

**TOWNSHIP OF SALISBURY
LEHIGH COUNTY, PENNSYLVANIA**

**PLANNING COMMISSION
MEETING MINUTES**

7:30 PM

December 10, 2019

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. Charles Beck, Chairman, called the meeting to order.

2638 WEST ROCK ROAD

All attendees were advised that the applicant is not present and, since only a sketch plan was submitted, no approval will be granted at this meeting. This meeting is only for discussion of the proposed plan and to provide feedback from the Planning Commission to the applicant for future use. The next step for the applicant is to appeal to the Zoning Hearing Board for a Special Exception. Another public meeting will be held at that time.

Courtesy of the Floor:

- Joe Tomanik of 3220 Douglas Road & owns property on West Rock Road. Asked question about Special Exception process. Was advised that the Planning Commission does not grant Special Exceptions and that they are dealt with through the Zoning Hearing Board.
- Jane Benning of 3111 Douglas Road. Would like to know what the proposed project is. Was advised that because the applicant is not present, nothing can be discussed at this meeting. Was also told that the next step for the applicant is to go before the Zoning Hearing Board for a Special Exception.
- John Gardus of 3211 Douglas Road. Asked why the issue was put on the agenda of the Planning Commission before the applicants received their Special Exception from the Zoning Hearing Board. Was advised that it is part of the process and the applicant will appeal to the Zoning Hearing Board next. If the applicant receives their Special Exception, they will submit a Preliminary and/or Final Plan to the Planning Commission. Tonight's submission was for a Sketch Plan which only requires the Planning Commission to review the plan and make comments. No decision concerning the proposed project will be made at this time.
- David William of 2470 West Rock Road. Asked what the process is after the applicant receives approval of their Special Exception request. The development process was explained.
- Ellen Storm of 3959 Ironwood Lane. Stated that west Rock Road has issues with its condition and is not being fixed. Wants to know how the extra traffic and proposed development will affect this problem. Also stated that the proposed development will be

a safety issue for children and wildlife in the area. Was advised to go to the Board of Commissioners in regards to the road conditions and issues.

ROLL CALL

Charles Beck, Chairman
Glenn Miller
Richard Hassick
James Brown
Mark Kijak
Jessica Klocek
John Ashley, Township Solicitor
David Tettermer, Township Engineer
Cynthia Sopka, Director of Planning and Zoning

** Note: Rick Schreiter, Vice Chairman - excused

APPROVAL OF THE MINUTES

Correction to meeting minutes – Mark Kijak was present at the meeting and should be added to the Roll Call.

On motion of Mr. Hassick, seconded by Ms. Klocek, the November 12, 2019 Planning Commission Meeting Minutes have been accepted as corrected.

1539 BUTZ LANE & 1540 CHURCH ROAD PRELIMINARY/FINAL MINOR SUBDIVISION

Present was James Weed, Surveyor, representing the applicants of the proposed subdivision.

Mr. Tettermer presented his review letter dated December 2, 2019. The letter has 6 general items, 4 of which require action by the Planning Commission:

Item #1: SALDO 22-702.3.E – Applicant is required to submit the plans to the Lehigh Valley Planning Commission for review and comment. Verification of submission to the LVPC shall be provided when available. Any action taken on this submission should be conditioned on satisfactory response by the LVPC.

Item #2 – SALDO 22-703.3.A – Contour lines meeting this section shall be shown on the plan or a waiver to this section is required. Considering the intent of this subdivision, we would have no engineering objection to granting this waiver, if requested.

Item #3 – SALDO 703.3.B – Contour slope shading meeting this section shall be shown on the plan or a waiver to this section is required. Considering the intent of this subdivision, we would have no engineering objection to granting this waiver, if requested.

Item #4 – SALDO 22-703.3.F – Soil types shall be shown on the plan or a waiver to this section is required. Considering the intent of this subdivision, we would have no engineering objection to granting this waiver, if requested.

Mr. Tetteimer stated that waivers were requested in writing and engineering has no objections to granting these waivers. He recommends engineering approval when all the above items are addressed or the waivers granted.

Letter of request for the above-mentioned waivers was presented by the applicant. Applicant also provided documentation that the plan has been submitted to the Lehigh Valley Planning Commission.

Motion was made by Ms. Klocek to grant the requested waivers for SALDO 22-703.3.A, SALDO 22-703.3.B, and SALDO 22-703.3.F. Mr. Hassick seconded the motion. The Planning Commission voted 6-0 in favor.

Motion was made by Mr. Hassick to approve of the Preliminary/Final Plan of the subdivision at 1539 Butz Lane and 1540 Church Road, on condition the Lehigh Valley Planning Commission approves the plan as stated in SALDO 22-702.3.E, compliance with the Township Engineer's letter dated December 2, 2019, and all granted waivers are noted on the drawings. Ms. Klocek seconded the motion. The Planning Commission voted 6-0 in favor.

PLOT 886, LLC

A time extension was granted by the applicant on November 7, 2019 until February 29, 2020.

Motion was made by Ms. Klocek to accept the time extension for Plot 886, LLC until February 29, 2020. Mr. Brown seconded the motion. The Planning Commission voted 6-0 in favor.

REVIEW OF PROPOSED CHANGES TO WATER DISTRIBUTION SYSTEM CONSTRUCTION SPECIFICATIONS AND CONSTRUCTION DETAILS

Mr. Tetteimer summarized the proposed changes to be made to SALDO in regards to the construction specifications and construction details for the water distribution systems. These items have not been updated since 2001. Mr. Tetteimer stated that the proposed changes, most of which are technical issues, will bring the requirements up-to-date.

Once all the different specifications are reviewed, all revisions to SALDO will be combined into one book and presented to the Planning Commission for recommendation of approval to the Board of Commissioners.

AJOURNMENT

On motion Mr. Kijak, seconded by Ms. Klocek, the meeting was adjourned.