

**TOWNSHIP OF SALISBURY
LEHIGH COUNTY, PENNSYLVANIA**

**PLANNING COMMISSION
MEETING MINUTES**

7:30 PM

March 12, 2019

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
Mark Kijak
Jessica Klocek
Charles Beck
John Ashley, Township Solicitor
David Tettermer, Township Engineer
Cynthia Sopka, Director of Planning and Zoning

RE-ORGANIZATION OF OFFICERS

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

On motion of Mr. Hassick, seconded by Ms. Klocek, the Planning Commission voted 7-0 to nominate Mr. Richard Schreiter as Vice-Chairman of the Planning Commission. All in favor.

On motion of Mr. Hassick, seconded by Ms. Klocek, 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 Ms. Klocek, seconded by Mr. Hassick, the Planning Commission voted 7-0 to approve the December 11, 2018 Planning Commission Meeting Minutes as submitted. All in favor.

Plot 886, LLC. 905 FLEXER AVE & 2882 E. TEXAS BLVD. (MOSSER DRIVE)

The project is submitted as a **SKETCH** plan for a Major Subdivision. The project proposes the construction of approximately nine (9) homes with a minimum lot size of 9,600 S.F. as required in the Rural Residential Zoning District of R-3 referenced as Medium Low Density Residential dwellings. The site is currently vacant land.

Present were Mr. Jeffrey Beaven, P.E. C/O Bohler Engineering PA, LLC and Mr. Dave East with Plot 886 were present.

Mr. Tetteimer highlighted his review letter dated March 6, 2019. There were a few items on the list for the project for Plot 886, LLC presented Sketch Plan for a major land development.

He reviewed a few general comments which are as follows: the Plan shows a proposed 20 feet yard setback and a 25 feet front yard setback is required, a variance will be required for the required setback line for Lots 4, 5, 7, the required 6 feet driveway setback from adjoining residential lots shall be noted on the Plan, site capacity analysis shall be provided, wetlands study was provided indicating there are no wetlands, minimum of 2 off-street parking spaces required for each dwelling unit, and Development Improvement Agreement is required.

In addition, Lehigh County Conservation District (LCCD) review and approval of Erosion and Sedimentation Control Plan is required, including a PA DEP NPDES earth disturbance permit requirement.

An inter-municipal water service agreement with South Whitehall Township will be required since the site water facilities are tributary to their Township.

This site is also within the Little Lehigh Creek Watershed which requires review and approval of the proposed storm water detention system by the Lehigh Valley Planning Commission. Additionally, the downstream storm water system discharges into South Whitehall Township storm water system, for which South Whitehall Township storm water pipe flow analysis approval is required.

Street light is also required or a waiver to this item would be required. A 10 feet wide utility easement is proposed along the right-of-way line of the proposed road extension. A minimum width is 20 feet or a waiver would be required for the 10 feet wide easement.

In conclusion, this Sketch Plan and all above comments and Planning Commission comments are intended for the Developers use in moving forward with the project and are not binding to the Township.

Ms. Sopka highlighted her review letter dated March 6, 2019 and concurs with the comments and information Mr. Tetteimer provided. There is no expiration required for a Sketch Plan.

Mr. Tetteimer stated that this is a previous extension of the previous Sub-division of Mosser Drive. It will look the same including the setbacks.

The Lots 2 & 3 homes would be shift back and they would adjust the dimensions of the home per Mr. Beaven to comply with the setbacks.

Sidewalks were discussed, Mr. Beck stated his concern about the mailboxes at the curb. The sidewalk is stated 5 feet off the curb line to accommodate mailboxes. Mr. Tettermer stated the sidewalk is 5 feet behind the right-of-way.

The basin as the low point and they will go through the engineering for that and also have to get approval from South Whitehall Township because it will be part of their storm system. The two basins shown is an above ground raingarden and stone system. Those will take the impervious coverage on the respective lots. They spoken to the engineer for Mosser Drive and the basins did count for a good proportion of the site. They will look at their site capacitation's and the in-let system in the existing development.

Street trees and fire hydrants will be shown on the Preliminary and Final Plans.

No motion for approval of a Sketch Plan is required.

REVIEW SECTION 403.4.L (ZONING) RECREATIONAL VEHICLES, BOATS, CAMPERS AND PERSONAL CARGO TRAILERS STORAGE

Mr. Beck inquired if anyone had any questions regarding this zoning section 403.4.L. Mr. Schreiter stated that the trailer has to be parked behind the home at certain times of the year.

There were inquires from Mrs. Brinton regarding the parked trailers. She inquired if the trailers have to be on impervious ground? She stated there are specific homes that have the trailers are obstructing the view for vehicle traffic.

Trailers can be parked on impervious ground not pervious ground. This portion of the Section needs to be reviewed. Ms. Sopka will also do the research with other municipalities for clarification for our zoning ordinance.

OTHER BUSINESS

NONE

ADJOURNMENT

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