

**TOWNSHIP OF SALISBURY
LEHIGH COUNTY, PENNSYLVANIA**

**PLANNING COMMISSION
MEETING MINUTES**

**7:30 PM
August 11, 2020**

A regular meeting of the Planning Commission of the Township of Salisbury was held at the Salisbury Township Municipal Building, 2900 South Pike Avenue, Allentown, Lehigh County, Pennsylvania.

CALL TO ORDER

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

ROLL CALL

Charles Beck, Chairman
Glenn Miller, Secretary
Richard Hassick
Mark Kijak
Jessica Klocek
John Ashley, Township Solicitor
David Tettemer, Township Engineer
Kerry Rabold, Planning and Zoning Officer

Excused: James Brown & Rick Schreiter

APPROVAL OF THE MINUTES

No corrections were recommended.

On motion of Mr. Miller, seconded by Ms. Klocek, the July 14, 2020 Planning Commission Meeting Minutes have been accepted as written.

2451/2460 PARKWOOD DRIVE – PRELIMINARY LAND DEVELOPMENT (NO. 20-0184)

Motion was made by Mr. Miller to accept the extension of time until December 30, 2020 granted by the applicant. Mr. Hassick seconded the motion. The Planning Commission voted in 5-0 in favor.

820 PUBLIC ROAD – PRELIMINARY/FINAL SUBDIVISION (NO. 20-0031)

Mr. Joseph Rentko, of Black Forest Engineering, the applicant's engineer represented the property owner, Mr. Victor Youssef and the applicant, Mr. Nicholas Youssef, both of whom showed up later in the meeting.

Mr. Rentko spoke about the history of the project and passed out a timeline of the project. He stated that at the March Planning Commission meeting curbing and sidewalks were discussed. It was recommended that curbs would help control stormwater but sidewalks would not be required because of drainage/stormwater runoff needs. No formal vote was taken. After the meeting Mr. Rentko met with Mr. Dave Tettemer, Township Engineer, and designed a swale and other features to control water runoff and potential problems along Jeter Avenue. Stormwater is now designed to flow into the nearby wooded area.

Mr. Rentko was unable to attend the July Planning Commission meeting but noted that during this meeting the Planning Commission had a change of heart and denied the applicant's request for a deferral from the sidewalks. Mr. Miller stated that the change was made after a letter was received from the Lehigh Valley Planning Commission stating that sidewalks are "strongly recommended" for the project. Mr. Rentko stated that the LVPC is just a recommending body and that municipalities do not have to follow their recommendations.

Mr. Rentko stated that since the last meeting the garage floors of each proposed residence have been raised one foot from its lowest point to help with drainage issues and two swales, referred to as "plunge pools" have been added to reduce stormwater flow. A 100-year storm flow was presented for the driveways on lots 1 and 2. He also stated that other minor grading changes will be tweaked when each individual grading plan is submitted.

Sidewalks were not added to the revised plans and Mr. Rentko would like to discuss this further. Mr. Rentko stated that if sidewalks were installed, they would increase runoff on Jeter Avenue and would require the designed swales to be removed. Mr. Beck stated that he is against sidewalks because we do not know what the future plans for Public Road are. Mr. Hassick stated that he is also against the sidewalks because of safety issues in the neighborhoods and stormwater runoff problems. Mr. Kijak stated that the road is already narrow and adding sidewalks would help with safety. Mr. Rentko reiterated that sidewalks would cause more stormwater issues, especially along Jeter Avenue. Mr. Tettemer stated that sidewalks would complicate things, but it is also an engineer's responsibility to design around the Planning Commission orders. Mr. Rentko said that if sidewalks were added, swale #3 would need to be removed and the design would adhere to SALDO and all zoning requirements, but it would be poor stormwater management. Two utilities would also need to be moved for the sidewalks. Mr. Tettemer stated that the Township has specific construction details and design standards for sidewalks and curbing which must be followed if either is required.

Ms. Jane Gaughnan of 904 Public Road lives across the street from the proposed project and stated that there are no sidewalks in the neighborhood and sees no reason to require them for this project.

Mr. Tettemer stated that there are potential stormwater issues but its mostly planning issues and a Planning Commission decision to make.

Motion was made by Mr. Hassick to grant a deferral for sidewalks. Ms. Kloczek seconded the motion. The Planning Commission voted in 3-2 in favor.

Further discussion of this project was tabled until revised plans have been submitted.

**757 WEIL STREET/801 WEIL STREET/806 SUMMIT STREET –
PRELIMINARY/FINAL LOT CONSOLIDATION (NO. 20-0208)**

Ms. Louise Howard and Mr. Sam Gentile, property owners, and Mr. Lou Rock of Lehigh Engineering, engineer for the applicants, were present.

Mr. Tettemer summarized his review letter dated August 3, 2020. There were two comments to “clean up the plan”. The first comment requires submission to the Lehigh Valley Planning Commission which the applicant has done and the LVPC has reviewed. The second comment was in regard to a release of financial security from the previous subdivision project. Mr. Tettemer has asked that the Township Solicitor comment on this.

Mr. Tettemer reviewed the property histories. He stated that a subdivision was approved in 2009 but was not recorded until 2019. Road improvements were required as part of the subdivision. A subdivision improvement agreement still exists for this, even if the lot consolidation is approved. Mr. Ashley would like the Planning Commission to make a recommendation to the Board of Commissioners to release the developer from these previous requirements. Mr. Ashley stated that the applicants “want to go back in time” as they were before the subdivision and feels that this action would be appropriate. From a legal standpoint, if these new plans bring the property back to its original’s state, then the agreements can be released. Those agreements include maintenance and BMP. Real Estate documentation would be needed to clean-up the release.

Mr. Miller asked what would happen if a subdivision is requested again in the future, especially in regard to road improvements. Mr. Ashley stated that a new application would need to be submitted and a new improvements agreement would be made.

Mr. Ken Weid questioned the rear yard setback and if a road would be required. He was told “no”.

Motion was made by Ms. Klocek to approve the lot consolidation plan subject to the comments and corrections stated within the review letter of Mr. Tettemer dated August 3, 2020 and the review letter of Ms. Rabold dated August 5, 2020. Mr. Miller seconded the motion. The Planning Commission voted 5-0 in favor.

Motion was made by Ms. Klocek to recommend that the Board of Commissioners release the construction agreements, BMP, maintenance agreements, and property dedication associated with the previous subdivision. Mr. Hassick seconded the motion. The Planning Commission voted 5-0 in favor.

COURTESY OF THE FLOOR

Nothing presented.

AJOURNMENT

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