

**TOWNSHIP OF SALISBURY
LEHIGH COUNTY, PENNSYLVANIA**

**PLANNING COMMISSION
MEETING MINUTES**

7:30 PM

August 13, 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

APPROVAL OF THE MINUTES

On motion of Mr. Kijak, seconded by Ms. Klocek, the Planning Commission voted 7-0 to approve the April 9, 2019 Planning Commission Meeting Minutes as corrected. All in favor.

PLOT 886, LLC. 905 FLEXER AVE & 2882 EAST TEXAS BLVD (MOSSER DRIVE)

Present was Jeffrey Beaven, P.E. of Bohler Engineering PA, LLC.

Mr. Beaven stated that revisions to the original plan for the property, tabled at the May 14, 2019 meeting, have been made based on comments from the previous meeting. Mr. Beaven also stated that further revisions will be made based on the new letter presented from Mr. Tettermer and that nothing would significantly impact the layout of the proposed subdivision.

Mr. Tettermer highlighted his review letter dated August 7, 2019. Most issues to be addressed are related to stormwater. Mr. Tettermer also commented about the location of the street trees, that they are clustered and not evenly spaced. There is also a lack of street trees at the end of the cul-de-sac. The developer could locate some trees onto the private lots to off-set this but if street trees were to be located within the property boundaries, a requirement to maintain each tree must

be stated within the property deed. A waiver would be required to reduce the number of street trees.

Ms. Sopka highlighted her review letter dated August 5, 2019. Ms. Sopka also stated that per SALDO 22-1017, a recreation fee of \$1,500 per dwelling unit would be imposed on the proposed subdivision. This fee would be paid as part of the Land Development Agreement.

A copy of the revised plans will be submitted to South Whitehall Township by the developer.

Ms. Sopka presented a letter from Kammie Takahashi of 617 Ryan Drive. Ms. Takahashi proposed that a pedestrian walkway be created between the new development and the Imperial Park neighborhood. Since this proposed walkway would be used primarily by South Whitehall Township residents to utilize Salisbury's parks and would be on private property, the Commission has no interest in making this demand.

John Kern of 912 Belford Road stated that approximately one-tenth (0.10) of an acre of the proposed subdivision is his land because he has mowed and maintained the property for 45 years. He is speaking with counsel now to determine his options since he does not currently have a deed to the property. Mr. Tettermer stated that unless further proof could be provided, the Commission must accept the plan as drawn and will not hold up the process.

Dev Kannan of 912 Flexer Avenue asked to review the proposed subdivision plan. Mr. Kannan also asked if adequate steps have been taken to prevent new drainage issues for the existing residences. Mr. Tettermer stated that Pennsylvania State law prevents any negative effects on existing neighbors and that any additional runoff must be directed towards public streets. The Township is looking closely at this issue.

Mr. Tettermer recommended that the Commission table the issue until the developers address the stormwater and street tree issues. Mr. Beaven, on behalf of the developer, asked for a preliminary approval while they continue to work on the outstanding issues.

On motion by Mr. Miller, seconded by Mr. Hassick, the Planning Commission voted 7-0 to table the Preliminary/Final Plan for Plot 886, LLC. All in favor.

REVIEW OF THE PROPOSED ORDINANCE ESTABLISHING REGULATIONS AND STANDARDS THAT GOVERN AND REGULATE THE GRADING OF LAND MODIFICATION OF THE NATURAL TERRAIN, THE ALTERATION OF DRAINAGE, AND THE MAINTENANCE OF DRAINAGE NECESSARY TO CONTROL SOIL EROSION, THE ISSUANCE OF GRADING PERMITS PROVIDING FOR THE ENFORCEMENT THEREOF, AND PROVIDING FOR PENALTIES IN THE EVENT OF A VIOLATION THEREOF.

Mr. Tettermer stated that he and Ms. Sopka have been working on an amendment to the existing Ordinance in order to eliminate the waiver option for certain properties. The proposed Amendment was distributed to Commission members but should be changed to reflect a lower criteria for a required Grading Permit. Originally, the Amendment required a Grading Permit when 2,000 square feet or more of new impervious surface and/or 5,000 square feet or more of

earth disturbance is proposed. The criteria should read that a Grading Permit is required for when 500 square feet or more of new impervious surface and/or 2,000 square feet or more of earth disturbance is proposed.

Discussion occurred on who would be qualified to complete a topographic survey and what timeframe should be given to correct an issue before fines are imposed.

On motion by Ms. Klocek, seconded by Mr. Hassick, the Planning Commission voted 7-0 to make recommendation to the Board of Commissioners for approval of the Grading Ordinance with revisions and further research on the other items as discussed. All in favor.

OTHER BUSINESS

Mr. Jerome Knauss of 1227 Vermont Avenue stated that there is bamboo growing in the vacant lot behind his residence. Mr. Knauss was advised to attend the next Board of Commissioners meeting to state his concern at that time.

ADJOURNMENT

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