

**TOWNSHIP OF SALISBURY
LEHIGH COUNTY, PENNSYLVANIA**

**PLANNING COMMISSION
MEETING MINUTES**

7:00 PM

October 26, 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 7:02pm.

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 Tettermer, Township Engineer

Kerry Rabold, Planning & Zoning Officer

APPROVAL OF THE MINUTES – September 28, 2022

On motion by Jessica Klocek, seconded by Frank Frankenfield, the September 28, 2022 Planning Commission Meeting Minutes have been approved as amended. Planning Commission voted 7-0 in favor.

SOUTHBURY PARK (2209 SOUTH MELROSE AVENUE/2101 SONOMA DRIVE/2103 SONOMA DRIVE) – PRELIMINARY/FINAL MAJOR SUBDIVISION – (NO. 22-0361)

Mr. Tettermer reviewed his letter dated October 17, 2022 in which he noted his comments pertaining to SALDO 22-302.1.C (preliminary and final plan submission), SALDO 22-503 (showing and labeling existing on preliminary plan) with the exceptions that shall be listed on the plans - a. existing lot dimensions and lot areas, b. natural features, c. adjoining property owners, d. existing cartway and right-of-way widths, e. any easements or restrictive covenants that may affect lot development, SALDO 22-603 (final plan) and SALDO 22-1006.3.C (reverse frontage lots). In general, the plan proposes the removal of the 15 feet wide planting strip requirement for Lots 1, 2, and 3 as approved and recorded on the Southbury Park

Major Subdivision Plan. Once these items have waivers granted Mr. Tetteimer would have no engineering approval.

Ms. Rabold reviewed her letter dated October 19, 2022 stated that the plan was denied due to lack of signature of the owners at 2101 Sonoma Drive (Lot#2) but she received email from said owners and they approve. She also stated that the address of 2101 Sonoma Drive would need to be changed to 2106 Sonoma Drive in accordance with Emergency Services. Also, with the granting of the waivers requested all the properties would become corner lots and not reverse frontage lots. All items will need to be addressed and noted on the plans.

Motion was by Jessica Klocek, seconded by Frank Frankenfield, to recommend the granting of waiver to the Board of Commissioners for SALDO 22-302.1.C (preliminary and final plan submission). Planning Commission voted 7-0 in favor.

Motion was by Jessica Klocek, seconded by Richard Hassick, to recommend the granting of waiver to the Board of Commissioners for SALDO 22-503 except items A-E (showing and labeling existing on preliminary plan). Planning Commission voted 7-0 in favor.

Motion was by Jessica Klocek, seconded by Richard Schreiter, to recommend the granting of waiver to the Board of Commissioners for SALDO 22-603 (final plan). Planning Commission voted 7-0 in favor.

Motion was by Jessica Klocek, seconded by Richard Hassick, to recommend the granting of waiver to the Board of Commissioners for SALDO 22-1006.3.C (reverse frontage lots). Planning Commission voted 7-0 in favor.

Motion was by Richard Schreiter, seconded by Jimmy Brown, to recommend to the Board of Commissioners approval of plans based on all granted waivers and requirements in Mr. Tetteimer's letter dated October 17, 2022 and Ms. Rabold's letter dated October 19, 2022 and address change noted on plan and all state requirements. Planning Commission voted 7-0 in favor.

ADJOURNMENT

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

Charles Beck, Chairman adjourned the meeting at 7:42pm.