

**TOWNSHIP OF SALISBURY
LEHIGH COUNTY, PENNSYLVANIA**

**PLANNING COMMISSION
MEETING MINUTES**

**7:30 PM
April 9, 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 (Excused)
Richard Schreiter
Richard Hassick
James Brown
Mark Kijak (Excused)
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 Ms. Klocek, seconded by Mr. Hassick, the Planning Commission voted 5-0 to approve the March 12, 2019 Planning Commission Meeting Minutes as submitted. All in favor.

2242 and 2310 CHURCH ROAD, BETHLEHEM, PA

Preliminary/Final Re-Subdivision of 2241 and 2310 Church Road to include a Lot Line Adjustment. The property is located in the Conservation Residential (CR) Zoning District with Salisbury Township. The two applicants are Marlene Bratsch who resides at 2242 Church Road and Terry Mutchler who resides at 2310 Church Road.

Present were Mr. Robert Piligian, PLS, C/O Bascom and Sieger, Inc., Ms. Marlene Bratsch, Owner of 2242 Church Road and Mr. Terry Mutchler, Owner of 2310 Church Road.

Mr. Tettermer highlighted his review letter dated April 3, 2019. Mr. Tettermer stated that he has 7 general comments and they are all plan preparations for SALDO. He stated that waivers/deferrals are required for the following items: elevation contour lines, slope shading, soil types and characteristics, wooded area and tree masses, Side lot lines shall be at right angles to street lines,

and permanent concrete monuments shall be accurately placed at all points marking changes in the direction of external boundary lines. The Plan notes numerous existing iron pipes/pins at existing property corners. A waiver letter has been received in writing for each item. In that, they have no engineering objection to granting approval for all waivers.

Curb is required along all streets and sidewalks are required along all collector streets. Church Road is listed as a collector street on the Township Street Classification Map. Curb and sidewalk are therefore required or a deferral to this section is required. A deferral has been requested in writing. Notation has been made that there are no curb or sidewalks in the general area.

Mr. Piligian stated that the Mutchler lot is very swampy that is the reason for the monuments. The two two-inch pipes located no one knew about until he uncovered them when visiting the site.

On motion by Mr. Schreiter, seconded by Mrs. Klocek, the Planning Commission voted 4-0-1 to approve the following waivers for SALDO 703.3.A, 703.3.B, 703.3.F, 703.H, 1006.1.A, and 1013.1.

On motion by Mr. Schreiter, seconded by Mrs. Klocek, the Planning Commission voted 4-0-1 to approve the deferral for SALDO 1021, curbs and sidewalks.

On motion by Mr. Schreiter, seconded by Mrs. Klocek, The Planning Commission voted 4-0-1 to approve the Plan for the Lot Line adjustment for 2242 Church Road and 2310 Church Road subject by the conditions recommended by the Township Engineer, Township Zoning Officer/ Planning Director, the Township Solicitor, State, Local and Federal regulations.

3300 LEHIGH STREET – SOUTH MALL CONDITIONAL USE

The applicant is the South Mall-Nicholas Park Mall LLC. The Conditional Use is requested to conduct a Food Truck Event to be held each Thursday evening from May 2 to September 26, 2019.

Present was Ms. Rachel Berosh of Metro Commercial Management Service on behalf of Nicolas Park Mall LLC.

All the mobile Food Trucks will be involved on Thursdays during the timeline of May 2, 2019 through September 26, 2019. There will be 15-20 Food Trucks every Thursday, and generally the same vendors. The start time will be 4:00 PM up to 8:00 PM.

Ms. Berosh stated that all trucks are cleaned up and removed from the parking lot normally by 9:00 PM. There is no parking of the food trucks overnight. The area is also blocked off. There are two vendors that to have permits to serve alcohol.

The event will occur in the area of Starbucks and Bonton Store. All Food trucks are on the Salisbury Township side and do not encroach on the City of Allentown side. This event will also host crafts and tents to accommodate for sitting.

The proposed use has been reviewed by the Township Fire Inspector.

On motion by Mrs. Klocek, seconded by Mr. Hassick, the Planning Commission voted 5-0 to make recommendation to the Board of Commissioners for approval of the Conditional Use. All in favor.

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

Mr. Tettermer stated that he and Ms. Sopka have been working on this Ordinance to try and come up with an approach to deal with this appropriately. There are two sections of the Zoning Ordinance that deals with the issues. The first one is the section for all recreation vehicles and those are for licensed vehicles on your property. There is then another section for junk vehicles. They decided since they are looking into one, they will look into both.

There is a third option which is on-street parking, which is part of the parking code which is different from the zoning ordinance. They believe it is in the best interest to review this in a couple of meetings and pick one section each meeting and focus on that specifically.

The licensed vehicle parking on private property and junk vehicle parking on private property. He would like to discuss this item and an overview. Mr. Tettermer stated that the new Ordinance is basically the same concept only they tried to correct some concerns. The Zoning Ordinance section is 27-403.4.L is the residential district for exterior storage for all recreational vehicles. The length of a trailer was removed to be able deal with all trailers on property site. They will delete the personal trailer and include cargo trailer. Definitions will be added. Discussion ensued. A new definition for cargo trailers will be done. Consideration is being made for requirements that trailers be parked on impervious surface.

Each member will review the Zoning Ordinance and come up with their comments and concerns and work together at the next Planning Commission meeting.

OTHER BUSINESS

NONE

ADJOURNMENT

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