

**TOWNSHIP OF SALISBURY
LEHIGH COUNTY, PENNSYLVANIA**

**PLANNING COMMISSION
MEETING MINUTES
July 11, 2017**

START TIME 7:30 PM

The regularly scheduled public meeting of the Salisbury Township Planning Commission commenced at the Township Municipal Building located at 2900 South Pike Avenue, Allentown, Lehigh County, Pennsylvania.

CALL TO ORDER

Mr. Charles Beck called the meeting to order.

ROLL CALL

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

Ms. Sopka indicated that the Medical Marijuana Ordinance had been submitted to the Lehigh Valley Planning Commission (LVPC) for their review and comment.

APPROVAL OF THE MINUTES

On motion of Mr. Miller, seconded by Mr. McKitish, the Planning Commission voted 7-0 to approve the June 13, 2017 Planning Commission Meeting Minutes as corrected. All in favor.

2860 LINDBERG AVE., ALLENTOWN, PA 18103

Review the Preliminary/Final Plan of the proposed Minor Subdivision and Lot Consolidation Plan between 2860 Lindberg Avenue and Salisbury Township.

Mrs. Cathy Bonaskiewich, Township Manager represented the Township. There was no representation from Musselman Associates or Ms. Susan Didra, owner.

Mr. Tettermer highlighted his letter dated July 5, 2017. The Minor Subdivision Plan proposes to subdivide 2,091 square feet of land from the Township owned by Lindberg Park property in order to correct an encroachment issue with the owner of 2931 Edgemont Drive. No New lots are proposed. A portion of the house is located on Lindberg Park which is on township property.

Mr. Tetterer reviewed that since the subdivision is of the Lindberg Park Property, adjoining property owners adjoining and opposite Lindberg Park on the north side shall be shown on the plan or a waiver should be requested in writing which they have no engineering objection to granting this waiver.

Mr. Tetterer also reviewed the following waivers that they would have no objection granting relating to the existing site contours based on a recent field survey, slope shading , items referenced that will be absent on the plan, and existing and proposed building setback lines.

In conclusion, when all items and written waivers are received and completed, we would recommend engineering approval of this Minor Subdivision Plan.

Ms. Sopka highlighted her review letter dated June 28, 2017. Ms. Sopka stated that the Lehigh Valley Planning Commission (LVPC) provided their review of the project dated June 13, 2017 indicating the subject application is consistent with the County Comprehensive Plan.

Also, in the R3 zoning district table of requirements regarding a home with both water and sewer have a minimum requirement of 9,600 Square of land. This property equates to an area of 3,604.50 square feet. Thereby the property is undersized or considered non-conforming with the current zoning. The additional land would equate to approximately 5,695 S.F. making it less conforming.

In conclusion Ms. Sopka stated that she concurs with the recommendations made by the Township Engineer.

Attorney Ashley, Township Solicitor indicated the house was built around 1940 prior to the land now known as Lindberg Park. A portion of the property owned by Mrs. Didra encroached onto park property. The Township agreed to convey a portion of park land to the Didra residence so they could own the land where the house is situated.

On motion of Mr. McKitish, seconded by Dr. Licht, the Planning Commission voted 6-0 (PC Schreiter abstained from vote) to approve the requested waivers from the June 21, 2017 correspondence from Musselman Associates.

On motion of Mr. McKitish, seconded Mr. Miller, the Planning Commission voted 6-0 (PC Schreiter abstained from vote) to approve the minor subdivision of 2931 Edgemont.

2242 CHURCH ROAD, BETHLEHEM, PA

Review the proposed Preliminary/Final Subdivision and Lot Line Adjustment regarding 2242 Church Road. Present were Mr. Robert H. Piligian, PLS of Bascom and Sieger Inc., Mr. Ken Bratsch of 2242 Church Road.

This Re-Subdivision Plan proposes to subdivide 4,006 square feet of land from the adjoining 2230 Church Road property and adding it to the 2242 Church Road Property. No new lots or construction is proposed as part of this subdivision.

Mr. Tetterer highlighted his review letter dated July 5, 2017. Mr. Tetterer reviewed the waivers that would be necessary for the following items: existing contours based on a recent field survey, slope shading, existing and proposed building setback lines, side lot lines should be at right angles to straighten street lines, and concrete monuments shall be placed at all points marking changes in the

direction of external boundary lines and along the street right-of-way. A deferral for the installation of sidewalk and curbs would be required.

Mr. Tetteimer stated that the ultimate right-of-way shall be 60 feet wide and show on the plan and monumentation shall be provided along the ultimate right-of-way.

In conclusion, when all the above items are either agreed to or completed, and written waivers are received, we would recommend engineering approval of this Re-Subdivision Plan.

Ms. Sopka highlighted her review letter dated July 5, 2017. The project proposes a transfer of land in the amount of 4,006 Square Feet from Lot 2 to be conveyed Lot 1. There will be no additional construction on either site and both homes are pre-existing.

The LVPC in their letter dated June 28, 2017 provided their comments relative to the project as consistent with the County Comprehensive Plan.

Ms. Sopka stated that she concurs with the township engineers recommendations.

On motion of Mr. McKitish, seconded by Dr. Licht, the Planning Commission voted 7-0 to grant the requested waiver to SALDO Section 703.3.A, 703.3.B, 703.3.C, 1006.1.A, and 1013 associated with the 2242 Church Road Subdivision. All in favor.

On motion of Mr. McKitish, seconded by Mr. Hassick, the Planning Commission voted 7-0 to grant the request deferral to SALDO Section 1012 for sidewalk and curbs. All in favor.

On motion of Mr. Schreiter, seconded by Mr. McKitish, the Planning Commission voted 7-0 to make recommendation to approve the Subdivision Plan of 2242 Church Road subject to comply with the conditions specified by the Township Engineer, Township Zoning Officer, Township Solicitor and adherence to comply with Federal, State and Local regulations

3120 DOUGLAS ROAD AND 2736 WEST ROCK ROAD

Review the proposed Preliminary/Final Subdivision and Lot Line Consolidation Plan between 3120 Douglas Road and 2736 West Rock Road.

Present were Mr. William Beitler, PLS, Mr. Joshua Stoeckel of 3120 Douglas Road and Mr. & Mrs. Daniel Stoeckel of 2736 W. Rock Road.

This Minor Subdivision Plan proposes to subdivide 1.569 acres of land from the Lot 2, referenced as 2736 West Rock Road and add the area to Lot 1 referenced as 3120 Douglas Road. No new lots or construction is proposed as part of this subdivision. The property is owned by Mr. Stoeckel who intends to convey additional land to his son who lives at 3120 Douglas Road. Both properties have spring water and septic systems.

Mr. Tetteimer highlighted his review letter dated July 5, 2017. Mr. Tetteimer stated that the original subdivision for this site note #5 contains notation that states the minimum lot size for Lot 2 is 4 acres. This was determined by existing lot slope within the construction area. Mr. Tetteimer indicated the note should be addressed by the Zoning Officer. Mr. Tetteimer stated that the following items need waivers regarding existing site contours based on a recent field survey, slope shading, and side lot lines should be at right angles to straighten street lines. All waivers should be requested in writing. All granted zoning variances and SALDO waivers shall be listed on the Plan.

In conclusion, until all above items are completed, they would not recommend engineering approval of this Minor Subdivision Plan.

Ms. Sopka highlighted her review letter dated June 30, 2017. She stated adjusting the property lines between the two adjoining properties would allow for each property to have access to the existing water sources available on both properties.

Ms. Sopka addressed the Township Engineers comments relative to Zoning Ordinance Section 27-505 as it relates to a site note No. 5 of the previous minor subdivision dated October 1997 that states the minimum lot size for lot 2 is 4 acres. Ms. Sopka indicated the Zoning Ordinance relative to slope of the construction area §505.3 the slope of the construction area shall be defined as the highest slope that is present within the construction area prior to disturbance. This project has not been involved with any construction at the site from 1997 to present 2017, except for preparing a driveway. According to previous records the house and the barn (that was converted into a residential living area aka 2736 W Rock Road) have been in existence since 1981. In addition Section 505.5 indicates a lot area in the CR zoning district without public sewer service shall meet a minimum lot area based upon slope within a construction site area. According to my review of the sloped area where the driveway was created had a slope of 10% therefore the minimum lot area for 2736 West Rock Road should be 2.5 acres.

The submission does provide an application to the LVPC relative to the Minor Lot Subdivision that was submitted on June 15, 2017.

In conclusion, Ms. Sopka concurs with the recommendations of the Township Engineer.

On motion by Mr. Miller, seconded by Mr. McKitish, the Planning Commission voted 7-0 to make a motion excepting the waivers of the July 6, 2017 waiver request associated with the Stoeckel lot consolidation regarding SALDO Section 703.3.A., SALDO 703.3.B and SALDO 1006.1.A. All in favor.

On motion of Mr. Schreiter, seconded by Mr. Hassick, the Planning Commission voted 7-0 to make accept the Minor Subdivision Preliminary/Final Plan subject to the waivers as presented in the July 6, 2017 request, subject and comply to the Township Engineer's, Townships Director of Planning and Zoning, Township Solicitor and all Federal, State and Local regulations. All in favor

Review of the Salisbury Township Subdivision and Land Development Ordinance (SALDO) for recommendation of approval.

Mr. Tettermer stated he reviewed the first five chapters of the SALDO and there are some items that should be brought to the planner's attention.

Mr. Tettermer recommended that there is different way that the SALDO can be re-written or formatted. Mr. Tettermer stated it would be wise that the Planning Commission take a little time and re-look at the SALDO and set it up for the next 10-12 years. He stated that the design criteria have changed.

Those present indicated it would be beneficial to have the Township Engineer and Planning Director prepare some recommendations for the Planning Commission relative to updates to the SALDO.

OTHER BUSINESS

ADJOURNMENT

On motion of the Planning Commission voted to adjourn the meeting. All in favor.