

**TOWNSHIP OF SALISBURY
LEHIGH COUNTY, PENNSYLVANIA**

**PLANNING COMMISSION
MEETING MINUTES**

**7:30 PM
July 9, 2013**

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 Miller (late), Licht, Schreiter, Hebelka, Hassick, McKitish and Beck. Also present were Attorney Ashley, Township Solicitor; Mr. Tetterer, Township Engineer; Ms. Sopka, Director of Planning & Zoning and Mr. Soriano, Township Manager.

CALL TO ORDER

Mr. Beck called the meeting to order.

APPROVAL OF THE MINUTES

On motion of Dr. Licht, seconded by Mr. Hassick, the Planning Commission voted 6-0 to approve the June 11, 2013 Planning Commission Meeting Minutes as submitted. All in favor.

2323 Church Road and 2305 Church Road – Hassick Minor Lot Subdivision and Consolidation Plan.

Review proposed Minor Lot Subdivision and Lot Consolidation of two adjacent properties located on Church Road. The applicant proposes subdividing and conveying 1.055 acres from 2323 Church road and consolidating it with 2305 Church Road. There will be no improvements nor any new lots created. Both properties are under common ownership.

Present was Jay Musselman of Musselman Associates and Richard Hassick, II, Owner.

Mr. Tetterer highlighted his review letter dated July 1, 2013. There are a number of items that need to be reviewed. These items shall either be provided on the Plan or a waiver request is required for each of the following items: the existing contour lines, slope shading, existing soil types, wooded areas, existing storm sewer lines within 100 feet of the site, existing utilities as a restrictive covenant within 100 feet of the site and depth of the residential lot.

Mr. Tetterer stated that considering the intent of this Plan he would have no engineering objection of granting waiver requests for each of these items.

In conclusion, when the above items are satisfactorily addressed, engineering approval would be recommended.

Ms. Sopka highlighted her review letter dated July1, 2013 and stated that she concurs with the recommendations of Mr. Tetterer's review letter.

Mr. Musselman clarified that he is withdrawing his waivers for SALDO 7.3.C.3, 7.3.C.4, 7.3.C.5 and 7.3.C.7. Mr. Musselman will submit a revised lettering stating the withdrawal.

On motion by Mr. Schreiter, seconded by Mr. McKitish, the Planning Commission voted 5-0-1 to grant the following waivers for the following Items, SALDO 7.3.C.1, SALDO 7.3.C.2, SALDO 7.3.C.6, SALDO 7.3.C.8, SALDO 7.3.E.5, SALDO 7.3.E.6 and SALDO 10.6.B for the Hassick Re-subdivision.

On motion by Mr. Schreiter, seconded by Mr. McKitish, the Planning Commission voted 6-0-1 to approve the Preliminary/Final Subdivision Plan for Richard C. Hassick, II Re-subdivision Plan in consideration for compliance of the correspondence letter dated July 1, 2013 provided by Township

Engineer, the Director of Planning and Zoning letter dated July 1, 2013 and on all Local, State and Federal regulations. (Mr. Miller present for this motion)

Review of SALDO amendments

Present was Charlie Schmehl of Urban Research Development Corporation (URDC).

Ms. Sopka stated that as of tonight's discussion, the Lehigh Valley Health Network (LVHN) did formally withdraw based upon reviews by Ms. Sopka, Mr. Tetterer, Attorney Ashley and Mr. Schmehl. LVHN opted to readdress the issues of our reviews and comments collectively between the LVHN, Township representatives and residents. Mr. Schmehl stated that a meeting is scheduled next week and hope to have a draft from LVHN for next month's meeting as they would like to present a more clarified comprehensive document with respect to Zoning associated with the proposed medical overlay.

At the last Planning meeting it was requested that Mr. Tetterer and Mr. Schmehl revise storm water guidance regarding injection wells for the proposed SALDO revisions. This has been provided by Mr. Tetterer with his comment letter dated June 24, 2013.

Ms. Sopka stated that Mr. Tetterer revised the SALDO storm water injection well comments with respect to it not being potentially litigious to the Township. She stated that the storm water injection wells are the one outlying element associated with the SALDO. Tonight's request is for the Planning Commission to review and make recommendation to finalize the SALDO and subsequent storm water terminology and guidance then submit the SALDO to the Lehigh Valley Planning Commission (LVPC) for review.

Mr. Schmehl inquired if the construction specifications are adopted by Ordinance or Resolution, and also if language could be added to the SALDO stating that the Township could adopt specifications by Resolution in the future for the storm water injection wells. Mr. Tetterer stated that revisions and updates should be done on the construction specifications and that it would be a good option to add specifications. Attorney Ashley stated that it should be adopt by Resolution because it can easily be amended by recommended by the Board of Commissioners.

Mr. Tetterer's comment letter was discussed and reviewed. There was concern in regards to the proposed Plan that presently exists for the storm water injection wells. Mr. Tetterer stated he requested that a filtration system be done to the storm water injection well. They developer has been very accommodating to the Township's request of recommendations. The developer can change at any time because there are no regulations in place with the Township. Mr. Tetterer stated that with his revision and comment letter, it states that certain things must be done. Mr. Tetterer provided a few examples.

In the future, if the Department of Protection (DEP) or the Environmental Protection Agency (EPA) changes their regulations to require infiltration, the developer automatically has to adhere to these requirements. When and if the DEP and EPA come up with better viable design regulations and requirements, we would at that point have to revise the Ordinance to require the updated regulations and requirements.

Base line testing was discussed and concerns were noted. The Township will have the ability to check the filtration but not the responsibility. Mr. Schmehl inquired about adding an additional step requiring the applicant certify and seal the proposed Plans. Mr. Tetterer recommended that the filtration be specified as a solid filtration system.

Mr. Tetterer advised that storm water infiltration wells are starting to show up and the DEP and the EPA are taking the injection wells more seriously as there is very little restriction under certain circumstances. Some systems are larger than others and take a different type of storm water discharge. Eventually regulations will be placed on these systems.

Mr. McKitish stated that one of the discussion points from the May meeting is no mechanical equipment will be placed on the roofs. Will this still apply? Mr. Schmehl stated that wording can be added to state that the areas with mechanical equipment cannot drain into the storm water injection well.

Mr. Tetteimer stated that with these types of projects, there will be different sections of the Plan that will require waivers. The members discussed different types of projects that could be done from parking lot locations, mechanical equipment to roofing projects.

Mr. Schmehl stated that he would work on the requested changes in the next draft and have it ready for the LVPC. Mr. Schmehl asked for authorization to send this to the LVPC for review.

On motion by Mr. McKitish, seconded by Mr. Miller, the Planning Commission voted 7-0 to send the Lehigh Valley Planning Commission the SALDO with the amendments and revisions addressed tonight on July 9, 2013. All in favor.

Mr. Schmehl inquired if there are any outstanding questions concerning the Zoning Ordinance other than the Healthcare Overlay District. If any questions or concern arise to let him know and he will resolve them as quickly as possible. Mr. Schmehl believes to the best of his knowledge he made the revisions that the members asked for.

OTHER BUSINESS

None

ADJOURNMENT

On motion of Mr. McKitish, seconded by Mr. Schreiter, the Planning Commission voted to adjourn the meeting. Meeting adjourned. All in favor.