

**TOWNSHIP OF SALISBURY
LEHIGH COUNTY, PENNSYLVANIA**

**PLANNING COMMISSION
MEETING MINUTES**

**7:30 PM
November 12, 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

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

** Note: Rick Schreiter, Vice Chairman - excused

APPROVAL OF THE MINUTES

On motion of Ms. Klocek, seconded by Mr. Miller, the October 8, 2019 Planning Commission Meeting Minutes have been accepted as amended.

VACATE PORTION OF WALNUT STREET FOR LETITIA AND RONALD FORTHMAN; SALISBURY TOWNSHIP LEHIGH COUNTY, PA

Present was Letitia and Ronald Forthman, applicants of the proposed project.

Mr. Ashley summarized the history of the street and stated that over twenty-one (21) years have lapsed since the roadway was offered for dedication to the Township. Because of that lapse in time and that the Township never accepted the dedication, the Township can no longer accept the roadway without a formal condemnation process. The committee discussed the ability to vacate only a portion of the street as proposed and determined that it is possible. The committee also discussed the surrounding areas, existing utilities/easements, and the applicants' intend to utilize the land.

Mr. Tetteimer stated that, if approved, the applicants will be required to record a new deed for their property to show the property as a whole with ownership of the new area included.

Motion was made by Ms. Klocek to recommend approval, in accordance with the proposed Ordinance, to vacate a portion of Walnut Street by the Board of Commissioners. Mr. Hassick seconded the motion. The Planning Commission voted 5-1 in favor.

PRELIMINARY/FINAL MINOR SUBDIVISION FOR 1539 BUTZ LANE AND 1540 CHURCH ROAD

Present was James Weed, land surveyor who prepared the plan for both property owners of the proposed project.

Mr. Tetteimer noted that his review letter, dated November 7, 2019, is in the file and pointed out that there are 11 general items that need to be addressed on the proposed plan. Most items are drafting corrections but 3 items will need waivers. Those items are:

Item #5 – SALDO §22-703.3.A requires that contour lines be shown on the plan. Mr. Tetteimer has no engineering objection to grant a waiver of this requirement if requested.

Item #6 – SALDO §22-703.3.B requires that contour slope shading but included on the plans. Mr. Tetteimer has no engineering objection to grant a waiver of this requirement if requested.

Item #7 – SALDO §22-703.3.F requires that soil types be shown on the plan. Mr. Tetteimer has no engineering objection to grant a waiver of this requirement if requested.

Mr. Tetteimer does not recommend approval of the proposed subdivision at this time and requested that the applicants correct the errors on the plan and submit a formal letter requesting any waivers for the next meeting.

Mr. Weed stated that the applicants' intent is to make the required corrections and submit a formal request for the three waivers. He asked for the project to be included on the next meeting agenda.

A question was presented about the ability of the new, larger lot to be further subdivided. Mr. Tetteimer stated that while further subdivision of the new, larger lot is possible within the Zoning Ordinance, due to the environmental nature of the area, further subdivision is highly unlikely. Mr. Weed also stated that further subdivision is not the intent of the applicants. He stated that there is no proposed development or construction on the land in question and that because there is no proposed development for the area, the waivers are being requested so as not to burden the applicants with an unnecessary expense.

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

**EXTENSION GRANTED BY APPLICANTS FOR 3240 EISENHOWER AVENUE
PRELIMINARY/FINAL SUBDIVISION**

Letter was presented from Zachary Cohen of Lesavoy, Butz, and Seitz, who represents Yasin Khan, applicant of the proposed subdivision, to grant the Planning Commission a 90-day extension, from the original deadline of December 12, 2019 until March 11, 2020, on this project.

Motion was made by Ms. Kijak to accept the offer of extension until March 11, 2020. Mr. Miller seconded the motion. The Planning Commission voted 6-0 in favor.

REVIEW OF PROPOSED CHANGES TO CONSTRUCTION SPECIFICATIONS FOR THE SANITARY SEWER PER SALDO

Mr. Tettermer summarized the proposed changes to be made to SALDO in regards to the construction specifications for sanitary sewers. These items have not been updated since 2001. Mr. Tettermer stated that the proposed changes will bring the requirements up-to-date, and are mostly engineering oriented.

The section references will be changed from 600 to 200 once the changes are incorporated in SALDO.

Mr. Tettermer stated that he was available to discuss the changes with anyone interested and will incorporate any recommendations and changes. Further discussion on this matter will be conducted at the next meeting.

AJOURNMENT

On motion Mr. Kijak, seconded by Mr. Brown, the meeting was adjourned.