

**TOWNSHIP OF SALISBURY
LEHIGH COUNTY, PENNSYLVANIA**

**PLANNING COMMISSION
MEETING MINUTES**

**7:00 PM
July 26, 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 7:02pm.

ROLL CALL

Charles Beck, Chairman
John Barbaz
Jimmy Brown - Excused
Richard Hassick
Frank Frankenfield - Excused
Richard Schreiter, Vice Chairman - Excused
Jessica Klocek, Secretary
Jason Ulrich, Township Solicitor
Charley Myers, Township Engineer
Jill Smith, Alternate Engineer
Kerry Rabold, Planning & Zoning Officer

APPROVAL OF THE MINUTES – March 22, 2023

On motion by Jessica Klocek, seconded by Richard Hassick, the March 22, 2023 Planning Commission Meeting Minutes have been approved as written. Planning Commission voted 4-0 in favor.

PZ-23-0005 – LAND DEVELOPMENT PROJECT – 1301 BLACK RIVER ROAD

Chief of Police, Don Sabo and Charles Myers, Engineer at Barry Isett & Associates, discussed several aspects for the Police Training Facility. Chief Sabo stated the facility will only be gated and closed to the public, there will be a 16ft berm for noise and safety concerns and will not be used while recycling center is open. It would be used heavily four to five days a year while Police officers are re-certifying. The public will be notified of those days via social media, Township website and email blast to residents.

They are seeking waivers requested in a letter from Barry Isett & Associates dated July 26, 2023 for SALDO 22.502.1 and SALDO 22.602.1 (separate preliminary and final plan submissions), SALDO 22.503.2.C (scale of drawing), SALDO 22.503.3.F, ss-503.4.A(2), SALDO 22.503.4.A(4),

SALDO 22-503.4.D(9), SALDO 22-503.6.A(2), SALDO 22-603.2.A, SALDO 22-1013 and SALDO 22-1016.1 (requiring seal from land surveyors, site boundaries, concrete monument and/or pin placement) These waivers are being requested because the area of work for the training facility is well within the confines of the larger property. SALDO 22-503.4.C (existing man-made features with 100 feet), SALDO 22-503.4.D(4) (parking), SALDO 22-503.5.D(6) (right-of-way), SALDO 22-503.6.B & SALDO 22-503.8.D (natural features), SALDO 603.2.B(2) (utility easements), SALDO 22-1004.1.F (roadway improvements), SALDO 1012.1 (sidewalks), SALDO 22-1012.2 (curbs), SALDO 22-1016.1 (shade trees).

Ms. Lynn Fuini-Hetten, Superintendent, of Salisbury School District expressed her concerns about the proximity of the Training Facility to the Salisbury Elementary School and asks that the training dates and times are scheduled around school calendar.

Ms. Kerry Rabold stated the area that is wooded will remain wooded and used as an extra buffer and that this should be noted on the plan.

Discussion was open to the floor Randall Weston and Myron Haydt are opposed to the project due to noise and safety issues in their development. Mr. Haydt also stated he had no prior knowledge of the training facility until a few days before this meeting. Mr Haydt also stated this was the first time he was notified of it though records state that he was in the Community Development Dept. in April taking pictures of the plan to inform his neighbors.

Motion was made by Jessica Klocek, seconded by Richard Hassick to grant all waivers in letter dated July 26, 2023 under the condition that all required information to the plan be added before plan is recorded. Planning Commission voted 4-0 in favor.

Motion was made by Jessica Klocek, seconded by Richard Hassick to approve the preliminary final development plan for 1301 Black River Road. Planning Commission voted 4-0 in favor.

PZ – 23-0006 – LOT CONSOLIDATION – 2740, 2762, 2790 LANZE LANE

Attorney John Ashley stated that they are two non-conforming lots and one large conforming lot. The owner would like to consolidate them all into 1 conforming lot. They were also asking for waivers for SALDO 22-703.3.A (Contour lines on plan), SALDO 22-703.3.B (Slopes on plan), SALDO 22-703.3.F (location and extent of soil types), SALDO 22-703.3.H (Wooded and tree masses on plan), and SALDO 22-703.5 (any existing sanitary sewer lines, water lines, stormwater lines, drains and culverts within 100 feet of the site).

Ms. Rabold stated that the Township has no issues if the lots would be consolidated.

Motion was made by Jessica Klocek, seconded by Richard Hassick to grant all waivers on letter dated July 25, 2023. Planning Commission voted 4-0 in favor

Motions was made by Jessica Klocek, seconded by Richard Hassick to approve the lot consolidation of 3 lots subject to the comments made in the letter from Barry Isett & Associates dated July 21, 2023. Planning Commission voted 4-0 in favor.

PZ – 23-0007 – LOT LINE ADJUSTMENT – 2000 NOTTINGHAM ROAD/2159 OVERHILL ROAD

Attorney Richard Somach and Engineer Joseph Renko of Black Forest Engineering stated that the properties shared a common lot line and at this time the lot line runs through the house at 2159 Overhill Road. The parties are wanting to adjust the lot line.

The Planning Commission stated there were many issues still unknown or listed on the plans for the lot line adjustment to be voted on at this meeting. It would be best for the parties involved to fix the plan before bringing the plan back to the Planning Commission.

Motion was made by Jessica Klocek, seconded by John Barbaz to table the project. Planning Commission voted 4-0 in favor.

PERMIT#23-0174 – CONDITIONAL USE APPEAL – 1249 SOUTH CEDAR CREST BLVD. SUITE 103

Mr. Eugene Orlando Esq. attorney for Holcomb Behavior Health and Ms. Marissa Turner, Regional Director for Holcomb stated that the Holcomb Behavior Health was a company a Mental Health & Behavioral Counseling Service. They are currently at 1245 South Cedar Crest Blvd. on the third floor and want to move to 1249 South Cedar Crest Blvd. on the first floor for easier access for patients.

Ms. Rabold, Zoning Officer, Zoning Officer, stated the Behavioral Health is not a conditional use and that it falls under medical office.

Motion was made by Jessica Klocek, seconded by Richard Hassick to recommend approval of the conditional use at 1249 South Cedar Crest Blvd. to the Board of Commissioners. Planning Commission voted 4-0 in favor.

ADJOURNMENT

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

Charles Beck, Chairman adjourned the meeting at 8:50pm.