

**TOWNSHIP OF SALISBURY  
LEHIGH COUNTY, PENNSYLVANIA**

**PLANNING COMMISSION  
MEETING MINUTES  
7:00 PM  
February 9, 2021**

The Planning Commission meeting of the Township of Salisbury was online via Zoom platform.

**CALL TO ORDER**

Mr. Beck called the meeting to order at 7:00pm.

**ROLL CALL**

Charles Beck, Chairman  
Jessica Klocek  
Mark Kijak  
Rick Schreiter  
Jimmy Brown  
John Ashley, Township Solicitor  
David Tetterer, Township Engineer  
Kerry Rabold, Planning & Zoning Officer

Excused: Richard Hassick

Participants via zoom: Jacqueline Strahley of 3110 Dogwood Lane; Elaine Silberman of 2529 West Rock Rd.; Alex Hughes & Jeremiah Hoagland – The Crossroads Group LLC of 769 State St. Hamburg PA; Jane Benning of 3111 Douglas Rd.; Courtney Gibbs of 835 E. Lynnwood St.; Alok Patniak of 2733 Andrea Dr.; Marie Searfoss of 3252 W. Fairview St.; Rob Piligian – Bascom Sieger Inc. of 116 N Fifth St.

**APPROVAL OF THE MINUTES – January 12, 2021**

Ms. Klocek stated that on the third page bottom, under the discussion section for 2628 West Rock Road the word neighborhood should be neighbor.

**On motion of Jessica Klocek , seconded by Mark Kijak, the January 12, 2021 Planning Commission Meeting Minutes have been accepted as corrected. Planning Commission voted 5-0.**

**1204 VOORTMAN AVE – MINOR SUBDIVISION (NO. SALDO -20-001)**

Grace Realty Co Inc. requested a time extension until April 30, 2021 for the minor subdivision submitted for 1204 Voortman Ave.

**Motion was made by Jessica Klocek and seconded by Rick Schreiter to accept the time extension as requested until April 30, 2021. Planning Commission voted 5 – 0 in favor.**

### **2911 BEACON ROAD – GRADING REVIEW (NO.20-0355)**

Review of request for waiver submitted by Tarpon Tower II, LLC from SALDO 1011.6.B to allow the driveway center line vertical grade to be 14.92% (max. permitted: 10% when access is from a collector or local street). The project proposes to regrade and reconstruct as existing access driveway to an existing tower facility.

Mr. Tettermer stated that the grading plan was reviewed in accordance with SALDO Part 10. Since this is a heavily eroded access road, Tarpon Tower wants to improve the roadway with stone. Some of the portions of the road are at 10-15% slope. He would have no objection to the waiver request from SALDO 1011.6.B since the existing road has limited access.

Ms. Rabold stated that the original plan to replace the existing tower has received Zoning and Building approval but they cannot get the equipment up to the tower. This motion tonight is to recommend granting the waiver for this grading permit requirement so it can then be presented to the Board of Commissioners for final approval.

**Motion was made by Rick Schreiter, and seconded by Jessica Klocek to recommend approval to grant waiver of SALDO 1011.6.B. Planning Commission voted 5 – 0 in favor.**

### **839 EAST LYNNWOOD STREET – PRELIMINARY/FINAL MINOR SUBDIVISION (NO.20-0246)**

Review of Preliminary/Final site plan and request for waivers submitted by Marie Searfoss for the minor subdivision at 839 East Lynnwood Street. Project proposes the subdivision of one parcel into two parcels (5,200 sq. ft. each) each to be developed with a single-family, semi-detached (half-twin) dwelling.

Mr. Tettermer reviewed his letter dated February 1, 2021, noting 7 of the 10 comments for the Preliminary/Final Plan of the minor subdivision at 839 East Lynnwood Street that need either a waiver or a deferral: Item 1 – SALDO 22-703.3.B (contour slope shading), Item 3 – SALDO 1003.7 (Lehigh County Conservation District approval for land erosion), Item 5 – SALDO 1006.1.C (depth of residential lots), Item 6 – SALDO 22-1011.6.C (grade of driveway), Item 8 – SALDO 1013 (permanent concrete monuments). Mr. Tettermer stated the items would need waivers and that there is no engineering objection to the waiver being granted.

On SALDO 1004.11.B(1) (right-of-way grading) and SALDO 1012.1 (sidewalk) a deferral would be needed and there is no engineering objection to the deferrals being granted.

Mr. Kijak raised a question pertaining to the grading requirement and only a partial grading on the plan. Mr. Tettermer stated that is why a deferral is needed in case the Township decides it needs to be corrected.

**Motion was made by Jessica Klocek, seconded by Jimmy Brown, to grant waivers to SALDO 22-703.3.B, 1003.7, 1006.1.C, 1011.6.C and 1013. Planning Commission voted 5 – 0 in favor.**

**Motion was made by Jessica Klocek, seconded by Jimmy Brown to grant deferrals SALDO 1004.11.B(1) and 1012.1. Planning Commission voted 5 – 0 in favor.**

Mr. Piligian asked since all the waivers and deferrals have been granted he would like to request preliminary/final approval tonight.

It was noted that two water laterals and two sewer lines would be needed.

Mr. Kijak asked about street trees.

Mr. Tettermer stated the street trees met SALDO requirements. No waiver would be needed.

**Motion was made by Rick Schreiter, seconded by Jessica Klocek, to approve the preliminary/final approval for 839 East Lynnwood Street based on Dave Tettermer's letter dated February 1, 2021 and subject to Township and State regulations and planning module being approved. Planning Commission voted 5 – 0 in favor.**

**REVIEW OF PROPOSED CHANGES TO SALISBURY TOWNSHIP ON-LOT GRADING ORDINANCE (CHAPTER 9), SALISBURY TOWNSHIP SUBDIVISION & LAND DEVELOPMENT ORDINANCE (CHAPTER 22) AND SALISBURY TOWNSHIP ZONING ORDINANCE (CHAPTER 27)**

Discussion took place amongst the Planning Commission and Township representatives on several items pertaining to the on-lot grading ordinance, the subdivision & land development ordinances and the zoning ordinance. Discussions will be ongoing until the ordinances been improved and amended to make them clearer to understand and enforce.

**ADJOURNMENT**

**Motion was made by Mark Kijak, seconded by Jessica Klocek to adjourn the meeting. Planning Commission voted 5 – 0 in favor.**

**Charles Beck, Chairman, adjourned the meeting at 9:00 pm.**