

**TOWNSHIP OF SALISBURY
LEHIGH COUNTY, PENNSYLVANIA**

**PLANNING COMMISSION
MEETING MINUTES**

**7:30 PM
October 8, 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

Mr. Charles Beck, Chairman, called the meeting to order.

ROLL CALL

Glenn Miller
Richard Schreiter
Richard Hassick
James Brown
Jessica Klocek
Charles Beck
John Ashley, Township Solicitor
David Tettermer, Township Engineer
Cynthia Sopka, Director of Planning and Zoning

** Note: Mark Kijak - excused

APPROVAL OF THE MINUTES

On motion of Mr. Schreiter, seconded by Mr. Hassick, the September 10, 2019 Planning Commission Meeting Minutes have been accepted as written.

**SLIDER/KAHN PRELIMINARY/FINAL MINOR SUBDIVISION/LOT LINE
ADJUSTMENT**

Present was Jay Musselman of Musselman and Associates, engineer for the proposed project.

Mr. Mussleman presented the Preliminary/Final Plan for the proposed minor subdivision/lot line adjustment at 3240 Eisenhower Avenue and 1148 South Cedar Crest Boulevard. Mr. Mussleman represents Mr. Khan, owner of 1148 South Cedar Crest Boulevard, and was recently informed that Ralph and Kristin Slider, owners of 3240 Eisenhower Avenue, were unaware of the proposed project prior to it being advertised by the Township. Mr. Musselman has asked that the project be tabled until an agreement between Mr. Khan and the Sliders be made. Mr. Khan would like to purchase the shown property from the Sliders.

Mr. Tettermer has recommended that the Planning Commission table the project until a private agreement has been made. Mr. Tettermer advised that the parties have 60 days to reach an

agreement and re-present the project otherwise the plan will be denied by the Planning Commission.

Mr. Tetterer has also stated that a separate street vacation request must be submitted to the Township. This process is separate from the subdivision/lot line adjustment process. Ms. Katherine Hutchinson, a neighbor, asked about the street vacation process and was told that a street vacation plan must be prepared to include all adjacent properties.

Motion was made by Ms. Klocek to table the proposed plan. Mr. Hassick seconded the motion. The Planning Commission voted 6-0 in favor.

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

Mr. Tetterer stated that the applicant emailed the Township earlier in the day granting an extension to the Planning Commission until December 31, 2019 and asked that the project be tabled.

Mr. Mike McHugh of 3026 Lindberg Avenue asked why the applicants requested the project be tabled and if it would affect the proposed lots. Mr. Tetterer explained that the request was made because the applicants still need to fix issues related to the stormwater basins.

Motion was made by Ms. Klocek to accept the offer of extension until December 31, 2019. Mr. Brown seconded the motion. The Planning Commission voted 6-0 in favor.

Motion was made by Ms. Klocek to table the project. Mr. Hassick seconded the motion. The Planning Commission voted 6-0 in favor.

OTHER BUSINESS

Myron Haydt of 2105 Sonoma Drive has requested the Planning Commission recommend a waiver from the fencing requirement around the infiltration basin at the proposed single-family residence of 2210 South Melrose Lane. The proposed infiltration basin would have a maximum depth of 24 inches and a drain time of 12 to 15 hours. Per SALDO §1010.2.B(6), basins with a drain time greater than 3 hours require a fence around it.

Mr. Tetterer stated that, from an engineering stand-point, he sees no problem with the proposed infiltration basin and the waiver of the fence requirement.

Concerns were discussed about safety and liability of the standing water. Since the basin will be on private property it was noted that the Township would have no liability and the fence requirement was created, mainly, for publicly-owned basins.

Motion was made by Mr. Brown to recommend to the Board of Commissioners that they grant a waiver for SALDO §1010.2.B(6) requiring a fence around the proposed basin. Ms. Klocek seconded the motion. The Planning Commission voted 5-1 in favor.

REVIEW OF PROPOSED CHANGES TO GRADING ORDINANCE

Mr. Tetterer summarized the changes made to the ordinance since the last discussion. Mr. Tetterer added two items (No. 15 and No. 16) which are related to plan preparation and Mr.

Ashley revised the penalty wording to have it read as a daily occurrence, not a “once and done thing”. Mr. Ashley also added a severability clause and a repealer.

Motion was made by Ms. Klocek to recommend to the Board of Commissioners that they approve the Grading Ordinance as amended. Mr. Miller seconded the motion. The Planning Commission voted 6-0 in favor.

AJOURNMENT

On motion Mr. Hassick, seconded by Ms. Klocek, the meeting was adjourned.