

Salisbury Township Planning Commission

Meeting Minutes

The monthly meeting of the Salisbury Township Planning Commission was held at 7:00 PM, Tuesday, August 8, 2023, at the Township Municipal Building, White Horse.

Clifford Blank called the meeting to order at 7:00 PM

Members present: Clifford Blank, Merle Ressler, Matt Wanner, Menno Blank, Daniel King
Members absent: Daniel Petersheim

Also Present: Township Engineer – Mark Myers, P.E. (RAV Associates)

Public Comment: none

The minutes of the July 11, 2023, meeting were reviewed. Daniel King made a motion that the minutes be approved, which was seconded by Merle Ressler. The motion carried unanimously.

PLANS PRESENTED

Old Business:

1. Final Land Development Plan for Gap Power (NTD230401).

Land development Plan was presented by Todd Shoaf of Pioneer Management, LLC. Upon conclusion of presentation and explanation of the Plan and some review and discussion, a motion was made by Daniel King to recommend approval of the Plan, conditioned upon satisfactorily addressing comments in a review letter generated by the Township Engineer dated August 8, 2023. This motion was seconded by Merle Ressler and carried unanimously.

Ten waivers from SaLDO were also considered, seven were recommended for conditional approval and three (3) recommended for approval. A single waiver from the Sewage Ordinance was recommended for conditional approval and four waivers from the Stormwater Ordinance were recommended for conditional approval. All conditions recommended were as listed in the review letter generated by the Township Engineer dated August 8, 2023.

New Business:

1. Sewage Planning Module for John J. Lapp (PM230008).

Sewage Planning Module (i.e. “Module”) presented by Jason Shaner of Impact Engineering Group, Inc. Sewage planning is necessary for the property owner to complete construction of an attached dwelling unit to the existing single-family dwelling, making it a two dwelling unit building. Sewage Planning Module has been reviewed and testing completed by the Township Sewage Enforcement Officer, who as subsequently signed the necessary locations, indicating the Module is complete. Upon presenting the Module and providing context, a motion was made by Matt Wanner to recommend amendment of the Township’s Sewage Facilities Plan (Act 537) to the Board of Supervisors. This motion was seconded by Daniel King and carried unanimously.

Correspondence received: None

Other business: None

Announcement: Time & Place of Next Meeting (September 12, 2023)

Meeting adjourned at 8:30 PM