

**TOWNSHIP OF SALISBURY
LEHIGH COUNTY, PENNSYLVANIA**

**PLANNING COMMISSION
MEETING MINUTES**

**7:00 PM
April 27, 2022**

The regularly scheduled Planning Commission meeting of 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 Tettermer, Township Engineer
Kerry Rabold, Planning & Zoning Officer

APPROVAL OF THE MINUTES – March 23, 2022

On motion by Frank Frankenfield, seconded by Richard Hassick, the March 23, 2022 Planning Commission Meeting Minutes have been approved as written. Planning Commission voted 6-0 in favor.

1493 E EMMAUS AVENUE – PRELIMINARY SITE PLAN/LAND DEVELOPMENT (NO.20-0050)

William Malkames Esq. of Malkames Law Offices, Frank Ndi and Julius Ewungkem of NuVision Properties, and Roderick Chirumbolo P.E. of Bolo Engineering representing the project at 1493 E. Emmaus Ave., spoke to the Planning Commission about the challenges to implementing the required curbs and sidewalks. They would be seeking a waiver from SALDO 1012.1 & 1012.5 (curbs and sidewalks). They discussed some issues with the implementation – Safety - sidewalk/curb would end at bridge and people would still be walking in the Street. Along the Emmaus Ave side of the property, curbs would serve no purpose since there is quite a drop in elevation. There is an electric pole in the way of where sidewalk would go and that is a major

obstacle to work around. The street would need to be widened to accommodate sidewalk which would involve PennDot. Sidewalks to nowhere would not serve as an advantage to the neighborhood.

After much discussion and questions between the Planning Commission and project representatives, Ms. Rabold spoke and stated that the building is existing and an eyesore. NuVision Properties has gone this far with the project where all others, once given information about the property and what can and can not be done with it, have walked away. They plan on improving the property which would be nothing but a benefit to the neighborhood and Township. Sidewalk to nowhere will not be beneficial.

Motion was by Jessica Klocek, seconded by Jimmy Brown to recommend the granting of deferrals to 1012.1 and 5 (curbs and sidewalks). Planning Commission voted 6-0 in favor.

950 S OTT STREET – PRELIMINARY SITE PLAN (NO. 22-0018)

Mr. Tetterer reviewed his letter dated April 19, 2022 in which he stated waivers have been requested for SALDO 22-302.1.C (submission of separate Preliminary Site Plan), SALDO 22-503.4.C (natural features within 100 feet be shown on plans), and SALDO 22-103.6 (no earthmoving activity prior to Erosion and Sediment Control plan by the County Conservation District). There would be no engineering objective to waivers being given.

Ms. Rabold stated that the Zoning Hearing Board granted a special exception. The major difference between this and the 2015 proposal is that in 2015 repairs to the building were proposed, now the old building will be demolished and a new one built.

Motion was made by Jessica Klocek, seconded by Jimmy Brown, to recommend the granting of waivers SALDO 22-302.1.C, SALDO 22-503.4.C and SALDO 22-1003.7 to the Board of Commissioners. Planning Commission voted 6-0 in favor.

Motion was made by Jessica Klocek, seconded by Richard Hassick to recommend approval of the plan based on waivers and comments in Dave Tetterer's letter of April 19, 2022 and Kerry Rabold's letter of February 20, 2022. Planning Commission voted 6-0 in favor

ZONING ORDINANCE AMENDMENTS - §27-310, "CLUSTER HOUSING DEVELOPMENT OPTION"

Ms. Rabold presented the revised version of the Cluster Housing amendment based on the discussions at the last meeting. Cluster Housing roads were to be private and run by the HOA but in compliance with Township standards. Recreation Fees would need to be paid for each dwelling unit. Central sewer not to be included in open space calculations.

Discussion took place about the terms public or community sewer system and it was decided that the wording should be changed from Central sewer system to Community Sewer system and Individual on-lot septic systems would not be permitted. Also, that the lot size to be based on lots with public water and sewer.

Motion was made by Jessica Klocek, seconded by Frank Frankenfield, to recommend approval of Section 27-310 "Cluster Housing Development Option" as changed.

ADJOURNMENT

Motion was made by Jimmy Brown to adjourn the meeting.

Charles Beck, Chairman adjourned the meeting at 8:26pm.