

**TOWNSHIP OF SALISBURY
LEHIGH COUNTY, PENNSYLVANIA**

**PLANNING COMMISSION
MEETING MINUTES
7:00 PM
February 22, 2023**

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
Jason Ulrich, Township Solicitor
Stan Wojciechowski, Township Engineer
Kerry Rabold, Planning & Zoning Officer

APPROVAL OF THE MINUTES – January 4, 2023

On motion by Frank Frankenfield, seconded by Jessica Klocek, the January 4, 2023 Planning Commission Meeting Minutes have been approved as written. Planning Commission voted 6-0 in favor.

REVIEW OF STREET VACATION - ROOSEVELT AVENUE BETWEEN HARRISON AVENUE & LOGAN STREET

Michael Hosten of Arthur A Swallow Associates spoke on behalf of the applicant and property owner, Humberto Pintor, stating they were before the Planning Commission to vacate the section of Roosevelt Avenue between Harrison Avenue & Logan Street, approximately 350 ft.

Mr. Wojciechowski stated that 90% of the surrounding properties signed a petition that they approve of the vacation and only 51% is required.

Motion was made by Jessica Klocek, seconded by Richard Hassick to recommend the street vacation of Roosevelt Avenue between Harrison Avenue & Logan Street. Planning Commission voted 6-0 in favor.

1525, 1527, 1529, 1531, 1533, 1535 & 1537 ROOSEVELT AVENUE - LOT CONSOLIDATION (NO. 22-0430)

Michael Houston of Arthur A Swallow Associates spoke on behalf of the applicant and property owner, Humberto Pintor, he stated that the consolidation plan is to remove the interior lot lines to have 1 larger lot.

Mr. Wojciecowski reviewed his letter dated February 17, 2023 stating that the land is currently vacant land comprising of 7 existing lots and the plan is to consolidate to make the vacant land 1 lot. He also addressed that the on-lot sewer and on-lot water issues would need to be addressed. There would be several extra steps that would need to be taken if/when building on the land. The plan submitted has items that would need to be cleaned up on the plan before engineering approval would be granted.

Ms. Rabold reviewed on her letter dated February 17, 2023 that if/when a house is to be built the plan must show a 6' distance from property line for a driveway or a variance would be needed from the Zoning Hearing Board.

The Planning Commission would like the plan corrected to reflect the issues presented before they vote on the lot consolidation.

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

ADJOURNMENT

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

Charles Beck, Chairman adjourned the meeting at 7:55pm.