

**TOWNSHIP OF SALISBURY
LEHIGH COUNTY, PENNSYLVANIA**

**PLANNING COMMISSION
MEETING MINUTES**

7:00 PM

March 23, 2022

The regularly scheduled Planning Commission meeting of 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 - Excused
Richard Hassick
Frank Frankenfield
Richard Schreiter, Vice Chairman
Jessica Klocek – Secretary
John Ashley, Township Solicitor
David Tetteimer, Township Engineer
Kerry Rabold, Planning & Zoning Officer

APPROVAL OF THE MINUTES – January 26, 2022

On motion by Jessica Klocek, seconded by Richard Hassick, the January 26, 2022 Planning Commission Meeting Minutes have been accepted as corrected. Planning Commission voted 6-0 in favor.

1453 LEHIGH AVENUE – PRELIMINARY/FINAL SUBDIVISION (NO.20-0050)

Marie Searfoss has requested an extension of time until June 21, 2022 for recording of the final plans for the minor subdivision at 1453 Lehigh Ave.

Motion was made by Frank Frankenfield, seconded by Jessica Klocek to grant the time extension until June 21, 2022. Planning Commission voted 6-0 in favor.

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

Marie Searfoss has requested an extension of time until June 21, 2022 for the recording of final plans for the minor subdivision at 839 East Lynnwood St.

Motion was made by Frank Frankenfield, seconded by Jessica Klocek to grant the time extension until June 21, 2022. Planning Commission voted 6-0 in favor.

1644-1646 CARDINAL DR – PRELIMINARY /FINAL SITE PLAN FOR LOT CONSOLIDATION (NO.21-0412)

The applicants were not in attendance but Mr. Tettermer stated he has no engineering objection with the plan submitted and only one comment on the review letter he submitted on March 14, 2022 that a deed of consolidation must be recorded with the plans.

Motion was made by Jessica Klocek, seconded by Frank Frankenfield to approve the lot consolidation of 1644 Cardinal Dr and 1646 Cardinal Dr. Planning Commission voted 6-0 in favor.

1493 E EMMAUS AVE – PRELIMINARY SITE PLAN (NO.21-0242)

Mr. Tettermer reviewed his letter dated March 15, 2022 in which he stated the many changes that need to be made in order to approve the plan. After extended discussion amongst the Planning Commission, Mr. Tettermer, Ms. Rabold, NuVision Property representatives Frank Ndi and Julian Ewungkem, their attorney William Malkames, and engineer Roderick Chirumbolo, it was decided that the applicants would like the main bullet points placed in the minutes for reference.

Planning Commission discussed:

1- for parking spaces within the right-of-way of South Fairview Road, developer indicated that they would try to remove the spaces from the right-of-way.

2 – regarding the right-of-way width and cartway improvements for both South Fairview Road and East Emmaus Avenue, it was noted that both roads are PennDOT roadways and any improvements will require PennDOT approval and permits. Based on the Township Engineer’s recommendation, waivers to allow the right-of-way of East Emmaus Avenue to be 60 feet instead of the required 80 feet, the right-of-way of South Fairview Road to be 50 feet instead of the required 60 feet, and no road widening improvements at this time, would be appropriate.

3 - requiring curb and sidewalk along the frontage of East Emmaus Avenue and South Fairview Road, it was noted again that PennDOT permits would be required for any improvements. It was also noted that the proposal is to go from an 8-person group home to a 12-unit apartment building, and that the site is located within walking distance of a public park. Planning Commission discussed limits of curb and sidewalk. Planning Commission strongly favors curb to be constructed along the frontage of both roads and sidewalk be constructed along the frontage of South Fairview Road.

4 - regarding street trees for this project, it was noted that a portion of the frontage has utility lines and a utility easement. It was recommended by the Planning Commission to plant street trees along the road frontage where appropriate and planting the remaining trees on the site.

5 – the Planning Commission favors that a recreation fee be paid by the developer based on a 12-unit apartment building.

Motion was made by Jessica Klocek, seconded by Richard Hassick to table the project at 1493 E Emmaus Ave. Planning Commission voted 6-0 in favor.

ZONING ORDINANCE AMENDMENTS - §27-309, “OPEN SPACE DEVELOPMENT OPTION FOR LAND THAT IS AT LEAST PARTLY WITHIN THE CR DISTRICT” AND THE ADDITION OF §27-310, “CLUSTER HOUSING DEVELOPMENT OPTION”. ADDITIONAL CHANGES MAY ALSO BE DISCUSSED INCLUDING UPDATES TO PART 2, “DEFINITIONS” IN RELATION TO THE PREVIOUSLY LISTED CHANGES AND ADDITIONS.

Ms. Rabold discussed with the Planning Commission changes previously made to the Zoning Ordinance as well as the new addition of “Cluster Housing”. Several items were discussed pertaining to the Cluster Housing concerning septic systems, open space, recreation fees, maximum coverage of impervious surfaces and roads.

Ms. Rabold talked with Fire Department on the changes suggested and they would like to see item 18 changed to state all structures meet building code requirements.

The Planning Commission decided they would like to see the suggestions and changes before voting to recommend the Zoning Ordinance changes to the Board of Commissioners.

ADJOURNMENT

Motion was made by Richard Schreiter, seconded by Jessica Klocek to adjourn the meeting. Planning Commission voted 6 – 0 in favor.

Charles Beck, Chairman adjourned the meeting at 9:19pm.