

**TOWNSHIP OF SALISBURY  
LEHIGH COUNTY, PENNSYLVANIA**

**PLANNING COMMISSION  
MEETING MINUTES**

**7:30 PM**

**March 10, 2020**

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  
Rick Schreiter, Vice Chairman  
Glenn Miller, Secretary  
Richard Hassick  
James Brown  
Mark Kijak  
Jessica Klocek  
John Ashley, Township Solicitor  
David Tettermer, Township Engineer  
Sandy Nicolo, Director of Community Development  
Kerry Rabold, Administrative Assistant

**APPROVAL OF THE MINUTES**

**On motion of Mr. Miller, seconded by Ms. Klocek, the February 11, 2020 Planning Commission Meeting Minutes have been accepted as written.**

**1248 TAFT AVENUE WAIVER REQUEST**

Mr. Robert Piligian, PLS, of Bascom and Sieger, Inc., surveyor of the project and representing the owner/applicant, Marie Searfoss, presented a letter requesting a waiver from SALDO 1011.6.C for driveway grade requirements.

**Motion was made by Ms. Klocek to recommend that the Board of Commissioners grant the requested waiver of SALDO Section 1011.6.C with a grade of 7.5%. Mr. Miller seconded the motion. The Planning Commission voted 7-0 in favor.**

**3300 LEHIGH STREET FOOD TRUCK CONDITIONAL USE (#CU-20-0029)**

Ms. Rachel Berosh of Metro Commercial was present on behalf of the property owners, Nicholas Park Mall, LLC, to discuss the Conditional Use Application to hold a reoccurring event at the South Mall (3300 Lehigh Street), "Food Truck Thursdays", each Thursday evening between the

hours of 4PM and 8PM from May through October for 3 consecutive years. The proposed dates for 2020 are May 30, 2020 through October 1, 2020. The dates for 2021 and 2022 have not been determined yet but will be of a similar time frame. Ms. Berosh stated that she is seeking approval to grant the Conditional Use for all three years.

The food trucks, and possibly additional farmer's stands, would be located between the front door of the mall and the former Bon-Ton. Bathroom facilities for attendees would be within the mall. Non-amplified music performances may also be included during each event. Mall staff would be responsible for all clean-up and safety.

**Motion was made by Ms. Klocek to recommend that the Board of Commissioners approve the Conditional Use application of Rachel Berosh for "Food Truck Thursdays" at 3300 Lehigh Street for a three-year term. Mr. Hassick seconded the motion. The Planning Commission voted 7-0 in favor.**

**3300 LEHIGH STREET FIREWORKS TENT CONDITIONAL USE (#CU-20-0052)**

Mr. Jack May of Keystone Novelty Distributors, LLC was present to discuss the Conditional Use Application to place a seasonal fireworks tent and storage container at the South Mall (3300 Lehigh Street). Mr. May stated that he is seeking approval to grant the Conditional Use for five years.

Mr. May stated that everything will be the same as in the previous year and that the tent will be the same tent as utilized by the flower sale vendor in the months prior to his sale. A different tent will be placed on the property each year from the rental company and the tent will be inspected and approved by the Fire Marshall with an updated tag attached to its canvas.

Mr. May stated that the tentative dates for 2020 are June 21, 2020 through July 5, 2020. The dates for 2021, 2022, 2023, and 2024 are unknown at this time but will be a similar timeframe.

**Motion was made by Ms. Klocek to recommend that the Board of Commissioners approve the Conditional Use application of Keystone Novelty Distributors, LLC for a temporary fireworks tent and storage container at 3300 Lehigh Street for a five-year term. Mr. Hassick seconded the motion. The Planning Commission voted 7-0 in favor.**

**1453 LEHIGH AVENUE – PRELIMINARY/FINAL MINOR SUBDIVISION (20-0050)**

Mr. Robert Piligian, PLS, surveyor, Mr. Troy Knesz, builder, and Ms. Marie Searfoss, owner/applicant, were present to discuss the proposed preliminary/final subdivision plan at 1453 Lehigh Avenue. The project proposes to subdivide one existing residential lot of 12,701 square feet into two new parcels (6,354 square feet and 6,347 square feet) for the development of two detached, single-family dwellings. The property is located within the R4, Medium Density Residential Zoning District.

Mr. Piligian presented some history on the property including that the lot was created in 1991 through the subdivision process and approved for one single-family, detached dwelling. On the approved plan, however, the indicated sanitary sewer line never existed and must be run to the site. The applicant is requesting further subdivision and construction of two dwellings to offset

the cost of running this sewer line. A Planning Module was approved in 1991 for one dwelling. If the subdivision is approved, an additional Planning Module will be applied for.

Mr. Dave Tetterer, Township Engineer discussed his review letter dated March 2, 2020 and went over his 15 comments. Mr. Tetterer noted that some issues need to be addressed before Engineering would recommend approval of the proposed project including the additional of a seepage pit. Mr. Piligian submitted some of the mentioned waiver and deferral requests on behalf of the applicant but Mr. Tetterer recommended that no action be taken on these requests until the rest of the matters have been settled.

Mr. Tetterer reviewed the letter received by the Township from Jillian Seitz, Senior Community Planner, at Lehigh Valley Planning Commission dated March 4, 2020. LVPC recommended the inclusion of sidewalks in the proposed project.

Mr. Sandy Nicolo, Director of Community Development, discussed his review letter dated March 10, 2020 concerning zoning issues.

Mr. Piligian stated that the proposed dwellings will be two-stories high each with a built-in one-car garage. He also noted that a Site Capacity analysis will be completed and submitted to the Zoning Department. The houses will be constructed as slab on grade to prevent water issues. A fire hydrant is located 153 feet from the property line.

Discussion commenced regarding the widening of the street, the placement of curbs and sidewalks, storm water management, and drainage issues on site. Seepage pits are also recommended on site. Mr. Piligian indicated that the applicant is willing to obtain a geologist/environmental scientist to study the property and the stormwater within the area.

Michael Wargo, a local resident who resides at 1445 Stanley Avenue, stated his concern for stormwater runoff onto his property. He stated that water already rushes down Lehigh Avenue and Pearl Street onto his property at the corner of Stanley Avenue. The source of this stormwater problem is believed to be the mobile home park adjacent to the proposed development and an undersized drainage pipe at that location but the issue will be looked at further by the geologist/environmental scientist.

**Motion was made by Mr. Hassick to table the applicant until further studies have been conducted. Ms. Klocek seconded the motion. The Planning Commission voted 7-0 in favor.**

**820 PUBLIC ROAD – PRELIMINARY/FINAL MINOR SUBDIVISION PLAN (20-0031)**

Mr. Joseph Rentko, PE, engineer, Victor Youssef and Nicholas Youssef, property owners/applicants, were present to discuss the proposed preliminary/final minor subdivision at 820 Public Road. The project proposes a lot consolidation of two vacant lots (27,816 square feet, combined) into three new parcels (7,000 square feet, 7,000 square feet, and 13,816 square feet) for the development of three single-family, detached dwellings. The property is located in the R4, Medium Density Residential Zoning District.

Mr. Tettemer discussed his review letter dated March 2, 202 and went over his 17 comments. Mr. Tettemer noted that some of the comments were drafting/design errors and/or omissions that just need to be corrected but other issues need to be addressed before Engineering would recommend approval of the proposed project. Mr. Rentko submitted some of the mentioned waiver and deferral requests on behalf of the applicant but Mr. Tettemer recommended that no action be taken on these requests until the rest of the matters have been settled.

Mr. Tettemer reviewed the letter submitted by the applicant from the City of Bethlehem dated January 17, 2020 stating that the site has sufficient sewer capacity for the proposed project.

Mr. Nicolo discussed his review letter dated March 10, 2020 concerning zoning issues.

Mr. Victor Youssef presented a letter he received from Eastern Salisbury Fire, Ambulance, and Rescue Company dated May 6, 2019 acknowledging their intent to sell a portion of the proposed project area to Mr. V. Youssef. Mr. V. Youssef stated that a deed will be submitted once it is recorded.

Mr. Rentko noted that a Site Capacity analysis will be completed and submitted to the Zoning Department and that further detail concerning the slope of the property will be submitted.

Discussion commenced regarding the widening of the street, the placement of curbs and sidewalks, storm water management, and drainage issues in the neighborhood. Drainage easements will be required between the proposed houses to control stormwater. Seepage pits are also recommended on site.

Mr. Tettemer recommended that the proposal be tabled until further study is conducted to determine the impact of the project on stormwater in the neighborhood and how to alleviate potential issues.

**Motion was made by Ms. Klocek to table the applicant until further studies have been conducted. Mr. Miller seconded the motion. The Planning Commission voted 7-0 in favor.**

#### **COURTESY OF THE FLOOR**

Nothing presented.

#### **AJOURNMENT**

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