

**TOWNSHIP OF SALISBURY
LEHIGH COUNTY, PENNSYLVANIA**

**PLANNING COMMISSION
MEETING MINUTES
7:00 PM
OCTOBER 13, 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 and online via the Zoom platform.

CALL TO ORDER

Mr. Charles Beck, Chairman, called the meeting to order at 7:28pm.

ROLL CALL

Charles Beck, Chairman
Richard Hassick
Jessica Klocek
Mark Kijak
Rick Schreiter
John Ashley, Township Solicitor
David Tetteimer, Township Engineer
Kerry Rabold, Planning & Zoning Officer

Excused: Glenn Miller, James Brown

APPROVAL OF THE MINUTES

No corrections were recommended.

On motion of Richard Hassick, seconded by Rick Schreiter, the September 8, 2020 Planning Commission Meeting Minutes have been accepted as written.

1453 LEHIGH AVENUE – PRELIMINARY/FINAL MINOR SUBDIVISION (NO.20-0050)

Letter was received from Robert H Piligian, PLS from Bascom & Sieger, Inc., on behalf of the owners of 1453 Lehigh Avenue granting an extension of time until May 31, 2021 for the preliminary/final site plan for the minor subdivision at 1453 Lehigh Avenue.

Motion was made by Rick Schreiter to accept the extension as granted until May 31, 2021, seconded by Richard Hassick. The Planning Commission voted in 4 – 0 in favor, Jessica Klocek was not in attendance at the time of the vote.

1436 BLACK RIVER ROAD & 1550 BLACK RIVER ROAD – PRELIMINARY/FINAL RESUBDIVISION (NO. 20-0290)

Representing the property owners at 1436 Black River Rd. & 1550 Black River Rd was Edward Schlaner of Martin H Schuler Co., Carrie Ward of Hanna Frederick Commercial, and Dawn Gorham from the Wildlands Conservancy, via Zoom Lynn Jones-Hoats.

Dave Tetterer, Township Engineer, summarized his review letter dated 10/5/20, stating that of three waiver requests from SALDO 22-703.3.A, SALDO 22-703.3.B, and SALDO 22-703.3.C-G, he would have no engineering objections to granting them. Deeds to the properties would need to be rerecorded.

Edward Schlaner asked that the board would act on the waiver requests. In addition, the deed numbers are on the original plans and the deeds will be rewritten and rerecorded.

Rick Schreiter asked if there has been a survey of the Wildlands property in question.

Edward Schlaner stated that a survey was done years ago.

Motion was made by Richard Hassick to grant the waivers as requested in letter dated 10/8/2020 from Edward Schlaner referring to SALDO 22-703.3.A, 22-703.3.B, and 22-703.3.C-G., seconded by Rick Schreiter. The Planning Commission voted 5-0 in favor.

Motion was made by Rick Schreiter to approve the preliminary/final plans with corrections from Dave Tetterer's letter dated 10/5/20. Motion was seconded by Jessica Klocek. The Planning Commission voted 5-0 in favor.

EISENHOWER ROAD STREET VACATION (NO. 20-0015)

Interested parties in attendance were Ralph and Kristin Slider (3240 Eisenhower Avenue), Lisa Pereira, Esq. from Broughal & Devito, 38 W. Market St., Bethlehem, PA 18018 filling in for Dave Backenstoe, Esq. Via Zoom, in attendance, were Zak Cohen Esq. from Lesavoy Butz & Seitz, 1620 Pond Rd., Allentown PA 18104 and adjoining property owner Yasin Kahn (1146 S. Cedar Crest Blvd.).

Discussion on the issue of vacating a portion of Eisenhower Avenue centered around the public and private rights involved. John Ashley, Township Solicitor, stated that the Township holds no private rights to the property and the Township does not own the property.

All division of the property once vacated needs to be worked out by the surrounding property owners.

A recommendation is needed from the Planning Commission to submit the request of vacation to the Board of Commissioners.

Motion was made by Jessica Klocek recommending to the Board of Commissioners to vacate portion of Eisenhower Avenue. Motion was seconded by Richard Hassick. The Planning Commission voted 4-0 with 1 abstention.

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

Brent Tucker and Stuart Pidcock from The Pidcock Company/Parkwood Real Estate Trust, LLC were in attendance representing The Pidcock Company.

Mr. Tettermer reviewed his letter dated 9/23/20 with several points pertaining to the project. Discussion continued with concerns about parking, safety barriers, sidewalks/curbs, fire hydrants, lighting.

Mr. Tucker stated that many of the issues discussed were to PENNDOT code and the adjusted plans will reflect all items discussed as well as cross sections and performance notes needed for the retaining wall.

Mr. Tettermer stated there would be no engineering approval until all items are addressed. Deadline for the project is 12/30/20.

Motion was made by Rick Schreiter to table project. Seconded by Jessica Klocek. The Planning Commission voted 5-0 in favor.

ADJOURNMENT

Charles Beck, Chairman, adjourned the meeting at 9:11 pm.