

**TOWNSHIP OF SALISBURY
LEHIGH COUNTY, PENNSYLVANIA**

**PLANNING COMMISSION
MEETING MINUTES
AUGUST 8, 2017**

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 (EXCUSED)
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. Miller, the Planning Commission voted 6-0 to approve the July 11, 2017 Planning Commission Meeting Minutes. All in favor.

2105 SONOMA DRIVE AND 2218 NORTH MELROSE LANE, BETHLEHEM PA 18015

Review the Preliminary/Final Lot Line adjustment between 2105 Sonoma Drive and 2218 North Melrose Lane.

Mr. Tettermer highlighted his letter dated August 2, 2017. The Minor Subdivision Plan proposes to decrease the area of 2105 Melrose Lane from 22.07 acres to 20.44 acres and increase the lot area of 2218 North Melrose Lane from 5.03 acres to 6.66 acres. No new lots or construction is proposed as part of this subdivision. The lots are located within the Conservation Residential Zoning District and both properties will have on-lot sewer and water facilities.

Mr. Tettermer commented on the following:

SALDO 703.3.A – existing site contours based on a recent field survey shall be shown on the plan or a waiver to this section is required. A waiver was requested by the applicant.

SALDO 703.3.B – Slope shading meeting this section shall be shown on the plan or a waiver to this section is required. The applicant did provide a waiver to this section as referenced in the July 14, 2017 correspondence provided by Acela Engineering.

Mr. Tetteimer provided additional guidance relative to drafting items that shall be added or corrected on the final plan such as the final lot layout should be shown on the existing lot layout plan. The plan shall be signed and sealed by a Professional Land Surveyor prior to plan recording. The correct lot number should be shown under the proposed Zoning Data block.

Mr. Tetteimer indicated that when all items referenced above are agreed to or completed he would recommend engineering approval of the re-subdivision plan.

On motion of Mr. Schreiter, seconded by Dr. Licht, the Planning Commission voted 6-0 to approve the Preliminary/Final plan of Southbury Park.

On motion of the Planning Commission voted to adjourn the meeting. All in favor.