

TOWNSHIP OF SALISBURY
LEHIGH COUNTY, PENNSYLVANIA

PLANNING COMMISSION
MEETING MINUTES

7:30 PM

MAY 14, 2019

A regular Meeting of the Planning Commission of the Township of Salisbury was held at the Township Municipal Building at 2900 South Pike Avenue, Allentown, Lehigh County, Pennsylvania.

CALL TO ORDER

ROLL CALL

Glenn Miller
Richard Schreiter
Richard Hassick
James Brown
Mark Kijak
Jessica Klocek
Charles Beck (Excused)
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 4-0-2 to approve the April 9, 2019 Planning Commission Meeting Minutes as amended.

415 MOUNTAIN BOULEVARD, SALISBURY TOWNSHIP, PA

Preliminary/Final Minor Subdivision Plan and Lot Consolidation of the property referenced as 415 Mountain Boulevard located in Salisbury Township between Lot #1 and Lot#3. The intent of the plan is to consolidate two lots and create a residual lot. Present was Mr. Jeff Fleischaker and Mr. Jason Buchta, RLA, ASLA, Senior Landscape Architect of Ott Consulting.

Mr. Fleischaker stated that they were present two years ago and had some improvements to make on the minor subdivision. They are subdividing two acres of land from the Wildlands Conservancy. The new parcel number will be listed on the Plan.

Mr. Tettermer highlighted his letter dated May 8, 2019. He indicated the Preliminary/Final Lot Line Adjustment Plan and waiver requests have been received from Ott Consulting. The Plan proposes to subdivide a 1.00 acre tract from a 28.22 acre tract of land having access to each of Mountain Blvd., Eagle Street and Fox Street in Salisbury Township and adding the property to the adjoining existing 2.00 acre tract. There is no new construction proposed for this site. Mr. Tettermer indicated the plan shall be drawn at a scale of 1 inch = 20, 30, or 50 feet, a waiver to this section was received and they have no engineering objection to granting the waiver. Slope Shading shall be shown on the plan, a waiver to this section was received and they have no engineering objection to granting the waiver.

In conclusion when all items are addressed, the Township Engineer recommends engineering approval of the Minor Subdivision Plan.

On motion by Mr. Miller, seconded by Mr. Kijak, the Planning Commission voted 6-0 to approve the following waivers for SALDO 703.1.C granting the scale of the Plan and 703.3.B slope shading. All in favor.

On motion by Ms. Klocek, seconded by Mr. Miller, the Planning Commission vote 6-0 to approve the Plan for the Minor Subdivision at 415 E. Mountain Blvd. subject by the conditions recommended by the Township Engineer, Township Zoning Officer/Planning Director, the Township Solicitor, State and local and Federal regulations. All in favor.

MYRON HAYDT REQUESTED SALDO WAIVER

Present was Mr. Myron Haydt, property owner and contractor. Mr. Tettermer advised that Mr. Haydt submitted a grading plan for his property that is part of Salisbury Park and has part of a grading plan that has some construction issues that arose that required some SALDO waivers.

In order to approve the waiver Mr. Haydt needed recommendation from the Board of Commissioners because it is still part of a major subdivision.

Mr. Tettermer highlighted his review letter dated May 8, 2019. He recommended one comment which is SALDO 10.11.6 which is a waiver request for the maximum slope of a driveway. Due to the large boulders and bedrock Mr. Tettermer recommended the waiver to be requested. Mr. Tettermer indicated no engineering objection to granting the waiver for 15% slope, opposed to the 10% slope and the driveway which is 54 feet in length.

On Motion by Mr. Hassick, seconded by Mrs. Klocek the Planning Commission voted 6-0 to recommend approval of the waiver of SALDO 10.11.16 with conditions to the homeowner agreeing to the waiver to the Board of Commissioners. All in favor.

PLOT 886, LLC. 904 FLEXER AVENUE & 2282 E. TEXAS BLVD (MOSSER DRIVE)

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

Mr. Tetteimer highlighted his review letter dated May 8, 2019 for the land development. This project was originally a sketch plan and at that time it was a nine lot subdivision with a slightly longer cul-de-sac, but they have revised the plan so now it is five lots with a 50 foot shorter cul-de-sac.

Mr. Tetteimer highlighted his comments to go over the revision of the proposed subdivision and waivers that are necessary to continue with this project for approval. He reviewed lot depths in each lot and there was no engineering objection to granting the waiver if requested in writing.

The next items are as follows: stormwater and basin construction a waiver is required and requested; infiltration system/detention basin with fencing would be required on the north property line of Lot #4 to be around it, a waiver is required and has been requested in writing, there is no engineering objection to granting the waiver; this is based on Lot #2 and #3 bottom slope basins, since it is an infiltration system there is no engineering objection of granting the waiver; the major basin on lot #1 fencing shall be required along the detention basin, the basin completely needs to drain in 13 hours a waiver to this section basin in lot #1 has a low flow channel and again since it is an infiltration basin there is no objection to granting the waiver; the storm sewer should have a minimum diameter of 15 inches RCP a waiver is required and has been requested in writing. There is no objection to granting this waiver; easements for the width of 20 feet for utilities however the plan proposes 10 feet width and a waiver to this section is required and there would be no engineering objection to granting this waiver request based that this goes on the right-of-way to the road.

In conclusion until all items are satisfactorily addressed, the Township Engineer would not recommend engineering approval.

Discussion ensued on the above-ground infiltration basin and the underground infiltration basins and the requirement, maintenance that must be maintained by the property owners. They will be responsible for maintaining the fencing around the basin. They will also have above ground rain gardens in some areas. Properties will have deed restrictions advising the home owner they must maintain the infiltration basins. Geotechnical testing was completed on the sites to prevent sinkholes and received their recommendations. As part of the construction sequence they will have a Geo-Tech on site to identify and mitigate any possible sinkholes and comply with DEP requirements for flowing ratios. Concern was expressed about 25 years in the future and the possibility of sinkholes and how maintenance of the homeowner will affect this. Mr. Tetteimer advised that they have met DEP requirements.

Mr. Tetteimer also advised that the waivers are necessary to meet the current DEP requirements. The floor was open for public comment. A resident from 609 Ryan Drive expressed his curiosity about the water retention areas. He indicated there is no water sitting there. Mr. Tetteimer indicated the fencing will be placed around the basins. Additional discussion dealt with the basins being wider and deeper and the logic behind. Mr. Tetteimer stated that it is

necessary to have a back yard and have it as a useable area. No sheds will be able to sit on the rear lots.

They will be revising the plans and will come back for Preliminary approval, however would the commission consider granting waivers that have been submitted. The applicant withdrew waiver #5 which had to do with fencing on Lot #1. Action and guidance on the waivers would be needed to revise the Plans.

On motion by Mr. Miller, seconded by Mr. Hassick, the Planning Commission voted 5-0 to make recommendation to the Board of Commissioners to grant the waivers #1, #2, amended partial waiver #3 as revised partial revised the waiver, #4, Number 5 was withdrawn #6, and #7 for SALDO Sections... All in favor.

On motion by Mr. Miller, seconded by Mr. Hassick, the Planning Commission voted 5-0 to table the Preliminary/Final Plan for Plot 886, LLC. All in favor.

OTHER BUSINESS

NONE

ADJOURNMENT

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