

**TOWNSHIP OF SALISBURY  
LEHIGH COUNTY, PENNSYLVANIA**

**PLANNING COMMISSION  
MEETING MINUTES**

**7:30 PM  
MAY 10, 2011**

A Regular Meeting of the Planning Commission of the Township of Salisbury was held at the Township Municipal Building located at 2900 South Pike Avenue, Allentown, Lehigh County, Pennsylvania. Present were Commissioners Licht, Schreiter, Hebelka, Hassick, McKitish and Beck. Also present were Attorney Ashley, Township Solicitor; Mr. Tettermer, Township Engineer; Mr. Jeremie Schadler of Hanover Engineering, Alternate Township Engineer; Ms. Sopka, Director of Planning & Zoning; and Mr. Soriano, Township Manager. Commissioner Miller was not present (excused).

**CALL TO ORDER**

Mr. Beck called the meeting to order.

**APPROVAL OF THE MINUTES**

On motion of Mr. Hassick, seconded by Mr. McKitish, the Planning Commission voted 6-0 to approve the April 12, 2011 Planning Commission Meeting Minutes as submitted.

**1102 Bell Avenue - Parcel #549631291153-1**

**The Planning Commission is being asked to authorize Randy Soriano, Salisbury Township Manager, to sign the required documents associated with a previous Subdivision of the above-referenced property by Thelma Holland. Attorney Dennis McCarthy will present the request and supportive information.**

Present was Dennis McCarthy, Esquire.

Attorney McCarthy presented a brief history regarding the parcel's previous lot line adjustment approved in 2001 and explained why it is not recognized by Lehigh County or Salisbury Township. The intent is to withdraw the previous subdivision/lot line adjustment. All affected parties have signed the supportive documents and the request is to have the Planning Commission authorize Randy Soriano, Township Manager, to sign the required documents.

Mr. Tettermer stated that the Deeds must match the recording of the original subdivision (description of the property) and it be clarified and documented that the storm water easement still exists, he would recommend approval.

**A motion was made by Mr. Schreiter, seconded by Mr. McKitish, the Planning Commission voted 6-0 to authorize Mr. Randy Soriano as Representative of the Township of Salisbury to sign the required documentation relative to 1102 Bell Avenue.**

**Riverside Drive Relocation**

**Riverside Drive relocation with railroad tracks along the Lehigh River – proposed Access Road “A” on behalf of St. Luke’s Hospital, plus a Preliminary / Final Minor Subdivision. The project incorporates multiple tax parcels and various owners as referenced on the Site Plan.**

Present were David Tettemer, Keystone Consulting Engineering representing St. Luke's Hospital; Joseph Bubba, Esquire, Fitzpatrick, Lentz and Bubba; and Anita Kingsbauer of St. Luke's Hospital and Health Network.

Mr. Schadler of Hanover Engineering, alternate Township Engineer, highlighted his review letter dated May 4, 2011.

Ms. Sopka highlighted her review letter dated May 6, 2011. She addressed Item #2 requesting the status of any Deed restrictions by the PA Department of Conservation and Natural Resources under the Keystone Park and Conservation Fund Act and the Environmental Stewardship and Watershed Protection Act have been addressed. Attorney Bubba stated that an application has been submitted and they are awaiting a response.

Attorney Bubba reviewed the benefits and dedication as a public road. He stated that both the City of Bethlehem and Borough of Fountain Hill have accepted the proposal.

Attorney Bubba stated that Salisbury Township taxpayers will have no financial responsibility for this road. He understands that this is the Townships main concern and stated that he has been working on making this project cost neutral in a "Package Deal". He stated that Lehigh County and St. Luke's Hospital will undertake maintenance obligation. Attorney Bubba stated that he does expect this road to be dedicated as a public road.

Mr. Beck inquired about the snow removal. Mr. McKitish inquired about the retaining walls and future maintenance. Attorney Bubba stated that St. Luke's Hospital agreed to be financially responsible for the construction of the access road, pedestrian walkways, street trees, the proposed retaining walls now and in the future, and snow plowing, etc.

Mr. Beck inquired about Police travel for that area. Attorney Bubba stated that by improving Riverside Drive and accessing the road to Brighton Street, the Police will be able to travel through Brighton Street which will cut off on traffic, mileage and gas cost.

Attorney Bubba stated that St. Luke's Hospital is proposing this project because it was selected by the Federal Government as a Regional Trauma Center and Homeland Security Designation; therefore, there must be improved emergency access to the hospital.

Mr. Tettemer gave a description of the proposed public access road, cartway, cul-de-sac parking, an additional parking lot with a seven space maximum, a 20 foot high retaining wall, roadway lighting and the requested waivers.

Mr. Tettemer stated that both the City of Bethlehem and Borough of Fountain Hill requested that a greenway be provided for access to Walking Purchase Park's walk and bike paths. Per this request, they are limited to installing a 26 foot wide road, which is a two 12 foot cartway that allows one shoulder to have 5.5 feet for the biking and walking path. Attorney Bubba stated that both Municipalities have conditionally approved this plan.

Mr. McKitish inquired about the railroad crossing and liability issues. Attorney Ashley stated that there is no liability issue if a person chooses to walk on the train tracks because they are no longer on Township property. Attorney Bubba explained the relocation of Riverside Drive which will require relocating Norfolk Southern railroad tracks. Norfolk Southern approves the new plan configuration because it will eliminate one of the two railroad crossing and improve public safety.

Mr. Tettemer addressed street lighting. He stated that both the City of Bethlehem and Borough of Fountain Hill believe that street lighting was not necessary on the new access road. Mr. Tettemer stated that they are proposing lighting at the intersection of the new access road and Riverside Drive.

Mr. Tettemer addressed the minimal space between the walking path and bike path. This area does not allow enough room for the required landscaping. However, there will be a small green area a few feet wide near the proposed retaining wall.

Discussion continued regarding addressing the storm drainage, the bioretention areas and its regular maintenance. Mr. Tettemer also stated that per the Public Utility Commission (PUC) requirements there must be gated crossings. He stated these will be addressed for next month.

**A motion was made Mr. McKitish, seconded by Mr. Hassick, the Planning Commission voted 6-0 to table the Minor Subdivision and Land Development of Riverside Drive relocation proposed by St. Luke's Hospital. All in favor.**

### **OTHER BUSINESS**

### **ADJOURNMENT**

The Planning Commission voted to adjourn the meeting. Meeting adjourned.