

**TOWNSHIP OF SALISBURY
LEHIGH COUNTY, PENNSYLVANIA**

**PLANNING COMMISSION
MEETING MINUTES**

7:30 PM

September 10, 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 Ms. Klocek, seconded by Mr. Hassick, the Planning Commission voted 7-0 to approve the August 13, 2019 Planning Commission Meeting Minutes as written.

2950 KEYSTONE AVE

Present was Stephen Tabakelis of All County & Associates, engineer for the proposed project.

Mr. Tabakelis presented the Preliminary/Final Plan for the proposed re-subdivision at 2950 Keystone Avenue. Lot 1 of the proposed project is currently 1.19 acres, accessed from North Second Street and located entirely within Upper Milford Township. Lot 2 of the proposed project is currently 1.44 acres, accessed from Keystone Avenue, and located mostly in Upper Milford Township with a small portion within Salisbury Township. After the proposed re-subdivision, Lot 1 would be increased by 0.44 acre to be 1.63 acres and Lot 2 would be reduced by 0.44 acre to be 1.00 acre. Lot 1 would be accessed from Keystone Avenue via a proposed shared access easement and both lots would be connected to public water and public sewer from Salisbury Township's Keystone Avenue lines via a shared utility easement. Both lots are currently owned by Stephen S. & Renee M. Gould. Only issues related to Lot 2 were considered.

According to Mr. Tabakelis the dividing line between Salisbury Township and Upper Milford Township on the plot plan is incorrect. The line should be extended from the center of Cherokee Street, and will be corrected before the plan is recorded. With this correction, the proposed shared utility easement will be located entirely within Upper Milford Township and not within Salisbury Township. Prior to recording, the plans will also be updated to reflect all other comments made by Dave Tetterer, Salisbury Township Engineer, in his letter dated September 4, 2019.

Mr. Tetterer reviewed his letter from September 4, 2019 stating that the first four items of concern were minor “housekeeping” issues but the fifth item, the incorrect Township line, was his main concern. Mr. Tetterer stated that once all corrections were made, he would recommend approval of the proposed plan.

Concern was raised over the shared access easement and who would be responsible for its maintenance. Mr. Tabakelis stated that a maintenance agreement between the two property owners would be recorded and that a copy would be provided to the Township.

It was noted that sight triangles were not included at the end of the driveway along Keystone Avenue and Mr. Tabakelis agreed to add them before recording the plan.

Concern was raised over the existing well on Lot 2 and what will happen after the property is connected to public water. Mr. Tabakelis stated that all PA DEP requirements to abandon a well will be followed and that a note stating such will be added to the plans before being recorded.

Comments were opened to the floor. Both Dale Costenbader of 834 Keystone Avenue and Theresa Hess-Bolesky of 54 Iroquois Street voiced concerns over the stormwater run-off, especially if a new residence was to be constructed on Lot 1. Both were advised to voice their concerns to Upper Milford Township because Lot 1 is not located in Salisbury Township and Salisbury Township has no jurisdiction over its development. They were also advised to speak with their local Salisbury Township Commissioners if they would like to discuss the issue about drainage in the roadway.

Zuhal Ergonul of 2980 Keystone Avenue voiced concern not only of the drainage issue but also of the loss of open/green space if Lot 1 were to be developed. Ms. Ergonul was also advised to voice her concerns with Upper Milford Township.

Motion was made by Mr. Hassick to approve the proposed plan with the corrections recommended by Mr. Tetterer, plus the addition of sight triangles at the driveway along Keystone Avenue and a note about the well abandonment to follow all PA DEP regulations. A copy of the recorded maintenance agreement for the shared driveway must be provided to the Township. Mr. Miller seconded the motion. The Planning Commission voted 7-0 to approve as stated.

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

Letter submitted from Jeffrey Beaven, P.E. of Bohler Engineering PA, LLC granting the Township an extension to review the proposed subdivision at 905 Flexer Avenue and 2882 East Texas Boulevard, known as Plot 886, until October 31, 2019.

On motion by Ms. Klocek, seconded by Mr. Brown, the Planning Commission voted 7-0 to accept the offer of extension.

OTHER BUSINESS

None

ADJOURNMENT

On motion Mr. Schreiter, seconded by Ms. Klocek, the Planning Commission voted 7-0 to adjourn the meeting.