

**TOWNSHIP OF SALISBURY
LEHIGH COUNTY, PENNSYLVANIA**

**PLANNING COMMISSION
MEETING MINUTES**

**7:30 PM
July 12, 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 Miller, Licht, Schreiter, Hebelka, Hassick and Beck. Also present were Attorney Ashley, Township Solicitor; Mr. Tettermer, Township Engineer; Ms. Jill Smith of Hanover Engineering, Alternate Township Engineer; Ms. Sopka, Director of Planning & Zoning; and Mr. Soriano, Township Manager. Commissioner McKitish was not present (excused).

Salisbury Township and the Borough of Fountain Hill Joint Planning Meeting

The second meeting on the Salisbury Township and Borough of Fountain Hill Regional partnership for the Subdivision and Land Development Ordinance (SALDO) as presented by Urban Research and Development Corporation (URDC) to both Salisbury Township Planning Commissioners and Fountain Hill Planning Commissioners was conducted.

Present was Mr. Charlie Schmehl of Urban Research and Development Corporation (URDC), Mike Langton and Doug Trotter, Planning Members from the Borough of Fountain Hill along with the Salisbury Township Planning Commission Members.

The process allows the two municipalities to have discussion on shared issues and overall policies. All future workshop meetings will then be held separately so each municipality can address Ordinances

Mr. Schmehl provided a Discussion Guide for review. Mr. Schmehl offered that the Lehigh Valley Planning Commission (LVPC) has worked with numerous Municipalities on Access Management and safety. He stated that after the final draft is complete and reviewed by the Planning Commission and Board of Commissioners, it must also be reviewed by the Lehigh Valley Planning Commission (LVPC).

Mr. Schmehl explained the process of revising the SALDO, beginning with providing an updated draft, LVPC to review the final version, the Borough of Fountain Hill Planning Commission and Salisbury Township Planning Commission to provide recommendation with revisions, next is a public hearing with the Board of Commissioners for approval and adoption. He stressed the importance of the exact wording because if any word or wording is changed, the SALDO cannot be adopted and it will again have to be reviewed by the LVPC, therefore the process starts over again.

The Discussion Guide was reviewed and they discussed sketch plans, preliminary plans, final plans, lot creations with existing lot, square footage on additions for commercial buildings and process reduction, checklist requirements, the time frame for plan submission prior to Planning Meeting, reaction, waivers, curb and sidewalks.

CALL TO ORDER

Mr. Beck called the meeting to order.

APPROVAL OF THE MINUTES

On motion of Mr. Miller, seconded by Mr. Hassick, the Planning Commission voted 7-0 to approve the June 14, 2011 Planning Commission Meeting Minutes as submitted. All in favor.

Lehigh and Northampton Transportation Authority (LANTA) Proposed Route Presentation

LANTA presentation regarding proposed route along Devonshire Road, 33rd Street and Bevin Drive. LANTA sent notification letters to property owners adjacent to the proposed route within Salisbury Township to afford public participation during the Planning Commission meeting of July 12, 2011. Recommendation by the Planning Commission is to be developed for the Board of Commissioners.

Present were Armando Greco, LANTA Executive Director and Owen O'Neil, LANTA Planning Director.

Mr. Greco provided a package regarding the routing proposal that also includes their information process on notifying surrounding residents that are in the vicinity of the proposed route change.

Mr. O'Neil stated that feedback has been received from Devonshire Park Apartments Manager who has requested bus service at Devonshire. Also, the DevonHouse General Manager provided comments and support and offered that approximately 50 employees use this bus service to and from work.

Mr. Beck opened the floor for **public comment**.

Many residents asked questions and expressed their concerns opposing the new bus route which will have 22 hourly bus runs daily. Many were concerned about the neighborhood, pollution, the impact on their quality of life and foremost the safety of the children/students from Salisbury Middle School and Western Salisbury Elementary School; there are no accessible sidewalks and residents did expressed that they did not want sidewalks. One resident did offer that he was glad to see better transportation for the elderly that reside at Devonshire Park Apartments.

One of the many residents was **Ms. Carol Rieder of 1758 33rd St. SW** who expressed her concerns about bus travel, the impact on the roadway and maintenance, and overall the safety of the neighborhood children including the school students during the school year.

Mr. Mark Belletiere 1761 33rd St. SW expressed his concerns and inquired on the approval process. Attorney Ashley responded stating that LANTA bus routes are governed by the Public Utility Commission (PUC) because it is a public street. LANTA is providing an opportunity for surrounding residents to give their input, helping LANTA to make the final decision on the routing of the buses.

Mr. Angelo Laduca 1753 33rd St. SW offered that he believes DevonHouse and Devonshire Apartments can be serviced without using 33rd Street.

Mr. Barry Brick 1770 33rd St. SW offered that he is a teacher at Salisbury Middle School, in that, expressing the student/pedestrian safety. He provided times for school dismissal, early dismissals, summer program activities, children who walk (which is towards the proposed LANTA bus route) and school bus stops going to and from school. He stated he does believe there will be a bus route scheduling conflict between LANTA and the School District. In conclusion, he stated since LANTA runs every hour there will be a huge amount of overlap with students walking on Devonshire Road and 33rd Street, therefore there is a safety concern.

Attorney Ashley clarified that this meeting was provided as a courtesy to Salisbury Township residents for informational purposes and to receive resident input, however, LANTA bus routes are governed by the Public Utility Commission (PUC). It was reminded that LANTA has the ability to use the public streets but PUC will have the decision on what bus routes they can use.

In conclusion, Mr. Beck stated that he hopes LANTA can do something to remedy the situation and justify their concerns and complaints.

St. Luke's Access Road A/Riverside Drive Relocation

Continuation of review of Preliminary/Final Land Development/Minor Subdivision plans proposed for the roadway and railway relocation along Riverside Drive. Applicant has submitted a request for various Waivers to SALDO.

Present Erich Schock, Esquire, Fitzpatrick, Lentz and Bubba and David Tettemer, Keystone Consulting Engineers representing St. Luke's Hospital.

Ms. Jill Smith of Hanover Engineering highlighted her review letter dated July 5, 2011. She reviewed the requested waivers, sight lighting and stormwater issues, etc. Ms. Smith stated that their review is for a preliminary plan only and have not included any final plan comments.

Mr. Tettemer provided a brief description and update of Riverside Drive. The reason for the project is St. Luke's Hospital needs better access to the hospital and for the improvement of traffic flow. They have been finalizing the plans for Salisbury and the Borough of Fountain Hill with Hanover Engineering. He stated that they are still in negotiation with Norfolk Southern and are awaiting a finalized agreement. Mr. Schock stated in ordered to do the road, including the relation of the railroad's main line, Norfolk Southern land is required for the project.

Mr. Schock stated that St. Luke's Hospital will maintain and take responsibility for the 20 foot high retaining wall.

Mr. Tettemer stated that St. Luke's Hospital has worked out an agreement with Lehigh County for road maintenance responsibility. Lehigh County will maintain and plow the road and will also keep the roadway landscaped and maintain the stormwater system for the next 25 years. Attorney Ashley stated the Township will own the road and if the road has to be repaved the Township will be responsible.

Mr. Beck expressed his concern after the 25 year end and the financial aspect which will be the responsibility of the Township residents. Mr. Schreiter expressed his concern because it is not serving any Salisbury Township residents; it serves Lehigh County for the Correctional Facility and Detox Facility.

Mr. Tettemer reviewed all waiver requests, noting that the plan was prepared with the waiver requests in mind. Mr. Tettemer stated that both the Borough of Fountain Hill and the City of Bethlehem requested a light at the intersection. Mr. Beck inquired that a light be placed at the cul-de-sac.

There was discussion regarding street lighting and the stormwater system. Mr. Hebelka inquired who will be responsible for the stormwater system after the 25 year end time frame. Mr. Tettemer stated that Lehigh County will always be responsible to maintain it, there is no time frame.

Ms. Sopka highlighted her review letter dated July 6, 2011 and stated that almost all items have been addressed. She stated that the extension letter regarding the review period has been received.

Ms. Sopka inquired about the parcels and the historical land located near the vicinity of the proposed road. Mr. Tettemer stated that where the road and railroad tracks are being proposed is not historical, Mr. Schock will clarify.

Mr. Hebelka excused himself from the meeting.

Ms. Sopka inquired about any easement along the river banks/watercourses which require 50 foot on each side will be addressed with respect to the linear portion. Mr. Tettermer responded that the 50 foot easement will remain on Norfolk Southern property and will inquire with them if they will allow this, if not a waiver will be requested.

Ms. Sopka inquired on the flood plain that is addressed on the site plan and asked for clarification. Mr. Tettermer responded stating that the berm constructed along the river is actually the flood plain. He stated that they will make the correction on the plans.

Ms. Sopka concurred with Hanover Engineering regarding the plans being preliminary at this time.

Ms. Smith is satisfied with all waiver requests but asked that the street lightening be specified and provided on the plan for adequacy. They are in receipt of conditional preliminary/final approval from the City of Bethlehem and the Borough of Fountain Hill, and request from the Township to accept the plan as a preliminary plan. Mr. Tettermer did state that this project is contingent upon the agreement with Norfolk Southern.

Mr. Schreiter requested a list of maintenance responsibilities for Lehigh County, St. Luke's Hospital and Salisbury Township. Mr. Schock stated that he will provide a final agreement with the responsibilities listed.

On motion by Mr. Licht, seconded by Mr. Miller, the Planning Commission voted 5-0 to accept the June 17, 2011 waiver letter with the removal of SALDO 5.3.C.1. The Title of Preliminary Plan shall appear on all Plans and SALDO 10.14.A Street Light Requirements.

Devonshire Park Apartments Plan Revision

Devonshire Park Apartments revised plan to the previously approved and recorded Land Development of the "Age Restricted Garden Apartments" requires traditional review procedures for a new plan submission in accordance with SADLDO Article 1.7.B.

On motion by Mr. Hassick, seconded by Mr. Miller, the Planning Commission voted 5-0 to make a recommendation to the Board of Commissioner's for approval to accept the plan to reflect two additional dwelling units for a total of 39 units and to also set the recreational fee at \$1,500.00 per additional unit, with the conditions applied with the Planning and Zoning Director's letter of July 1, 2011 and the Township Engineer's letter of July 6, 2011.

OTHER BUSINESS

ADJOURNMENT

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