

**TOWNSHIP OF SALISBURY
LEHIGH COUNTY, PENNSYLVANIA**

**PLANNING COMMISSION
MEETING MINUTES
7:00 PM
December 14, 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
John Barbaz
Jimmy Brown
Richard Hassick
Frank Frankenfield
Richard Schreiter, Vice Chairman - Excused
Jessica Klocek - Secretary
John Ashley, Township Solicitor
David Tettemer, Township Engineer
Kerry Rabold, Planning & Zoning Officer

Other Attendees: Paul Willistein of Salisbury Press; Julius Ewungkem of NuVision Properties LLC; Francis Ndi of NuVision Properties LLC; William Malkames of Malkames Law Offices at 509 Linden St. Allentown PA; Mark Ortwein, R.A. of Christian Architects at 10 S. Main St. Nazareth PA; Craig Haldeman of 1411 S Fairview Rd., Allentown PA; Patricia Yem of 1502 E Emmaus Ave., Allentown PA

APPROVAL OF THE MINUTES – October 12, 2021

John Barbaz was omitted from the roll call and needed to be added and he abstained from the approval of the minutes for September 14, 2021.

On motion by Frank Frankenfield, seconded by Jessica Klocek, the October 12, 2021 Planning Commission Meeting Minutes have been accepted as corrected. Planning Commission voted 6-0 in favor.

2022 MEETING SCHEDULE

Meetings will change to 4th Wednesday of each month, with the exception of November, which will be held on 5th Wednesday of the month due to the Thanksgiving holiday.

Motion was made by Jimmy Brown, seconded by Richard Hassick to change the meeting dates to the 4th Wednesday of the month. Planning Commission voted 6-0 in favor.

1493 E EMMAUS AVE – PRELIMINARY LAND DEVELOPMENT (NO. 21-0242)

Mr. Tettemer's review letter dated December 7, 2021 which listed 19 general comments on the plan the Planning Commission should address. Mr. Tettemer brought up the following to be discussed, Item #1 – Z.O. 603.1.C which addresses parking within right-of-way – the plan shows five parking spaces and a dumpster, a variance would be required: Item #3 Z.O. 803 – landscaping in an existing drainage swale – new swale on East side of property would need to be added to help prevent stormwater increase: Item #4 – SALDO 302.1.C – a separate Preliminary and Final plan submission for land development would need to be reviewed and approved or a waiver granted: Item #5 – SALDO 503.2.B – Information needs to be readable on the plans submitted: Item #6 – SALDO 503.4.C (1 -7) -location of man-made features within 100 feet of site shall be shown but due to limited scope of improvements, no engineer objection: Item #7 – SALDO 1003.6 – erosion and sediment control plan approved by Lehigh County Conservation District is required but due to limited work on this project, a waiver is required: Item #8 – SALDO 1004.2.D – street right-of-way lines should be concentric to curb – waiver would be required: Item #9 – SALDO 1004.4 – minimum right-of-way widths – S. Fairview St. would require 60 feet and E. Emmaus Ave. would require 80 feet – plan proposes S. Fairview St at 35 feet and E. Emmaus Ave. at 60 feet. Engineer would recommend developer provide a 50 feet wide right-of-way for S. Fairview St and request a waiver for additional 10 feet right-of-way for E. Emmaus Ave., this would also require a Zoning variance. : Item #10 – SALDO 1004.4 – minimum cartway width for S. Fairview St. and E. Emmaus Ave. should be on plan or a deferral should be requested: Item #13 – SALDO 1012.1 and 5 – Concrete curbs shall be provided on plan or a deferral requested: Item #15 -SALDO 1015 – existing PPL Co. easements should be shown on plan: Item #16 – SALDO 1016.3 – Street trees shall be provided within the street right-of-way or a deferral requested: Item #17 – SALDO 1017 – Planning Commission should discuss change of use to 6-person group home to 12 unit garden apartment in regards to recreation fees.

Ms. Rabold stated that as of her letter dated December 8, 2021 the plans as drawn are in compliance but based on Mr. Tettemer's comments and discussion the plans may need to be redone.

The discussion that took place focused mainly on the right-of-way requirements. The project engineer was not present and he and Mr. Tettemer would need to discuss several items. It was decided to table the project.

Motion made by Jessica Klocek, seconded by ?? to grant waiver to future Right-of-Way requirement of 60' along South Fairview Street in accordance to SALDO 1004.4. Planning Commission voted 0-6 against.

Motion was made by Jessica Klocek, seconded by Richard Hassick to table the project. Planning Commission voted 6-0 in favor.

ADJOURNMENT

Motion was made by Jimmy Brown, seconded by Frank Frankenfield to adjourn the meeting. Planning Commission voted 6 – 0 in favor.

Charles Beck, Chairman adjourned the meeting at 8:12 pm.