

**TOWNSHIP OF SALISBURY
LEHIGH COUNTY, PENNSYLVANIA**

**PLANNING COMMISSION
MEETING MINUTES
7:00 PM
November 30, 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 7:04pm.

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 – October 26, 2022

On motion by Jessica Klocek, seconded by Frank Frankenfield, the October 26, 2022 Planning Commission Meeting Minutes have been approved as written. Planning Commission voted 7-0 in favor.

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

Mr. Tettermer stated that there are many comments on his letter dated November 22, 2022 all of which have waivers already granted. Only a partial waiver was granted in respect to SALDO 22-1016 (street trees) for two (2) trees to be planted elsewhere on the property. Three (3) street trees are still to be planted on East Susquehanna Street.

There was also discussion in regards to the Forest Drive right-of-way. The owner of the property (RCN) did send a letter stating the owners of 1525 East Susquehanna have their permission to use the driveway. Mr. Ashley stated for future owners of both properties that this needs to be stated legally along with maintenance agreement and get it recorded in the deed.

Motion was made by Jessica Klocek, seconded by Richard Hassick, to recommend the granting of waivers in letters dated October 26, 2022 and November 30, 2022 and amend SALDO 22-1016 (street trees) to plant three (3) along East Susquehanna Street and 2 elsewhere on the property. Planning Commission voted 7-0 in favor.

Motion was made by Richard Schreiter, seconded by Jimmy Brown, to recommend preliminary/final approval of project subject to waivers, Keystone Engineering letter, Zoning Officers letter, legal easement being recorded and other State and Township requirements. Planning Commission voted 7-0 in favor.

206 EAST LYNNWOOD STREET – PRELIMINARY LAND DEVELOPMENT (NO. 21-0419)

Mr. Tettermer stated that his review letter of November 22, 2022 listed thirty-two (32) general comments including twelve (12) Zoning issues. He also noted that the traffic study and stormwater reviews are still in progress.

Mr. Spray of Civil & Environmental Consultants Inc. stated they are working through the stormwater runoff and sewer concerns that were brought up in earlier meetings. He brought up many issues that are also still in planning such as parking (on and off street), sidewalks vs. walking lanes on road, right-of-ways/easements.

Mr. Tettermer stated that street tree calculations need to be looked at, also that the streets, though private, will need to be designed by Township/public standards.

Neighbors to the project spoke about the concerns they have for this large of project and the impact it would have on the neighborhood, such as but not limited to traffic concerns, sewer infrastructure, stormwater runoff and curbing (would it solve issues discussed). The neighbors who spoke were Don and Debbie Brinton of 2022 Cypress Ave., Dennis Bright of 123 East Lynnwood St., and Larry Schaedel of 2017 Cypress St.

Ms. Rabold stated any Zoning issues for the project would need to be discussed at a Zoning Hearing Board meeting, she also stated that a letter from the Fire Inspectors dated November 29, 2022 addressed several concerns, mainly the townhome addresses or how they will be identified for emergency services.

Motion was made by Jessica Klocek, seconded by Richard Hassick, to table the project. Planning Commission voted 7-0 in favor.

ADJOURNMENT

Motion was made by Frank Frankenfield to adjourn the meeting, seconded by Richard Schreiter.

Charles Beck, Chairman adjourned the meeting at 8:33pm.

