

**TOWNSHIP OF SALISBURY
LEHIGH COUNTY, PENNSYLVANIA**

**PLANNING COMMISSION
MEETING MINUTES**

7:30 PM

February 9, 2016

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.

CALL TO ORDER

Mr. Beck called the meeting to order.

ROLL CALL

Glenn Miller
William Licht
Richard Schreiter
James Brown
Richard Hassick
Stephen McKitish
Charles Beck
John Ashley, Township Solicitor
David Tetterer, Township Engineer
Cynthia Sopka, Director of Planning and Zoning

RE-ORGANIZATION OF OFFICERS

On motion of Mr. Schreiter, seconded by Mr. Licht, the Planning Commission voted 7-0 to nominate Mr. Charles Beck as Chairman of the Planning Commission. All in favor.

On motion of Dr. Licht, seconded by Mr. Schreiter, the Planning Commission voted 7-0 to nominate Mr. Stephen McKitish as Vice-Chairman of the Planning Commission. All in favor.

On motion of Mr. McKitish, seconded by Mr. Schreiter, the Planning Commission voted 7-0 to nominate Mr. Glenn Miller as Secretary of the Planning Commission. All in favor.

APPROVAL OF THE MINUTES

On motion of Mr. Licht, seconded by Mr. Hassick, the Planning Commission voted 7-0 to approve the October 13, 2015 Planning Commission Meeting Minutes as submitted. All in favor.

Southbury Park – Final Plan

Review the Final Plan of the 2008 Land Development of Southbury Park in conjunction with the consolidated 2015 Land Development. The items to address include consideration of the

Township relative to street lighting located within a rural setting as well as consideration for several waivers to street lighting and shrubbery placement.

Present was Mr. Myron Haydt, owner.

Attorney Ashley stated that this is a Final Plan has been approved, filed, and recorded so it is his recommendation that a new Final Plan must be filed if the waivers he is requesting are granted and recommendations are made to the Board of Commissioners.

Mr. Tetteimer highlighted his review letter dated February 3, 2016. He stated two waivers were requested for street light installation. The approved Final Plan requirement included 8 streets lights including one at each intersection and one at the cul-de-sac. He is requesting the removal of these street lights.

The second waiver request is the fencing around the storm water management basins 1 and 2. The Final Plan requires fencing with landscaping. The developer would like to install a buffer yard instead.

There was no action on the partial deferral that dealt with storm water basins and plantings. The Planning Commission did request an updated Plan that would provide the locations and the type of plantings.

Mr. Tetteimer stated that the waiver items requested are not engineering items they are planning and zoning, therefore no recommendations have been made. However, the items that he is requesting waivers for are part of the construction requirements for the Land Development Plan and this must partake to be able to turn the roads over to the Township as they must be public roads.

Attorney Ashley stated that since several minor changes have been requested to his Plan, it needs to be clarified that everything that needs to be dedicated to the township is dedicated. Requirements need to be made and approved need to be deeded over to the Township as a condition of this modification, i.e., deeds of easements, excreta, from this developer.

Mr. Tetteimer advised that additional a waiver for a Preliminary Plan will be required, as the Ordinance requires a preliminary and a Final Plan for a major subdivision. Therefore, a revised Final Plan must be submitted and recorded.

On motion of Mr. Schreiter, seconded by Mr. Licht, the Planning Commission voted 7-0 to make recommendation to the Board of Commissioners to accept partial waiver from SALDO Section 10.14.A, that deals with street lights requesting to be eliminated are depicted on the Site Plan that was last revised November 30, 2015 and can be located on Lot 4-A and also at the intersection of Lot 4A, 3A and Lot 2 as applies to revised Plan. All in favor.

Discussion on the proposed amendments to the Zoning Ordinance will be tabled until next month.

OTHER BUSINESS

NONE

ADJOURNMENT

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