

**TOWNSHIP OF SALISBURY
LEHIGH COUNTY, PENNSYLVANIA**

**PLANNING COMMISSION
MEETING MINUTES**

7:30 PM

September 8, 2020

A regular meeting of the Planning Commission of the Township of Salisbury was held at the Salisbury Township Municipal Building, 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, Secretary
Richard Hassick
Jessica Klocek
Rick Schreiter
John Ashley, Township Solicitor
David Tetterer, Township Engineer
James Milot, Alternative Township Engineer
Kerry Rabold, Planning and Zoning Officer

Excused: James Brown & Mark Kijak

APPROVAL OF THE MINUTES

No corrections were recommended.

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

3401 LEHIGH STREET – PRELIMINARY LAND DEVELOPMENT (NO. 20-0186)

Representing the property owner/applicant was Mr. Ron Corkery, Esq. of Corkery & Almonti Attorneys at Law and Mr. Thomas Deily of Keystone Consulting Engineers, Inc.

Mr. Jim Milot, Alternative Township Engineer, went over his review letter dated September 3, 2020 with the applicant's representatives and received the following responses/discussion:

- Signed easement for proposed water line will be provided. No interconnection between the existing well and the public water system.
- Concerning items B1, B2, B3, B5, and B12 - A new waiver request letter has been submitted on September 8, 2020.
- Concerning item B4 – the plans will be signed and sealed prior to recording.

- Concerning items B6, B11, B20, C2, C3, and C4 - Sheets 2 and 3 will be recorded with the plan.
- Nothing will be done with the existing well at this time however, if Emmaus Borough requests that it be capped, it will be capped. A note will be added to the plan as to the status of the existing well and if it will continue to be in use or capped.
 - Mr. Beck asked about the former well from Wickes Lumber. Research will be conducted to determine its location and its status. A note will be added to the plan for this.
- Concerning item B8 – The changed has been made.
- Concerning item B9 – The owner will sign (notarized) the plan prior to recording.
- Concerning item B10 – The plans will be revised.
- Concerning items B13 and B14 – The applicant agrees and Emmaus Borough has been contacted regarding the proposed land development.
- Concerning item B15 – A speed limit sign will be added to the plans
- Concerning item B16 – A deed of easement will be recorded.
- Concerning item B17 – The entrances along Lehigh Street are pre-existing and a HOP is not available. Wording will be added to the plans to address this.
- Concerning item B18 – The plans will be added to add the necessary wording.
- Concerning item B19 – There are no public improvements.
 - Mr. Milot stated that signage for traffic and setting of monuments are important for public safety. The inclusion of these items in the developer’s Agreement should be discussed with Mr. Ashley.
- Concerning item C1 – The applicant does not want to add additional signage to the property as this is only a recommendation, not a requirement.
 - Mr. Milot said that additional arrows or pavement markings are good enough. Mr. Corkery agreed to add these.
- Concerning item C5 – No loading facilities are located on the property.
 - Mr. Milot stated that an area needs to be designated and shown on the plans, that did not infringe on parking, fire lanes, etc. The area would be designated for typical truck deliveries (parts, office supplies, UPS, etc.), not the loading and unloading of vehicles. Vehicles are loaded and unloaded at an off-site location.
- Concerning item C6 – Mr. Milot stated that firetrucks would be entering and exiting in both directions. This item is for approaching the site, not within the site. Applicant agreed to revise the plans to show this.
- Concerning items C7 and C8 – The plans will be revised.
- Concerning item 9 – Mr. Corkery will discuss this with Mr. Ashley and Ms. Rabold to determine what comments should be added to the plans. If previously granted variances are no longer needed a note will be added to the plans stating such.

Mr. Corkery stated that he has met with people from Emmaus Borough and said that a letter to serve will be issued. The applicant is asking for approval of the plans based on the agreed corrections in the review letter. If Emmaus Borough does not issue a Will Serve letter another water source will be found because a fire suppression system is required and cannot be supported by the on-site well. Mr. Miller asked what other water sources are available. Mr. Corkery stated that a water tower is possible. And that a new land development application would be required.

But Mr. Corkery anticipates the Will Serve letter to be issued within the next 30 days and they will have it before the final plans are presented to the Board of Commissioners. The current deadline for a decision is October 12, 2020. A time extension has been granted until November 30, 2020 to accommodate this requirement.

Mr. Corkery asked Mr. Milot and the Planning Commission to consider recommending approval based on the corrections that were discussed tonight and reiterated that if Emmaus Borough will not allow the property to connect to its public water system the plan will need to be modified and a new land development application will be submitted. Mr. Miller is concerned about the mysterious well from Wickes Lumber and doesn't believe that conditional approval can be recommended with this unknown. Ms. Ashley said that the unknown well is not required for this approval and is not part of this plan. The old well in question is not connected to their current building. A note will be added to the plan that the existing, known well, that is currently in use will be capped if it is no longer in use. An additional note will be added to the plan stating that when the mystery well is located it will be capped, if not already done.

Motion was made by Ms. Klocek to accept the extension of time until November 30, 2020 granted by the applicant. Mr. Miller seconded the motion. The Planning Commission voted in 5-0 in favor.

Motion was made by Ms. Klocek to recommend the granting of waivers requested by the applicant in the letter dated September 8, 2020. Mr. Miller seconded the motion. The Planning Commission voted in 5-0 in favor.

Motion was made by Ms. Klocek to recommend conditional preliminary/final approval of the land development plan with corrections and comments addressed in the letter by Mr. Milot dated September 3, 2020, the agreement of Emmaus Borough to connect the property to its public water system, and a note added to the plan about the unknown, former Wickes Lumber well. Mr. Hassick seconded the motion. The Planning Commission voted in 5-0 in favor.

820 PUBLIC ROAD – PRELIMINARY/FINAL SUBDIVISION (NO. 20-0031)

Mr. Joseph Rentko, of Black Forest Engineering, the applicant's engineer represented the property owner, Mr. Victor Youssef and the applicant Mr. Nicholas Youssef, both of whom were also present.

Mr. Tetterer summarized his review letter dated September 1, 2020. There were twelve items noted, most of which are either waivers or deferrals, which have already been granted, or minor drafting issues. There is one new item (#8E) which Mr. Tetterer has pointed out and asked that a note be added to the plan for this. Mr. Rentko has agreed to add the note to the plan.

Mr. Tetterer has stated that once all items within his review letter are satisfied or agreed to, that he would recommend preliminary/final approval by the Planning Commission.

Ms. Klocek asked if all waivers and deferrals have been addressed. Mr. Tetterer said "Yes".

Ms. Rabold stated that there are no outstanding zoning issues with the plan as presented.

Motion was made by Ms. Klocek to approve the preliminary/final subdivision plan subject to the comments and corrections stated within the review letter of Mr. Tetteimer dated September 1, 2020. Mr. Hassick seconded the motion. The Planning Commission voted 5-0 in favor.

839 EAST LYNNWOOD STREET – PRELIMINARY/FINAL SUBDIVISION (NO. 20-0246)

Motion was made by Mr. Schreiter to accept the extension of time until January 31, 2021 granted by the applicant. Mr. Miller seconded the motion. The Planning Commission voted in 5-0 in favor.

CONSIDER THE CHANGE OF TIME FOR ALL FUTURE PLANNING COMMISSION MEETINGS FROM 7:30PM TO 7:00PM

Motion was made by Mr. Miller to change the start time of all future Planning Commission meeting to 7:00PM. Ms. Klocek seconded the motion. The Planning Commission voted in 5-0 in favor.

COURTESY OF THE FLOOR

Nothing presented.

AJOURNMENT

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