

**TOWNSHIP OF SALISBURY
LEHIGH COUNTY, PENNSYLVANIA**

**PLANNING COMMISSION
MEETING MINUTES
7:00 PM
January 26, 2022**

The Planning Commission meeting 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. Beck called the meeting to order at 7:00pm.

ROLL CALL

Charles Beck – Chairman
John Barbaz
Jimmy Brown
Richard Hassick
Frank Frankenfield
Richard Schreiter, Vice Chairman
Jessica Klocek – Secretary - Excused
John Ashley, Township Solicitor
David Tettermer, Township Engineer
Kerry Rabold, Planning & Zoning Officer

Other Attendees: Alessandro Nicolo, Director of Community Development, Salisbury Township

APPROVAL OF THE MINUTES – December 14, 2021

On motion by Frank Frankenfield, seconded by Jimmy Brown, the December 14, 2021 Planning Commission Meeting Minutes have been accepted as written. Planning Commission voted 6-0 in favor.

PLANNING COMMISSION REORGANIZATION VOTE

Motion was made by Richard Hassick, seconded by Jimmy Brown to keep the same positions held in 2021 with Charles Beck as Chairman, Rick Schreiter as Vice Chairman, and Jessica Klocek as Secretary. The Planning Commission voted 6 - 0 in favor.

1941 CHAPEL AVE – LAND DEVELOPMENT (NO. 21-0418)

Mr. Tettermer stated that the tonight was a review of the sketch site plan for the land development at 1941 Chapel Avenue and that no action on the project would be taken tonight. The sketch plan was

submitted as an initial presentation to gather information from Township and future neighbors to the project before continuing further. Mr. Tetteimer highlighted items from his review letter dated January 18, 2022 to take into consideration on future plans to be submitted.

Ms. Rabold had a review letter dated January 20, 2022 with many items that would need to be corrected or a variance requested from the Zoning Hearing Board.

The representatives for the project (Nate Fox Esq. of Obermayer, Rebmann, Maxwell and Hippel, Erin Witt representative for equitable landowner D. R. Horton, and Brian Spray of Civil and Environmental Consultants) stated that they were here tonight to hear what the Planning Commission, Township, and neighbors had to say on the project and reiterated what Mr. Tetteimer said that no action would be taken tonight.

Several neighbors spoke on the project stating interest in impact on the sewer system and traffic concerns.

206 EAST LYNNWOOD ST – LAND DEVELOPMENT (NO. 21-0419)

Mr. Tetteimer mentioned several items from his review letter dated January 18, 2022 for the sketch plan presented for 82 townhomes and 50 parking spaces. He stated again, no action would be taken tonight on the plan it was submitted to gather information before the project moves forward.

Ms. Rabold stated comments on her review letter dated January 20, 2022 pertaining to the project. She also asked if the proposed dwellings would be rentals or privately owned as condos. Also, the intention for the roads to be private or public.

Mr. Fox stated that the roads would be privately owned and the dwelling will be condos. HOA fees to cover maintenance. Also, stated that Wayne Avenue would be improved and dedicated back to the Township upon completion.

Several neighbors to this project area stated many concerns including stormwater runoff, traffic, impact on the school system and excess stress on a sewer system that already has problems with the current amount of usage.

ADJOURNMENT

Motion was made by Frank Frankenfield, seconded by Jimmy Brown to adjourn the meeting. Planning Commission voted 6 – 0 in favor.

Charles Beck, Chairman adjourned the meeting at 8:08 pm.