

**TOWNSHIP OF SALISBURY
LEHIGH COUNTY, PENNSYLVANIA**

**PLANNING COMMISSION
MEETING MINUTES**

December 13, 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 (excused)

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. Licht, seconded by Mr. Hassick, the Planning Commission voted 6-0 to approve the October 11, 2016 Planning Commission Meeting Minutes as submitted with correction. All in favor.

1531 and 1529 SEIDERSVILLE ROAD, BETHLEHEM, PA

Review the Minor Subdivision / Consolidation Plan of 1531 Seidersville Road and 1529 Seidersville Road, Bethlehem, PA 18015.

Mr. Joseph J. Klocek represented the request for the minor lot subdivision and consolidation plan.

The review provided by Mr. Tettermer indicated the Minor Subdivision Plan proposes to adjust the property line to transfer approximately 5,675 square feet from Lot C, 1523 Seidersville Road to Lot A, 1531 Seidersville Road, and approximately 1,860 Square Feet from Lot 2, also known as 1523 Seidersville Road to Lot A, 1531 Seidersville Road. The site is on the north side of Seidersville Road in the Conservation Residential District (CR) and both dwelling unit utilize private sewer and water facilities.

Mr. Tettermer highlighted his review letter dated December 6, 2016. He advised that the minimum lot size in the CR district is 2 acres. Both lots that exist are non-conforming lots due to the lot size. Since

Lot A is being made larger a variance would not be required. Since Lot B will be made smaller therefore a variance would be required. However, if Lot B and Lot C can be incorporated together a variance would not be required.

Mr. Tetterer reviewed items that are needed for discussion and advised of waivers and deferrals that would be required.

He advised of the minimum lot width at the front yard setback is 200 feet, if parcels are not incorporated a variance would be required; minimum lot size based on slopes, existing contours, the Plan needs to be drawn at scale, a Professional Land Surveyor is required to certify the accuracy of the survey and plan for clarification.

The existing legal right-of-way of Seidersville Road (33 feet wide) shall be shown on the Plan. Property boundary information shall be revised to exclude the existing legal right-of-way

Mr. Tetterer advised that following waivers have been made in writing and submitted for the following: existing site contours or photogrammetry for all three lots shall be shown on the Plan; slope shading shall be shown on the plan, permanent and seasonal high water tables shall be shown on the Plan. Mr. Tetterer advised that considering the extent of the subdivision Plan, they would have no engineering objection to granting these requested waivers.

The following information shall be noted on the Plan or waivers will be required for the following, which have not been received. This consists of the existing and proposed building setbacks, and lot lines shall be at the right angles to the straight street lines which proposes a new lot line between A and B of approximately 85 degrees.

Mr. Klocek provided a revised plan that would include the consolidation between Lot B and Lot C. The Planning Commissioners recommended that any decision on the revised plan must first be reviewed by the Township Engineer. No action was taken on the revised plan.

The Planning Commissioners took action on the requested waivers. On a motion by Mr. Stephen McKitish to recommend granting of the following waivers and seconded by Mr. Glen Miller the Planning Commissioners on a vote of 6-0 granted the following waivers: SALDO 703.1.C scale of the plan; 703.3.A Contour lines; 703.3.B slope shading; 703.3.C permanent and seasonal high water table; 703.3.D. rivers, streams, creeks, watercourses, lakes, etc.; 703.3.E 100 year floodplain; 703.3.G Rock outcrops; 703.6.C existing and proposed building setback lines; 1006.C side lot lines shall be at right angles to straight street lines.

Mr. Stephen McKitish made a motion to table the plan of 1531 Seidersville road and seconded by Mr. Richard Hassick. The Planning Commissioners approved the recommendation by a vote of 6-0. The project will be presented on January 10, 2017.

OTHER BUSINESS:

ADJOURNMENT

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