

**Salisbury Township
Environmental Advisory Committee
Meeting Minutes
May 20, 2009**

A Public meeting was held on the above date at the Salisbury Township Municipal building located at 2900 South Pike Avenue, Allentown, Lehigh County, Pennsylvania. The meeting was brought to order at 7:00 P.M. Committee members in attendance: Ms. Jane Benning, Mr. Bruce Burchard, Mr. Frederick Brock, Commissioner James Brown, Joseph Hebelka, Planning Commission representative; and Ms. Cynthia Sopka, Director of Planning and Zoning.

Ms. Sopka called the meeting to order at 7:00 P.M.

Minutes – 4/20/09

The April 20, 2009 Environmental Advisory Committee Meeting Minutes were approved as submitted.

Mr. Frederick Brock introduced himself. He received his BA Degree in Geography at the University of Iowa and received his Masters Degree in Regional City Planning at University of Oklahoma. He worked with the Lancaster County Planning Commission for four years, and since 1969 he was with Lehigh County Planning Commission & Joint Planning Commission until his retirement in 2006. He indicated his biggest concern is South Mountain.

Mr. Hebelka announced that all sessions of the Salisbury Township Environment Advisory Committee regular meetings are electronically recorded for the purpose of taking the Minutes.

Meeting Schedule

A **Meeting schedule was established** to occur on the third Wednesday of each month at 7 P.M.

Bylaws Draft Update

Mr. Hebelka has been working on the Bylaws and offered that our Bylaws are about 90 percent the same as others. He has reviewed the Pennsylvania Environmental Council EAC handbook found online at the <http://www.eacnetwork.org>. He indicated that according to Act 148, the legislation that allows Municipalities to form an EAC requires the Board of Commissioners to designate the Chair.

Mr. Hebelka suggested a revision for the voting process of members. The Board of Commissioners shall annually designate the Chair of the EAC to stay in compliance with Act 148. The EAC shall elect among their members a Vice-Chair at the first meeting of each calendar year. Officers shall serve for one year until their successors are elected. The Secretary shall not be a voting member. This is to be confirmed with the Board of Commissioners.

Commissioner Brown advised that he spoke with Attorney Ashley who indicated the procedure would require the EAC to elect the Chair, Vice-Chair, Secretary, and then make recommendation to the Board of Commissioners for a consensus.

Election of Officers

Motion was made by Ms. Benning to nominate Mr. Bruce Burchard as Chair. Motion was seconded by Mr. Brock. Motion passed by unanimous voice vote.

Motion was made by Ms. Benning to nominate Mr. Frederick Brock as Vice-Chair. Motion was seconded by Mr. Burchard. Motion passed was unanimous.

Consensus of the Committee was to designate Ms. Cynthia Sopka as Secretary.

Additional Discussions Information

At the last meeting, there was discussion to look for assistance in reviewing the Township's **Comprehensive Plan**. Ms. Sopka noted that she had communicated with planning consultants and adjacent municipalities.

Ms. Sopka indicated that the Planning Commission made a recommendation to the Board of Commissioners to move forward with updating the Comprehensive Plan. With respect to applying for grants, a resolution will be required by the Board of Commissioners to give authority to a representative of the Township to submit grant applications for the Comprehensive Plan update.

Mr. Brock advised that due to past experiences, the Grants for multi-municipal plans are not necessarily the way to go. He commented that it is an easy way to receive the funding, but unfortunately it does not work. Mr. Brock advised that the EAC would be better off working independently and offered his assistance.

Ms. Sopka addressed the issue of **developing a natural resource inventory and guidance on incorporating model ordinances inclusive of steep slopes, riparian and wetland buffers**. Ms. Sopka indicated that the Lehigh Valley Planning Commission (LVPC) has created model ordinances that could guide Salisbury Township. Though the LVPC has mapping that helps identify wetlands, vernal pools, etc., it is not specific to Salisbury Township. Therefore, we must perform on-lot physical inspections to identify various natural features. A natural resource inventory would be a great tool as we advance with resource protection, conservation and land development.

Ms. Sopka indicated she attended the LVPC work shop on model ordinance regulations regarding riparian wetlands, buffers, steep slopes, flood plains and Woodlands.

Ms. Sopka informed the Committee that she recently met with the Planning Commission and concurred that Salisbury Township which is mostly made up of South Mountain, needs guidance. The LVPC model ordinances reference USDA and NRCS technical tools for assessing buffers

and sensitive areas. Therefore, it was suggested that the EAC review these documents and make recommendations for formulating Salisbury Township regulations to the Board of Commissioners. In the event they are approved and follow the requirements of the MPC, we could amend the SALDO and ultimately the Zoning Ordinance. The only issue is that SALDO usually takes place when a property proposed for development is a minimum of 10,000 sq. ft.; property that does not meet that requirement will not apply.

Ms. Sopka made a recommendation to invite **Rebecca Kennedy, Watershed Coordinator from Lehigh County Conservation District** to attend an upcoming meeting to speak with the Committee. She is very active with EAC. Mr. Hebelka advised they are under contract with LVPC to do Total Maximum Daily Loads (TMDL) for Saucon, Little Lehigh, and Coplay Creeks, which should be a topic of interest to the EAC as it determines how much pollutants a stream can actually hold without adversely impacting the water quality.

Mr. Burchard discussed how **demolition and hazardous materials impact streams and creeks** particularly where there is a lot of stormwater run-off or rain. He advised that there are regulations for any demolition done in Pennsylvania, you are required to file a ten-day notification with DEP that you have performed a Phase I Survey, a Phase II Survey as well as check points for asbestos, contaminates, etc. on the site. There are other Municipalities that require a copy of this notification in their demolition permit application. He feels that this should be adopted into our regulations pertaining to demolitions, subdivisions, commercial buildings and old commercial buildings because there is such a large impact when demolition occurs. This should be something that we incorporate into our Zoning or SALDO Ordinances.

Mr. Hebelka suggested that **Ms. Sopka should provide the EAC with information on projects heard by the Planning Commission.** Mr. Hebelka made reference to the sketch plan for St. Thomas More Church proposing an addition to the educational center and the conditional use hearing for a barn at 3350 Devonshire Road where the applicant proposes a seasonal use for a Halloween Haunted House.

Mr. Burchard addressed another issue such as **roadway studies** in the Lehigh Valley, particularly Route 22 and I-78. He commented that Lehigh Valley Hospital is the biggest employer in the Lehigh Valley which mainly falls within Salisbury Township. As we consider developing Salisbury Township, we need to address the issues of transportation. One example given is the Emmaus Avenue corridor. Increasing development in the residential districts with new homes will impact current traffic trends.

A discussion ensued between Ms. Sopka and Mr. Burchard concerning traffic signals, placing responsibility on developers, and noting that additional traffic signals would not necessarily ease the burden of increased traffic in the Township. Another consideration for the Comprehensive Plan is incorporating the concept of smart growth within the Municipality that includes road circulation.

Future Agenda Items

Future agendas will be developed by Mr. Burchard and Ms. Sopka. It was suggested that if any member has anything of interest to address, it should be passed along to Ms. Sopka for inclusion in the Agenda for the next scheduled meeting. All agendas will be passed along electronically.

Meeting was adjourned.

Sincerely Presented by Cynthia Sopka