

**TOWNSHIP OF SALISBURY
LEHIGH COUNTY, PENNSYLVANIA**

**PLANNING COMMISSION
MEETING MINUTES**

**7:00 PM
June 22, 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 Tetterer, Township Engineer
Kerry Rabold, Planning & Zoning Officer

APPROVAL OF THE MINUTES – April 27, 2022

On motion by Frank Frankenfield, seconded by Jessica Klocek, the April 27, 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.21-0242)

Mr. Tetterer reviewed his letter dated June 14, 2022 in which he stated that he would have no engineering objection to granting waivers to SALDO 302.1.C (separate Preliminary and Final Plan submissions), SALDO 503.4.C (1 through 7) (man-made features within 100 feet be listed on plan), SALDO 1003.6 (Erosion & Sediment), SALDO 1004.4 (Right-of-Way widths) and a deferral for SALDO 1004.4 (cartway widths).

Ms. Rabold stated that her letter dated June 15, 2022 referenced only clerical issues and that the Zoning Hearing Board on June 8, 2022 granted all required Zoning variances.

Motion was made by Jessica Klocek, seconded by Jimmy Brown to recommend granting waiver to SALDO 1003.6 Erosion & Sediment plan with recommendations noted in Dave Tettermer's letter dated June 14, 2022. Planning Commission voted 6-0 in favor.

Motion was made by Jessica Klocek, seconded by Frank Frankenfield to recommend granting waiver to SALDO 302.1.C for a separate Preliminary and Final Plan submission. Planning Commission voted 6-0 in favor.

Motion was made by Jessica Klocek, seconded by Jimmy Brown to recommend granting waivers to SALDO 503.4.C (1 through 7) that existing man-made structures within 100 feet of site be on plan. Planning Commission voted 6-0 in favor.

Motion was made by Jessica Klocek, seconded by Jimmy Brown to recommend granting waiver to SALDO 1004.4 for minimum required Right-Of-Way width to be reduced to 50 feet for South Fairview Street and 60 feet for East Emmaus Avenue and need to note on plan to offer dedication to Salisbury Township to reach these setbacks within future Right-of-Ways. Planning Commission voted 6-0 in favor.

Motion was made by Jessica Klocek, seconded by Frank Frankenfield to recommend deferral to SALDO 1004.4 for minimum cartway width on South Fairview Street and East Emmaus Avenue. Planning Commission voted 6-0 in favor.

There was extended discussion amongst the Planning Commission, Mr. Tettermer, Ms. Rabold, NuVision Property representative Frank Ndi, their attorney William Malkames, and engineer Roderick Chirumbolo about Recreation Fees for the project.

Motion was made by Jessica Klocek, seconded by Frank Frankenfield to recommend to Board of Commissioners that SALDO 1017 Recreation Fees be paid for all 12 units at \$2000.00 each unit and to be paid prior to Certificate of Occupancy issued and noted on plan. Planning Commission voted 3-3, motion denied.

Motion was made by Jessica Klocek, seconded by Jimmy Brown to recommend to the Board of Commissioners that SALDO 1017 Recreation Fees to be paid for 4 units at \$2000.00 each unit and to be paid prior to recording of plans. Planning Commission voted 2-4, motion denied.

Motion was made by Jimmy Brown, seconded by Richard Hassick to recommend to the Board of Commissioners that SALDO 1017 Recreation Fees be reduced from 12 units to 6 units at \$2000.00 each unit to be paid prior to recording of plans. Planning Commission voted 4-2 in favor.

Motion was made by Jessica Klocek, seconded by Richard Hassick to recommend conditional approval to the Board of Commissioners for the project to include all conditions, approval of all waivers and deferrals based on comments from Township Engineer and Zoning Officer. Planning Commission voted 5-1 in favor.

ADJOURNMENT

Motion was made by Jessica Klocek to adjourn the meeting, seconded by Frank Frankenfield.

Charles Beck, Chairman adjourned the meeting at 8:05pm.