

**TOWNSHIP OF SALISBURY
LEHIGH COUNTY, PENNSYLVANIA**

**PLANNING COMMISSION
MEETING MINUTES**

October 11, 2016

START TIME 7:30 PM

The regularly scheduled public meeting of the Salisbury Township Planning Commission commenced at the Township Municipal Building located at 2900 South Pike Avenue, Allentown, Lehigh County, Pennsylvania.

CALL TO ORDER

Mr. Charles Beck called the meeting to order.

ROLL CALL

Glenn Miller

William Licht

Richard Schreiter

James Brown

Richard Hassick

Stephen McKitish, Vice-Chairman

Charles Beck Chairman

John Ashley, 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 7-0 to approve the September 13, 2016 Planning Commission Meeting Minutes as submitted with correction. All in favor.

3134 IRONWOOD LANE, ALLENTOWN, PA

Review the Minor Subdivision or Re-subdivision plan of 3134 Ironwood Lane and 3130 Ironwood lane. Mr. Jay Musselman represented both property owners, Laura Brensinger and Joseph Gaither of 3134 Ironwood Lane and also Thomas Davis located at 3130 Ironwood Lane.

Mr. Tettermer highlighted his review letter dated October 5, 2016. He referenced several items to be addressed in his review. Mr. Tettermer indicated both properties require a minimum lot size of two (2) Acres. Both lots are considered to be nonconforming due to the size of the properties. Overall Mr. Tettermer indicated that since both lots are nonconforming due to lot size and minimum width the proposed transfer of land would not alter the use of residential dwellings on the existing lots.

Mr. Tettermer provided information relative to the required waivers to SALDO such as: SALDO 7.3.C.1 dealing with contours; SALDO 7.3.C.2 relative to slope shading; SALDO 7.3.F building setback lines to be required; SALDO 10.6.A.1 side lot lines require to be radial to curved street lines.

Mr. Musselman provided the required waivers relative to the recommendations by the Township Engineer.

Ms. Sopka highlighted her review letter dated October 5, 2016. Ms. Sopka referenced the correction for the zoning permit to have only one property owner listed. This was corrected by Mr. Musselman. There was some concern regarding the location of the well in conjunction to the 100 foot separation from the existing on-lot septic systems for both properties. However additional research concluded that both property owners approached the Board of Commissioners in 1992 regarding to not hold Salisbury Township responsible should any problems arise with the quality of the well water and the septic systems that did not meet the 100 foot required separation.

Ms. Sopka did address the reference to the ZO 307.2.A that required a minimum of 2 acres in the conservation residential district. Both properties are referenced as nonconforming lots of record. However a little research provided the appropriate answer since both parcels were created in June 10, 2960. The property of 3130 Ironwood Lane was subdivided from a larger tract on June 14, 2960. The Zoning Ordinance of January 20, 1960 did not have a conservation residential zone but was referenced as rural residential and the minimum lot size was 18,000 S.F. and the minimum width of the lot at the front property line was equal to 100 feet.

Overall Ms. Sopka concurred with the recommendations made by the Township Engineer, Mr. Dave Tetterer.

The Township did receive a copy of the Lehigh Valley Planning Commission review dated September 30, 2016.

Mr. Tetterer indicated all waivers and variances granted shall be listed on the plans. In conclusion when these items are agreed to and recorded, they would recommend engineering approval of this Preliminary/Final Minor Re-subdivision plan.

On motion of Mr. McKitish, seconded by Dr. Licht, the Planning Commission voted 7-0 to approve the requested waivers dated September 30, 2016 to SALDO sections 7.3.C.1; 7.3.C.2(a); 7.3.C.3; 7.3.C.4; 7.3.C.5; 7.3.C.6; 7.3.C.7; 7.3.C.8; 7.3.E.5; 7.3.E.6; 10.6.A.1;10.6.B. relative to Environmental features and side lot lines. All in favor.

On motion by Mr. Schreiter, seconded by Mr. McKitish, the Planning Commission voted 7-0 to approve the Preliminary-Final Minor Re-Subdivision Plan associated with 3130 Ironwood Lane and 3134 Ironwood Lane subject to any conditions stipulated by the Township Engineer's correspondence of October 5, 2016, the Zoning Officers correspondence of October 5, 2016, along with compliance with all required Federal, State and Local regulations. All in favor.

OTHER BUSINESS:

Mr. Robert Agonis approached the Planning Commissioners regarding new bamboo control Ordinance. He indicated that the Borough of Rose Valley recently passed an ordinance to control the spread of running bamboo within the community. He wanted to share this information with the Township since many communities are undertaking initiatives to reduce the spread of invasive plants.

ADJOURNMENT

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