

**TOWNSHIP OF SALISBURY  
LEHIGH COUNTY, PENNSYLVANIA**

**PLANNING COMMISSION  
MEETING MINUTES**

**7:00 PM**

**October 12, 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 7:03pm.

**ROLL CALL**

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

Other Participants: Paul Willistein of Salisbury Press; Chris McLean of Fitzpatrick, Lentz, & Bubba at Two City Center 645 W. Hamilton St. Suite 800 Allentown PA 18104; John R. Zayaitz of 1839 Brookhaven Dr. W, Allentown PA 18103, Brent Tucker of Pidcock Co. at 2451 Parkwood Dr. Allentown PA; Joseph Rentko PE of Black Forest Engineering, LLC at 2455 Black Forest Dr. Coplay PA; Samuel Brill, owner of 2159 Overhill Rd. Allentown PA; Jeff Fleischacker or Engel Weiner Bergstein & Fleischaker at 825 N 12<sup>th</sup> St. Allentown PA; Pastor Gary Becker from Crossroads Baptist Church at 1860 East Emmaus Ave. Allentown PA; Robert Hoppes Jr. of Hop-Pes Professional Engineering & Surveying at 2705 Willow St. Coplay PA; Robert Smith of 819 Nantucket Circle, Bethlehem PA; Ray Yedlock of 1890 Greenwood Rd. Allentown PA; Mary Minnich of 1023 Americus Ave, Allentown PA; Jim Katz of 3132 Lindberg Ave, Allentown PA; Tom Dinkelacker of Norris McLaughlin PA at 515 West Hamilton St, Suite 502, Allentown PA 18101; Sara Pandl of 3555 Oak Hill Rd, Emmaus, PA; Betty Thompson of 2039 Overhill Rd. Allentown PA; Benjamin Kline of 1887 Nottingham Rd, Allentown PA; Ardnaldo Bertola of 2145 Lehigh Parkway N. Allentown PA; Joseph Dota of 2179 Overhill Rd, Allentown PA; Jeff Schlamb of 2160 Overhill Rd. Allentown PA; Robert Bennett of 2000 Nottingham Rd. Allentown PA

**APPROVAL OF THE MINUTES – September 14, 2021**

**On motion by Jessica Klocek, seconded by Richard Hassick, the September 14, 2021 Planning Commission Meeting Minutes have been accepted as written. Planning Commission voted 6-0 in favor with 1 abstention.**

**1860 EAST EMMAUS AVE – PRELIMINARY LAND DEVELOPMENT (NO. 21-0014)**

Ms. Rabold stated that waivers and deferrals were all recommended for being granted in July as well as the vote for no off-street loading equipment and that she would recommend conditional approval of the plan but not Board of Commissioners approval without the removal of the sheds.

Mr. Tettemer stated the plan is good and would also recommend the plan to Board of Commissioners but not until Zoning issue with the remaining sheds are removed.

**Motion was made by Jessica Klocek, seconded by Frank Frankenfield to recommend conditional approval of the Preliminary Land Development to the Board of Commissioners with corrections from Dave Tettemer's letter dated September 3, 2021 and Kerry Rabold's letter September 10, 2021 in addition to the sheds being removed and satisfying fire inspector memo dated July 1, 2021. The Planning Commission voted 6-0 with 1 abstention in favor.**

**1033 S. CEDAR CREST BLVD/1022 AMERICUS AVE – PRELIMINARY/FINAL SITE PLAN FOR LOT LINE ADJUSTMENT (NO. 21-0315)**

Mr. Tettemer's review letter dated October 4, 2021 commented on seven (7) general housekeeping or drafting items that need to be addressed and SALDO 22-703.3 items need to be listed on the plans. Once these have been satisfied, engineer's approval would be granted.

Answering several questions from the attendees pertaining to site plan and additional parking on lot instead of the neighboring streets, Mr. Tettemer stated that the plan would alleviate street parking.

Ms. Rabold spoke in reference to her review letter dated October 8, 2021. She spoke with Mr. Tucker about the plan review and notes that should be on the plan will be added. When the notes are on plans, she would grant Zoning approval.

**Motion was made by Jimmy Brown, seconded by Jessica Klocek to approve the re-subdivision/lot line adjustment addressing comments from Dave Tettemer's letter dated October 4, 2021 and Kerry Rabold's letter dated October 8, 2021. Planning Commission voted 7-0 in favor.**

## **2159 OVERHILL RD – PRELIMINARY/FINAL SITE PLAN MINOR SUBDIVISION (NO. 21-0267)**

Mr. Tettermer stated that there were 18 general comments on his review letter dated October 4, 2021, pertaining to the 3-lot subdivision of 2159 Overhill Rd. Mr. Tettermer does not recommend approval until all issues are resolved including the granting of waivers and deferrals when applicable.

Developer is not asking for plan approval at this time but to find out from the decision of the Planning Commission how to move forward. The main discussion for this meeting is the Item 8 – lot depth to width ratio. Lot 1 and Lot 2 of the plan do meet the depth to width ratio whereas Lot 3 does and would also be considered a through lot.

Ms. Rabold's letter dated September 9, 2021 stated the plan does meet zoning requirements except for Lot 3.

Mr. Fleischaker, attorney for the developer, stated each lot would be approximately 40,000 sq ft (almost an acre each), trees would be moved not removed to accommodate.

Mr. Dinkelacker, attorney for Mr. Bennett (neighbor), submitted the petition signed by 115 neighboring property owners against the subdivision. He also spoke about existing deed restrictions prohibiting subdivision.

Township attorney Mr. Ashley, stated that the deed restrictions are restrictive covenants and are not enforced by the Township only the homeowners in the neighborhood.

Several neighbors and their representative spoke about not wanting the subdivision and how it would ruin the neighborhood aesthetics.

**Motion was made by Jessica Klocek, seconded by Richard Hassick to grant a waiver for SALDO 22-1006.1.C (lot width to depth ratio) for the minor subdivision at 2159 Overhill Rd. Planning Commission vote 0-7 against.**

**Motion was made by Jessica Klocek, seconded by Jimmy Brown to table project and grant a time extension until February 15, 2022. Planning Commission voted 7-0 in favor.**

## **ADJOURNMENT**

**Motion was made by Jessica Klocek, seconded by Jimmie Brown to adjourn the meeting. Planning Commission voted 7 – 0 in favor.**

**Charles Beck, Chairman adjourned the meeting at 9:02 pm.**