

**TOWNSHIP OF SALISBURY  
LEHIGH COUNTY, PENNSYLVANIA**

**PLANNING COMMISSION  
MEETING MINUTES**

**7:00 PM**

**March 9, 2021**

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

**CALL TO ORDER**

Mr. Schreiter called the meeting to order at 7:04pm.

**ROLL CALL**

Jessica Klocek

Mark Kijak

Rick Schreiter

Jimmy Brown

Richard Hassick

John Ashley, Township Solicitor

David Tetteimer, Township Engineer

Kerry Rabold, Planning & Zoning Officer

Excused: Charles Beck

Participants via zoom: Jacqueline Strahley of 3110 Dogwood Lane; Elaine Silberman of 2529 West Rock Rd.; Jane Benning of 3111 Douglas Rd.; Brian Hoffman of 2665 West Rock Rd; Karen Hill of 4610 Pleasant View Dr.; Edward Rosenblatt of 1208 Garden Ave.; Jon Seaman of 3135 Ironwood Ln.; Christopher Zajacek with Grace Realty of 2299 Brodhead Rd. Suite B Bethlehem; Paul Willistein of 1633 North 26<sup>th</sup> St.; Stephanie Koenig with Fitzpatrick, Lentz, and Bubba of Two City Center – 645 W Hamilton St.; Heather Lipkin of 817 Lawrence St.; Stacey Nash of 4820 Hoffmansville Rd.; Sue Kandil with Penn Technology Consulting, LLC. of PO Box 66, Fogelsville; and Ellen Yorgey of 3150 Douglas Rd

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

**On motion of Jessica Klocek , seconded by Mark Kijak, the February 9, 2021 Planning Commission Meeting Minutes have been accepted. Planning Commission voted 5-0 in favor.**

**2638 WEST ROCK ROAD – PRELIMINARY LAND DEVELOPMENT (NO. 19-0020)**

The Girl Scouts of Eastern Pennsylvania, Inc. have ~~granted~~ an extension of time until May 31, 2021 for the Land Development.

**Motion was made by Richard Hassick, seconded by Jessica Klocek to accept the time extension granted until May 31, 2021. Planning Commission voted 5-0 in favor.**

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

Present at the meeting were the applicant/owner, Christopher Zajacek with Grace Realty, and the project engineer, Sue Kandil with Penn Technology Consulting, LLC.

Mr. Tetterer reviewed his letter dated March 1, 2021, noting 4 of the 9 comments for the Preliminary/Final Plan of the minor subdivision at 1204 Voortman Avenue that need either a waiver or a deferral: Item 1 – SALDO 22-703.3. (Natural features within 100 feet of the site shall be shown on the plan), Item 3 – SALDO 22-1003.7 (Lehigh County Conservation District approval for land erosion), Item 4 – SALDO 1004.4.A (minimum required right-of-way for local street is 50 feet and minimum required cartway width for local street is 30 feet), Item 6 – SALDO 22-1012.1 (sidewalk). Mr. Tetterer stated that items 1, 3, and 4 would need waivers and that there is no engineering objection to the waiver being granted. Item 6 would need a deferral and no engineering comment was made.

Mr. Hassick recommended the planting of native maple trees instead of the type proposed in the plan. Ms. Kandil agreed to update the plan.

Mr. Schreiter opposed the deferral for sidewalk waiver due to the proximity of the property to the school and crosswalk. The area has heavy pedestrian traffic. Mr. Tetterer stated that the removal of the large overgrown trees to install sidewalks would improve the site for motorists at the intersection. Property owner Chris Zajacek suggested only installing sidewalks on Voortman and Garden but ask for deferral for sidewalk on Gaskill and removal of the 2 overgrown trees would not be a problem. Ms. Kandil stated that the plan would be changed to accommodate the requests.

**Motion was made by Jessica Klocek, seconded by Richard Hassick, to grant approval for a waivers for SALDO 22-703.3, SALDO 22-1003.7 and SALDO 1004.4.A. Planning Commission voted 5-0 in favor.**

**Motion was made by Jessica Klocek, seconded by Mark Kijack, to deny deferral of SALDO 1012.1. Planning Commission voted 5-0 in favor.**

**Motion was made by Jessica Klocek, seconded by Richard Hassick, to conditionally approve the Preliminary/Final Minor Subdivision pending changes to the plan for tree removal, addition of sidewalks, and exchanging planned trees to native maple trees as well as pending review by Township Engineer, Zoning Officer and any other State and Federal laws and regulations. Planning Commission voted 5-0 in favor.**

### **REVIEW OF PROPOSED CHANGES TO THE SALISBURY TOWNSHIP SUBDIVISION & LAND DEVELOPMENT ORDINANCE (CHAPTER 22)**

Ms. Rabold stated that there are no changes to SALDO at this time. Changes will be submitted and discussed at next Planning Commission meeting.

### **REVIEW OF PROPOSED CHANGES TO THE SALISBURY TOWNSHIP ZONING ORDINANCE (CHAPTER 27)**

Ms. Rabold stated that revisions to Part 3 “Districts” will be moved to next month’s meeting. Discussion focused on Part 5 “Environmental Protection” and Part 2 “Definitions”. Ms. Rabold stated that most of Part 5 has been removed and will be moved to either The Subdivision and Land Development Ordinance (Chapter 22) or the Tree Maintenance, Removal, and Replacement Ordinance (Chapter 25). Many definitions within Part 2 have been updated to match with other Township Ordinances.

**Motion was made by Jessica Klocek, seconded by Richard Hassick, to recommend changes to Part 2 and Part 5 of the Township Zoning Ordinances (Chapter 27) with a change made to definition of diameter. Planning Commission voted 5-0 in favor.**

#### **ADJOURNMENT**

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

**Rick Schreiter, Vice Chairman, adjourned the meeting at 7:59 pm.**