

**TOWNSHIP OF SALISBURY
LEHIGH COUNTY, PENNSYLVANIA**

**PLANNING COMMISSION
MEETING MINUTES
7:30 PM
SEPTEMBER 14, 2010**

A Regular Meeting of the Planning Commission of the Township of Salisbury was held at the Township Municipal Building located at 2900 South Pike Avenue, Allentown, Lehigh County, Pennsylvania. Present were Commissioners Licht, Hebelka, Hassick, McKitish and Beck. Also present were Mr. Tetteimer, Township Engineer; Attorney Ashley, Township Solicitor and Ms. Sopka, Director of Planning & Zoning. Commissioners Schreiter (excused absence), Miller (excused absence) and Mr. Soriano, Township Manager were not present.

COMPREHENSIVE PLAN UPDATE

Present were Mr. Tom Palmer of Urban Research Development Corporation (URDC), Mr. Bryan Cope and Mr. Kent Baird both from Wildland's Conservancy.

The review of the Comprehensive Plan and zoning work has been updated. This information will be presented in installments to have a better understanding of what is taking place. Introductory material was provided for review which explains the process of the Plan and how it is consistent with the County Plan.

Discussion continued regarding the residential population and the Community Development and Revitalization Plan. Mr. Palmer stated that older location areas will be a focal point because typically older homes have the need for housing rehab. He advised that Lehigh County has a Home Rehabilitation Program and they are looking for applicants. As part of this assessment, other areas that will be identified include public utility, curb and sidewalk, stormwater and sewer system improvements, park and recreation open space needs, natural features components, public service, recreation programs, transportation services and commercial revitalization needs, etc.

There was a small discussion about the intersection of Seidersville Road and E. Emmaus Avenue, and concerns were expressed about the speed and volume of traffic. Mr. McKitish and Mr. Beck also expressed their concerns about other intersections onto E. Emmaus Avenue and E. Susquehanna Street. Mr. Palmer stated that he would have to address the Police Department about the traffic circulation.

The Planning Commission was advised that the URDC will use the goals listed from the 1992 Comprehensive Plan and with their input and ideas, it will help update the present Plan accordingly.

There was discussion about South Mountain, how it is preserved and will be incorporated into the Plan, remaining a natural key resource. Ms. Sopka stated that she attended a meeting for airport zoning, noting that Salisbury Township/South Mountain is a fly and approach zone for City Line Airport and Lehigh Valley International Airport. Ms. Sopka stated that she has had communication with them and they are willing to share their GIS overlays of Salisbury Township to be incorporated into the Plan.

Mr. Palmer offered that the base mapping is almost complete and key person interviews can be scheduled. He inquired if a meeting could be held with staff personnel.

Ms. Sopka gave the Planning Commission a brief overview of the Lehigh Valley Planning Commission (LVPC) Access Management Grant, which is the systematic control of the spacing, design and operations of driveways, median openings and street connections to a roadway that can significantly improve safety and preserve major roads. A small discussion continued and Ms. Sopka stated that if there is an interest in participating in this Grant, the Township must respond by October 15, 2010 and recommendation must be made to the Board of Commissioners.

CALL TO ORDER

Mr. Beck called the meeting to order.

APPROVAL OF THE MINUTES

On motion of Mr. Licht, seconded by Mr. Hassick, the Planning Commission voted 5-0 to approve the July 13, 2010 Planning Commission Meeting Minutes, there were no objectors.

833 Yorkshire Road – Re-Subdivision

In accordance with SALDO 1.7.D the proposed project entails a “Re-Subdivision” of a previously approved and recorded Final Subdivision “Robin Hood” which involves a change in an existing lot line and does not result in the creation of a new street or additional improvements. The current site plan was previously heard and granted approval by the Planning Commission on May 11, 2010. The plan was recorded and resulted in an irregular shaped lot line between Lots 60 (developed) and Lot 61 (undeveloped). The current plan proposes a re-subdivision of Lots 60, 61, and 62 of the Robin Hood Subdivision, thereby changing three (3) existing lots into two (2) expanded lots for Lot 60 and Lot 62.

Present was Mr. Art Swallow of AASA Land Surveyors.

Mr. Tettermer highlighted the Township Engineer’s review letter dated September 8, 2010 and would recommend engineering approval after all items are addressed.

Ms. Sopka highlighted her review letter dated September 10, 2010 and concurred with the recommendations of the Township Engineer. She stated that this project had been previously approved on May 11, 2010. The current Plan proposes a re-subdivision of Lots 60, 61 and 62, conforming three (3) lots into two (2) expanded lots consisting of Lots 60 and 62. Both parcels are public water and sewer accessible.

Mr. Beck reviewed the following waiver and deferral requests. A small discussion ensued regarding SALDO 10.4.D.1, confirming that a deferral request is necessary for any future development of the roadway.

A motion was made by Mr. McKitish, seconded by Mr. Licht, the Planning Commission voted 5-0 to grant the waiver request to SALDO 7.3.C.1 through 8, specific to topographic information, and deferrals to SALDO 10.4.D.1 regarding cartway width and SALDO 12.10 regarding curbs and sidewalk requirements.

Mr. Beck inquired if Mr. Swallow is satisfied with the Township Engineer’s and Director of Planning and Zoning’s letter/recommendations. Mr. Swallow concurred and saw no issues or concerns for the approval of this Plan.

A motion was made by Mr. Hebelka, seconded by Mr. McKitish, the Planning Commission voted 5-0 to approve the Plan contingent upon any outstanding comments of the Township Engineer and

Director of Planning and Zoning letter, in compliance with the Township Engineer's letter and all applicable required permits, state, federal and local.

OTHER BUSINESS

None

ADJOURNMENT

On motion of Mr. McKitish, seconded by Mr. Hassick, the Planning Commission voted to adjourn the meeting. Meeting adjourned.