed. URDC is recommending that the Township should regulate.

**Discussion on the amendments to the Salisbury Township Zoning Ordinance, including status of the Ordinance and potential recommendations by the Planning Commissioners.**

Mr. Tettemer recommended that the members take a vote to forward the Zoning Ordinance to the Salisbury Township Board of Commissioners to approve the new Salisbury Township Zoning Ordinance. This will include their review and a public meeting that must be held prior to the adoption of the Ordinance.

**On motion of Mr. McKitish, seconded by Dr. Licht, the Planning Commission voted 6-0 to make recommendation to the Salisbury Township Board of Commissioners for approval of the new Salisbury Township Zoning Ordinance contingent upon the review of Attorney Ashley, Township Solicitor (review of Section 104) and making revisions as appropriate and necessary. All in favor.**

**On motion of Mr. McKitish, seconded by Mr. Miller, the Planning Commission voted 6-0 to make recommendation to the Salisbury Township Board of Commissioners for approval of the revisions to the Salisbury Township Subdivision and Land Development Ordinance (SALDO). All in favor.**

**OTHER BUSINESS**

**ADJOURNMENT**

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