

**TOWNSHIP OF SALISBURY
LEHIGH COUNTY, PENNSYLVANIA**

**PLANNING COMMISSION
MEETING MINUTES**

7:30 PM

November 13, 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. A moment of silence was given in the remembrance of those who died on September 11, 2001.

ROLL CALL

Glenn Miller
Richard Schreiter
Richard Hassick
James Brown
Mark Kijak
Jessica Klocek
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. Miller, seconded by Mr. Hassick, the Planning Commission voted 7-0 to approve the September 11, 2018 Planning Commission Meeting Minutes as submitted. All in favor.

1840 LITTLE JOHN LANE ALLENTOWN PA 18103 and 1831 GREENWOOD ROAD

Preliminary/Final Minor Subdivision Plan for Lot Consolidation of property between Lot #1 referenced as 1840 Little John Lane owned by Johnathon A. & Evelyn M. Fields in conjunction with Lot #2 property owners of Scott & Jennifer Cooperman located at 1831 Greenwood Road, Allentown PA.

Present were Mr. Jay Musselman, P.L.S. of Musselman Associates and Mr. and Mrs. Scott Cooperman, Owner.

Mr. Tettermer highlighted his review letter dated November 2, 2018. There were a few items on the list for the proposed minor subdivision plan. The site is located between Little John Lane and Greenwood Road North. Each property has municipal sewer and water facilities.

He reviewed a few general items for discussion which follows: existing site contours based on a recent field survey or photogrammetry for both lots that should be shown on the Plan or waiver is required. Slope shading on the Plan or a waiver is required. Information for high water table, water courses, floodplains, soil types, rock outcrops and wooded areas to be shown on the Plan or a waiver is required. Musselman Associates did provided the request for the following waivers in writing. Mr. Tettermer stated that they would have no engineering objection to granting a waiver for each of these items.

Ms. Sopka highlighted her review memo dated November 1, 2018. She stated that the proposed intent of the project is to straighten out the property line between the two lots. There are no zoning issues addressed. There is no new construction or land development proposed.

A letter from the Lehigh Valley Planning Commission (LVPC) letter was received and their review does not include an in-depth examination of the Plan relative to the subdivision design standards or ordinance requirements since these items are covered in the municipal review.

On motion of Mr. Schreiter, seconded by Mr. Miller, the Planning Commission voted 7-0 to approve the Preliminary/Final Plan for the minor lot subdivision of 1840 Little John Lane and 1831 Greenwood Road. All in favor.

On motion of Mr. Miller, seconded by Ms. Klocek, the Planning Commission voted 7-0 to accept the waiver of SALDO Section 703.3.A, existing contours, SALDO Section 703.3.B, Slope Shading, and SALDO Section 703.3.C, D, E, F,G and H as shown above subject to any conditions stipulated by the correspondence of the Township Engineer in his review letter dated November 7, 2018, in addition to compliance with all required State, Federal and Local regulations. All in favor.

3159 LINCOLN AVE AND 3141 LINCOLN AVE., ALLENTOWN PA

Preliminary/Final Lot Consolidation Plan between Lucille Stephens owner of 3159 Lincoln Avenue, Allentown, PA and Richard Weber owner of 3141 Lincoln Avenue, Allentown, PA.

Present were Mr. Jay Musselman, P.L.S. of Musselman Associates, Mr. Richard Weber, Owner of 3141 Lincoln Avenue and Ms. Lucille Stephens, Owner of 3159 Lincoln Avenue.

Mr. Tettermer highlighted his review letter dated November 2, 2018. There were a few items on the list for the proposed Preliminary/Minor Subdivision Plan proposing to subdivide 4, 460 square feet of land from 3159 Lincoln Avenue property and adding to 3141 Lincoln Avenue. No new lots or construction is proposed. Each property has municipal sewer and water facilities.

He reviewed a few general items for discussion which follows: existing site contours based on a recent field survey or photogrammetry for both lots that should be shown on the Plan or waiver is required. Slope shading on the Plan or a waiver is required. Information for high water table, water courses, floodplains, soil types, rock outcrops and wooded areas to be shown on the Plan or a waiver is required. Mr. Tettermer stated that they would have no engineering objection to granting a waiver for each of these items.

He also stated that proof of plan submission to the LVPC for general plan review shall be provided and proof of recording of a new lot consolidation deed for Lot #2 and new deed for Lot #1 shall be provided of recording of the Plan.

In conclusion, when all items are agreed to or completed, we would recommend engineering approval of this Minor Subdivision.

Ms. Sopka highlighted her review memo dated November 7, 2018. The property owners are proposing to adjust the common property line, between two lots, as shown on the Plan. There will be no new construction or land developed at this time. There are no zoning issues relative to this project.

On motion of Mr. Schreiter, seconded by Mr. Miller, the Planning Commission voted 7-0 to approve the Preliminary/Final Plan for the minor lot subdivision of 3141 Lincoln Avenue and 3159 Lincoln Avenue. All in favor.

On motion of Mr. Miller, seconded by Ms. Klocek, the Planning Commission voted 7-0 to accept the waiver of SALDO Section 703.3.A, existing contours, SALDO Section 703.3.B, Slope Shading, and SALDO Section 703.3.C, D, E, F, and G as shown above subject to any conditions stipulated by the correspondence of the Township Engineer in his review letter dated November 2, 2018, in addition to compliance with all required State, Federal and Local regulations. All in favor.

621 EAST LYNNWOOD STREET ALLENTOWN PA

Preliminary/ Final Major Subdivision that will incorporate the demolition of all existing structures on the site. The project is located in the R-4 Zoning District of the Township. The project proposes to subdivide the site into seven (7) Lots, Five (5) Single Family dwellings; one (1) set of Twins (2 Lots).

Present were Mr. Robert Piligian, P.L.S. of Bascom and Sieger, Inc. and Mr. Rudy Amelio of JR Hamilton Properties, LLC.

Mr. Tettermer highlighted his review letter dated November 7, 2018. The Major Subdivision plan proposes to subdivide an existing tract of land into seven (7) new residential lots including five (5) Single Family detached dwelling units and one (1) semi-detached (twin) dwelling. Mr. Tettermer provided additional comments, as referenced in his review letter.

He stated that the project site is under an acre of land therefore a National Pollutant Discharge Elimination System permit is not required for the project. He addressed off street parking, building setbacks, the widening the south side of East Lynnwood Street, ownership and maintenance of the Granite Alley way, curbs and sidewalks, stormwater issues, grading, analysis for Greenhouse Contaminants, erosion and sediment pollution control plan, utility plan, existing features and waivers that would be required.

Ms. Sopka highlighted her Memo dated November 8, 2018. The project shall require adherence to Zoning Section 27-308 Site Capacity Analysis. Also, there is a required recreation fee for the proposed major subdivision of seven new parcels. The recreation fee is \$1,500 per dwelling unit, including single family dwelling and single family detached (twin).

Ms. Sopka concurred with the recommendations of the Mr. Tetteimer.

The width of East Lynnwood Street was a concern. Mr. Piligian stated that would have no issue widening the cartway on in the front of the project on East Lynnwood Street.

Even though there are really no sidewalks and curbing in the area the Planning Commission believes sidewalks and curbing should be installed due to the stormwater problems in that area. They believe that it would be helpful safety issue.

Mr. Piligian also advised that there are some grading issues even though there are not any steep slopes, the terraces will disappear and it will be completely regraded.

Since the project site is a green house owned by John K. Schaedel & Sons, geological testing was done for pesticides and none were found per Mr. Piligian.

On motion of Ms. Klocek, seconded by Mr. Hassick, the Planning Commission voted 7-0 to table the Preliminary/Final Major Subdivision Plan of 621 East Lynnwood Street. All in favor.

OTHER BUSINESS

NONE

ADJOURNMENT

A motion was made by the Planning Commission and voted to adjourn the meeting. All in favor.