

**TOWNSHIP OF SALISBURY
LEHIGH COUNTY, PENNSYLVANIA**

**PLANNING COMMISSION
MEETING MINUTES**

**7:30 PM
April 10, 2018**

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

Ms. Sopka called the meeting to order.

ROLL CALL

Glenn Miller
Richard Schreiter
Richard Hassick
James Brown (Excused)
Mark Kijak
Jessica Klocek (Excused)
Charles Beck
John Ashley, Township Solicitor
David Tettermer, Township Engineer
Cynthia Sopka, Director of Planning and Zoning

APPROVAL OF THE MINUTES

On motion of Mr. Hassick, seconded by Mr. Schreiter, the Planning Commission voted 5-0 to approve the March 13, 2018 Planning Commission Meeting Minutes as amended. All in favor.

2686 SOUTH FOURTH STREET, ALLENTOWN, PA 18103

Review the proposed Preliminary / Final Land Development Plan of Roche Painting. The Land Development proposes the construction of a 2,100 square foot building with an associated 14 vehicle parking area, and entrance driveway on a 1.135 acre tract of land located on the west side of South Pike Avenue. The site is located in the C-2 Neighborhood Commercial Zoning District.

Present were Mr. Edward Schlaner, P.E., P.L.S. of Martin H. Schuler Company and Mr. Aaron Roche of Roche Painting, LLC.

Mr. Tettermer highlighted his review letter dated April 4, 2018. Mr. Tettermer reviewed the items for discussion and the waiver/deferrals that would be required. A waiver was provided in writing for the Preliminary/Final Plan to be combined and they had no engineering objection to granting this waiver.

Overhead utility communication lines were discussed and it was stated that the developer should discuss the status of raising the utility lines with the Planning Commission that are over the garage entrance drive, parking spaces and dumpster. They are about 8 feet at this time and should be raised to about 10 feet above grade.

Mr. Schlaner stated that they did have a meeting with PPL to raise the utility lines and they were not expecting any issues from PPL and Verizon Officials to lift the lines. The plan is that the utility lines be raised 12 to 15 feet above the finished grade. Mr. Anthony Kishler from PPL has already issued a work order. They have been working on this for a couple of months and another site meeting is scheduled for April 12, 2018.

Sidewalks and curbs were discussed and a waiver was requested. However, Mr. Tetteimer stated that there are some curbs but no sidewalks north of the site and this waiver should be changed to a deferral to give the Township and PennDot the option to require curbs and sidewalks in the future. PennDot approval is required for a waiver of the curbs and sidewalks and also a highway occupancy permit is required because they have Jurisdiction over South Pike Avenue.

Mr. Schlaner stated that PennDot is not requiring curbing or sidewalks, stating they expect the permit to be issued per the meeting that Mr. Schlaner had with PennDot officials on April 13, 2018. Mr. Beck stated that a walkway should and would be needed along the front of the property facing South Fourth Street. Mr. Tetteimer concurred with Mr. Beck's recommendation and stated it could be a soft-material walking path.

Mr. Tetteimer discussed street trees and stated that a waiver has been submitted in writing to this section. Tree removal needs to be about 15 feet from the building. Mr. Tetteimer stated some additional trees will be providing a couple of additional trees on the site in the parking area.

In conclusion, when all items are either agreed to or satisfactorily completed, we recommend engineering approval of this Preliminary/Final Land Development Plan.

Mr. Tetteimer stated that since it is less than an acre they will be putting in infiltration to satisfy the Act 167 requirements. There is no NPDES permit required.

On motion of Mr. Hassick, seconded by Mr. Schreiter, the Planning Commission voted 5-0 to make recommendation to the Board of Commissioners approval for the deferral of the SALDO Section 10.12 for curbs and sidewalk requirements. All in favor.

On motion of Mr. Miller, seconded by Mr. Hassick, the Planning Commission voted 4-1 to make recommendations to the Board of Commissioners the approve for the following wavier SALDO Section 302.1.C requiring separate and Preliminary/Final Plan and SALDO Section 10.16 shade trees.

On motion of Mr. Hassick, seconded by Mr. Miller, the Planning Commission voted 5-0 to make recommendation to the Board of Commissioners to approve the Preliminary/Final Land Development Plan. All in favor.

Planning Commissioners will review the first Four Parts of the Salisbury Township SALDO.

Ms. Sopka provided the planning commission members copies of the first four parts of the Township's Subdivision and Land Development Plan. Ms. Sopka stated that this can be taken home for review and can read portions of the Ordinances for possible discussion and voting at a future meeting. Ms. Sopka stated that anything that has been changed has been highlighted. She asked the planners to get back to her with any concerns or recommendation changes. The next meeting will be the next four chapters. It needs to be finalized.

OTHER BUSINESS

NONE

ADJOURNMENT

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