

**TOWNSHIP OF SALISBURY  
LEHIGH COUNTY, PENNSYLVANIA**

**PLANNING COMMISSION  
MEETING MINUTES**

**7:30 PM**

**March 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**

Mr. Beck called the meeting to order.

**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 February 13, 2018 Planning Commission Meeting Minutes as amended. All in favor.**

**415 MOUNTAIN BOULEVARD, ALLENTOWN PA 18103**

Review the proposed preliminary/Final Minor Subdivision Plan of Stuart Rogers. The property consists of two zoning districts such as the R-1 Rural Residential and the R-3 Medium Low Density Residential Zone. The Single Family Dwelling is a 1.5 story home that was built in 1850 that includes an out building.

Present was Mr. Jason Buchta, P.E. of Ott Consulting, Inc. and Attorney Fleischaker representing Mr. Stuart Rogers.

Mr. Tettermer highlighted his review letter dated March 5, 2018. The Minor Subdivision Plan proposes to subdivide a 2.000 acre lot containing two existing buildings and driveway from a 31.25 acre tract located at the terminus of Mountain Boulevard. No new construction is proposed.

Mr. Tetteimer provided a list of a few general items for discussion. The following items shall be provided to the Township:

1. A signed and sealed copy of the "Right of Way and Maintenance Agreement relating to Mountain Boulevard.
2. A copy of the recorded deed of dedication.
3. A copy of the recorded Access Easement in favor of Lot No. 1.
4. A copy of the recorded Access Easement in favor of Lot No. 1 and 2.
5. A copy of the recorded sanitary sewer and water services easement for Lot 1 and across lot 2.

Waiver and deferral requests notes shall be revised to note the approval by the Planning Commission.

A monetary contribution for recreational facilities for each new residential lot shall be provided or a waiver to this section is required. It was stated that a waiver to this section has been requested in writing. Also, we would note that the proposed use of Lot 2 is as open space/park land.

The Planning Commissioners are authorized to approve Minor Subdivisions.

In conclusion, when the Developer has agreed to or satisfied all the above SALDO items, we would recommend engineering approval of this Minor Subdivision Plan.

Ms. Sopka highlighted her review letter dated March 9, 2018. A majority of the property is adjacent to the Lands of Wildlands Conservancy as well as adjacent to Emmaus Borough.

The Township is requesting the applicant to increase the amount of time up to April 30, 2018 due to the following delay of zoning matters such as variance requests that requires a lot have frontage and direct access on to a public street and to permit more than one principal building to be permitted on a lot and permit an in-law suite to be located in a separate building from the main dwelling.

In addition, historic records relative to the issue of the road was searched. The Zoning Hearing Board did make a decision regarding the road that required the Applicant to provide a Deed of Dedication. Discussion ensued.

Mr. Buchta stated that the road is a shared right of way and the shared maintenance agreement that has been recorded in perpetuity. Mr. Schreiter asked that the information be attached to the Plan.

Mr. Buchta spoke of Lot 2 to consolidated as one three acre lot and sell it to Wildlands Conservancy.

**On motion of Ms. Klocek, seconded by Mr. Miller, the Planning Commission voted 7-0 to extend the time line of the project to April 30, 2018. All in favor.**

**On motion of Mr. Kijak, seconded by Mr. Hassick, the Planning Commission voted 7-0 to waive the recreational fee contingent upon the transfer to the Wildlands Conservancy under the SALDO 705. All in favor.**

**On motion of Mr. Schreiter, seconded by Ms. Klocek , the Planning Commission voted 7-0 made to accept the Plan based on the conditions set forth presented by the Township Engineer's review letter and the Planning and Zoning Director. All in favor.**

**1100 SOUTH 24<sup>TH</sup> STREET, ALLENTOWN PA 18103 – SWAIN SCHOOL**

Swain School is in the process of developing a soccer field grading plan that will require some waivers from SALDO Stormwater Management such as: SALDO 1010.2.B.6 – Fencing required around the basin; SALDO 1010.2.B.8 – Minimum basin bottom slope is 2%; SALDO 1010.2.B.9 -Basin shall be lined due to sinkhole potential.

Present was Ms. Shannan Boyle Schuster, Ed.D., Head of The Swain School, and Mr. Joe Landrigan, AIA, LEED AP, Board of Trustees and President of SAGE Design and Build, Inc.

Mr. Tetteimer highlighted his review letter dated February 12, 2018. Mr. Tetteimer explained that infiltration basin is in the proposed area. Due to this, it is a sinkhole-prone area, a raingarden system for stormwater runoff rather a detention pond. Plantings will also enhance the raingarden area. He reviewed a few general items for discussion.

He stated in his letter that fencing should be required around the detention basins when the side slopes are steeper than 4 to 1 and when the time to empty is longer than 3 hours. Either a fence be shown on the plan or a waiver would be required. He also noted that a rain garden type of retention basin and it's designed with a water depth of 6 inches, they would have no issue granting a waiver for this.

The minimum basin bottom slope is 2 percent. The Plan proposes 0 percent for stormwater infiltration purposes. Either the Plan should be revised to provide the minimum bottom slope or a waiver would be required. Considering that this is a raingarden type of retention basin and is designed with a water depth of 6 inches, they would have no engineering objection to granting a waiver.

The basin shall be lined with when proposed for construction in areas with sinkhole prone soils. Plan indicates the basin is intended to be an infiltration basin and therefore a waiver to the section is required.

Mr. Beck expressed concern about a child wandering into the raingarden area no matter how much water it can obtain. Mr. Schreiter agreed and recommended a decorative fence be put between the soccer field and raingarden.

He stated all waivers should be in writing and in conclusion, until all items are satisfactorily addressed, they would not recommend engineering approval of this Grading Plan. The Planning

Commission will not take formal action on this Grading Plan, but the waivers must be reviewed and approved to recommend to the Board of Commissioners for formal action.

Since this is a proposed raingarden / retention basin and is a stormwater quality item required as part of a PA DEP NPDES permit, an Operation and Maintenance agreement with the Township is required between the Township and the Applicant. The developer should contact the Township Solicitor for a sample agreement. An NPDES was required and received approval. To clarify they would do all the maintenance and the Township would clarify that it is being done.

Ms. Shannan Boyle Schuster provided a 30 minute presentation for the proposed soccer field, amphitheater and an environmental classroom. The new soccer field will allow for the start of developmental level teams for grades two through four. The other soccer fields are already utilized by grades 5<sup>th</sup> through 8<sup>th</sup>.

She stated that the amphitheater will be a space for classes, grades and the community to gather and watch performances, hear speakers or simply reflect as their website states.

The environmental classroom will be filled with unique and beneficial plantings that will allow students to explore and study the local ecosystem. It will also serve a sustainability purpose as well and provide a beautiful entrance to the school.

**On motion of Ms. Klocek, seconded by Mr. Miller, the Planning Commission voted 7-0 to make recommendation to the Board of Commissioners to SALDO section 1010.2.B.6 to putting a fence between the soccer field and the raingarden. All in favor.**

**On motion of Mr. Miller, seconded by Mr. Schreiter, the Planning Commission voted 7-0 to make recommendation to the Board of Commissioners to accept the two following waivers of SALDO section 1010.2.B.8 basin bottom slope, and SALDO section 1010.2.B.9 lining of the basin**

**OTHER BUSINESS**

NONE

**ADJOURNMENT**

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