

**TOWNSHIP OF SALISBURY
LEHIGH COUNTY, PENNSYLVANIA**

**PLANNING COMMISSION
MEETING MINUTES**

**7:00 PM
July 13, 2021**

The Planning Commission meeting 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. Beck called the meeting to order at 7:00pm.

ROLL CALL

Charles Beck - Chairman
Jessica Klocek – Secretary - Excused
Rick Schreiter – Vice Chairman
Jimmy Brown
Richard Hassick
Frank Frankenfield
John Ashley, Township Solicitor – Excused
Dan McCarthy, Alternate Township Solicitor
David Tetterer, Township Engineer
Kerry Rabold, Planning & Zoning Officer

Other Participants: Jay Musselman of Musselman Associates at 1010 North Quebec Street, Allentown PA 18109; Richard Somach Esq. of Norris McLaughlin at 515 West Hamilton Street, Suite 502, Allentown PA 18101; Pastor Gary Becker of Crossroads Baptist Church at 1860 East Emmaus Avenue, Allentown PA 18103; Bob Hoppes of Hop-pes Professional Engineers & Survey at 2705 Willow Street, Coplay PA 18037; Chuck Pukanecz – contractor for 1860 East Emmaus Avenue project.

APPROVAL OF THE MINUTES – May 11, 2021

On motion by Rick Schreiter, seconded by Richard Hassick, the May 11, 2021 Planning Commission Meeting Minutes have been accepted as written. Planning Commission voted 5-0 in favor.

2844 S. PIKE AVENUE/2860 S. PIKE AVENUE – PRELIMINARY/FINAL SITE PLAN LOT LINE ADJUSTMENT (NO. 21-0213)

Mr. Tetterer reviewed his letter dated July 6, 2021, noting 5 of the 8 comments for the Preliminary/Final Site Plan Lot Line Adjustment at 2844 S. Pike Avenue/2860 S. Pike Avenue that need

either a waiver or a deferral: Item 2 – SALDO 703.3 (A-H) (Natural features within 100 feet of the site shall be shown on the plan), Item 3 – SALDO 703.5 (A-F) (location of man-made features with 100 feet of the site shall be shown on the plan), Item 4 – SALDO 1012.1 and 5 (concrete curbs and sidewalks), Item 5 – SALDO 1013.1 (concrete monuments) and Item 6 (street trees shall be provided within the street right-of-way). Mr. Tetteimer stated that items 2, 3 and 5 would need waivers and that there is no engineering objection to the waiver being granted. Whereas, items 4 and 6 would need deferrals and there would be no engineering objection to the deferrals being granted.

Mr. Musselman, attorney for the project stated there would be no problem changing the plans to accommodate the changes expressed by Mr. Tetteimer.

Motion was made by Rick Shreiter , seconded by Richard Hassick to grant waivers for SALDO 703.3 (A-H), 703.5 (A-F), and 1013.1 Planning Commission voted 5 – 0 in favor.

Motion was made by Rick Shreiter, seconded by Richard Hassick to grant deferrels for SALDO 1012.1 & 5 and 1016.3. Planning Commission voted 5 – 0 in favor.

Motion was made by Rick Schreiter, seconded by Jimmy Brown for preliminary/final approval of lot line adjustment as per Mr. Tetteimer’s letter dated July 6, 2021 and as per waivers and deferrals, Ms. Rabold’s letter dated July 7, 2021 and any other state or local regulations. Planning Commission voted 5 – 0 in favor.

1860 EAST EMMAUS AVENUE – PRELIMINARY SITE PLAN FOR LAND DEVELOPMENT (NO.21-0014)

Mr. Tetteimer reviewed his letter dated July 6, 2021, noting Zoning Ordinance 605.1.B (off street loading facilities) and noting 4 out of 8 comments for the Preliminary/Final Site Plan for 1860 East Emmaus Avenue that either need a waiver or deferral: Item 1-SALDO 302.1.C (separate Preliminary and Final Plan submission is required), Item 3 – SALDO 503.4.C (1-7) (location of man-made features within 100 feet of site shall be shown on plans), Item 5 – SALDO 1012.1 and 5 (Concrete curbs and sidewalks), Item 6 – SALDO 1016.3 (street trees shall be provided within the street right-of-way). Mr. Tetteimer stated that items 5 and 6 would need deferrals and Items 1 and 3 would require waivers and there would be no engineering objection to the waivers or deferrals being granted.

Ms. Rabold reviewed her letter dated July 7, 2021 making note of a clerical error on the plan to the Zoning district being printed as C3 and should be C2. Other items noted in her letter that the plan had the wrong building size, total number of employees was not noted in order to determine required parking spaces, site plan did not have the parking spaces marked, no indication of off-street loading requirements. She also stated that Mr. Grow, the Township Fire Services Coordinator, submitted comments related to the plan in a letter dated July 1, 2021 pertaining to fire lanes and turn around options for emergency vehicles. Ms. Rabold related to the Planning Commission and Pastor Gary Becker of the potential problem of the Bolete Restaurant sheds on his property. The sheds were allowed during Covid-19 but since restrictions have been removed, the sheds are to be removed. The properties with the sheds now have open violations. The owner of Bolete is appealing that decision with the Zoning Hearing Board and the Zoning Officer recommends tabling the plan until a decision has been made.

Pastor Becker was unaware of that the owner of Bolete was planning on keeping sheds but he needs to go forward with the plans.

Motion was made by Jimmy Brown, seconded by Frank Frankenfield to recommend granting deferrals for SALDO 1012.1, SALDO 1012.5, SALDO 1016.3. Planning Commission voted 5 – 0 in favor.

Motion was made by Jimmy Brown, seconded by Frank Frankenfield to recommend granting waivers for SALDO 302.1.C and SALDO 503.4.C. Planning Commission voted 5 – 0 in favor.

Motion was made by Rick Schreiter, seconded by Richard Hassick for no requirement of off-street loading spaces. Planning Commission voted 5 – 0 in favor.

Motion was made by Jimmy Brown, seconded by Frank Frankenfield, to table the project for 1860 East Emmaus Avenue until more information is obtained regarding the restaurant sheds. Planning Commission voted 5 – 0 in favor.

ADJOURNMENT

Motion was made by Jimmy Brown, seconded by Frank Frankenfield to adjourn the meeting. Planning Commission voted 5 – 0 in favor.

Charles Beck, Chairman adjourned the meeting at 7:50pm.