

**TOWNSHIP OF SALISBURY
LEHIGH COUNTY, PENNSYLVANIA**

**PLANNING COMMISSION
MEETING MINUTES**

7:00 PM

August 24, 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 Tetteimer, Township Engineer

Kerry Rabold, Planning & Zoning Officer

APPROVAL OF THE MINUTES – June 22, 2022

On motion by Jessica Klocek, seconded by Richard Hassick, the June 22, 2022 Planning Commission Meeting Minutes have been approved as written. Planning Commission voted 6-0 in favor.

1453 LEHIGH AVE – MINOR SUBDIVISION (NO.20-0050)

Written request was received from Marie Searfoss who has requested an extension of time until November 22, 2022 for recording of the final plans for the minor subdivision at 1453 Lehigh Ave.

Motion was made by Frank Frankenfield, seconded by Richard Hassick to grant the time extension until November 22, 2022. Planning Commission voted 6-0 in favor.

839 EAST LYNWOOD STREET – MINOR SUBDIVISION (NO. 20-0246)

An extension of time has been requested until November 22, 2022 for recording of the final plans for the minor subdivision at 1453 Lehigh Ave.

Motion was made by Frank Frankenfield, seconded by Richard Hassick to grant the time extension until November 22, 2022. Planning Commission voted 6-0 in favor.

1525 EAST SUSQUEHANNA STREET – PRELIMINARY/FINAL LAND DEVELOPMENT (NO-21-0214)

Letter was received from Erika Perez-Lopez has requested to table the project until September 28, 2022 so the plans can be adjusted in accordance to Mr. Tettemers' letter of August 15, 2022.

Motion was made by Jimmy Brown, seconded by Jessica Klocek to table the project until September 28, 2022. Planning Commission voted 6-0 in favor.

3380 LEHIGH STREET – PRELIMINARY/FINAL LAND DEVELOPMENT (21-0332)

Mr. Tettemer reviewed his letter dated August 15, 2022 in which he stated waivers have been requested for SALDO 22-302.1.C (preliminary and final plan submission), SALDO 22-1003.6 (submission to Lehigh County Conservation District), SALDO 22-1011.2 (driveway distances), SALDO 22-1011.9.B(1) (curb radii), and SALDO 22-1016 (shade trees). Also, a deferral would be needed for SALDO 22-1-12.1 (sidewalks). There would be no engineering objective to waivers or deferral being given.

Ms. Rabold stated that the applicants went before the Zoning Hearing Board for a special exception for "Restaurant/Fast Food" and the exception was granted as well as a variance for shade/street trees but this must be noted on the plans. The plans also need to note where trash receptacles will be placed and fire lanes. Signs for the business are not included in the plan and must be applied for separately.

Summary of the project was given by Mr. Christian Jacobson of The Pettit Group stating that the existing Taco Bell will be demolished and new Taco Bell will go up with dual lanes for the drive thru and be situated parallel to Lehigh St.

Mr. Tettemer also pointed out the requirement of ZO 27-602.1 for traffic flow at the driveway intersection and it could have a better free flow of traffic if an additional stop sign was added. The applicants had no objections to add an additional stop sign.

Motion was made by Jessica Klocek, seconded by Jimmy Brown, to recommend granting a waiver to SALDO 22-302.1.C for preliminary plan submission. Planning Commission voted 6-0 in favor.

Motion was made by Jessica Klocek, seconded by Jimmy Brown, to recommend granting a waiver to SALDO 22-1003.6 submission to Lehigh County Conservation District for an Erosion & Sediment plan. Planning Commission voted 6-0 in favor.

Motion was made by Jessica Klocek, seconded by Richard Hassick, to recommend granting waiver to SALDO 22-2011.2 for driveway separation requirement. Planning Commission voted 6-0 in favor.

Motion was made by Jessica Klocek, seconded by Richard Hassick, to recommend granting a waiver to SALDO 22-1011.9.B (1) – curb radii requirement of 25 feet to a radius of 15 feet. Planning Commission voted 6-0 in favor.

Motion was made by Jessica Klocek, seconded by Jimmy Brown, to recommend granting deferral to SALDO 22-1012.1 for sidewalks. Planning Commission voted 6-0 in favor.

Motion was made by Jessica Klocek, seconded by Jimmy Brown, to recommend granting waiver to SALDO 22-1016 for shade trees in right of way and to go forward with landscaping shown on the July 12, 2022 plan. Planning Commission voted 6-0 in favor.

Motion was made by Jessica Klocek, seconded by Richard Hassick, to recommend approval to the Board of Commissioners for the preliminary/final land development for 3380 Lehigh Street as submitted with the addition of stop signs and items in Mr. Tetteimer's letter dated August 15, 2022 and Ms. Rabold's letter dated August 18, 2022. Planning Commission voted 6-0 in favor.

ADJOURNMENT

Motion was made by Jimmy Brown to adjourn the meeting, seconded by Jessica Klocek.

Charles Beck, Chairman adjourned the meeting at 7:48pm.