

**TOWNSHIP OF SALISBURY
LEHIGH COUNTY, PENNSYLVANIA**

**PLANNING COMMISSION
MEETING MINUTES**

7:00 PM

January 13, 2015

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.

CALL TO ORDER

Mr. Beck called the meeting to order.

ROLL CALL

Glenn Miller

William Licht

Richard Schreiter

Joseph Hebelka – EXCUSED

Richard Hassick

Stephen McKitish

Charles Beck

John Ashley, Township Solicitor

David Tettermer, Township Engineer

Cynthia Sopka, Director of Planning and Zoning

RE-ORGANIZATION OF OFFICERS

On motion of Mr. Schreiter, seconded by Mr. Licht, the Planning Commission voted 6-0 to nominate Mr. Charles Beck as Chairman of the Planning Commission. All in favor.

On motion of Dr. Licht, seconded by Mr. Schreiter, the Planning Commission voted 6-0 to nominate Mr. Stephen McKitish as Vice-Chairman of the Planning Commission. All in favor.

On motion of Mr. McKitish, seconded by Mr. Schreiter, the Planning Commission voted 6-0 to nominate Mr. Glenn Miller as Secretary of the Planning Commission. All in favor.

APPROVAL OF THE MINUTES

On motion of Dr. Licht, seconded by Mr. Hassick, the Planning Commission voted 6-0 to approve the December 3, 2014 Planning Commission Meeting Minutes as amended. All in favor.

Review the proposed Preliminary/Final Minor Lot Subdivision and Lot Consolidation of Mr. David Yemm located at 1502 East Emmaus Avenue. The site is located in the Medium Low Density Residential (R-3) Zoning District.

Present was Mr. David Yemm, owner and Mr. Jay Musselman, PLS of Musselman Associates.

The current owner is rehabbing the Klinetop Tract and will then re-sell. This project incorporates the subdivision of 3,676 square feet of land currently owned by Marina Property Investments, LLC located at 1518 East Emmaus Avenue (Lot 2) that would consolidate 25 feet onto 1502 East Emmaus Avenue (Lot 1) property owned by Mr. David Yemm. No roadways or construction is proposed for this project.

Mr. Beck stated that the offsets are confusing.

Mr. Tettermer stated that;

Item 1 is zoning ordinance 3072B – Lot 2 currently doesn't meet building set back requirements but that the new setbacks will be an improvement over the existing.

Item 2 – SALDO 7.3.C.1 – regarding existing contour lines. There is no engineering objection to granting the required waiver for this.

Item 3 – SALDO 7.3.C.2 – regarding slope shading. There is no engineering objection to granting the required waiver for this.

Item 5 – SALDO 10.6.A.3 – regarding depth/width ratio. There is no engineering objection to granting the required waiver for this.

On January 8, 2015 the waiver request letter was received and reviewed and everything stated is correct.

Mr. Tettermer highlighted his review letter dated January 6, 2015. There are 4 comments that required action or clarification and require waivers. These items consist of building setbacks, existing contour lines, slope shading, and lot depth/width ratio. A Wavier request letter was received January 8, 2015 and all requests are correct. In conclusion, when the above referenced items are satisfactory address they would recommend engineering approval to this preliminary/final minor subdivision plan.

Ms. Sopka concurred with the recommendations proposed by the Township Engineer dated January 6, 2015. She stated that both properties are considered non-conforming and by the purchase of this piece of land helps remediate the non-conformance of Mr. Yemm's property.

On motion by Mr. Schreiter, seconded by Mr. Hassick, the Planning Commission voted 6-0 to approve the requested waivers for the following items: SALDO section 7.3.C.1, 7.3.C.2 and 10.6.8.3 respective of both Lots #1 and Lot #2. All in favor.

On motion by Mr. McKitish, seconded by Mr. Hassick, the Planning Commission voted 6-0 to conditional approval for the minor lot subdivision subject to any conditions stipulated by the Township Engineer's letter dated January 6, 2015 and the Planning/Zoning Officer's letter dated December 30, 2014, waivers, and to be in compliance with all required Federal, State and Local regulations. All in favor.

Review the proposed Preliminary/Final Land Development of the Lehigh Valley Health Network (LVHN) located at 1200 South Cedar Crest Boulevard, Allentown, PA for the construction of a campus parking facility, storm sewer and associated detention facilities located within the R-2 Zoning District of the campus.

Present was Mr. Timothy Siegfried, Esquire of Norris, McLaughlin & Marcus, PA and Mr. James Rothdeutsch of the Pidcock Company both representing LVHN.

Mr. Tetteimer highlighted his review letter dated January 6, 2015. There are two items that need to be addressed:

1. SALDO 3.2.A.3. – The developer was required to get zoning variances from the ZHB to allow for up to 24 parking spaces. The developer is requesting that the plan be considered both preliminary and final for approval for which a written waiver is required and has been submitted. There are no engineering objections to this request.

2. SALDO 10.10.2.G – since the base is being altered a buffer yard is to be installed around the S. Cedar Crest detention basin or a wavier or deferral would be required. A visual buffer would be an aesthetic issue in which the Board could request additional landscaping along Cedar Crest.

Mr. Tetteimer advised that a deferral for this requirement was requested and approved for SALDO 10.10.2.G in 2008 as part of the campus expansion project. This deferral could be carried forward therefore the members do not have to approve a deferral to the requirements but can request buffering if determined. Mr. Tetteimer stated when all items are addressed the Plan would be recommended for engineering approval.

Ms. Sopka highlighted her review letter dated December 30, 2014 and is correlated to the references of the Township Engineer.

The stormwater was discussed and the water from the lot will drain to an existing water basin. It was advised that the stormwater is piped down S. Cedar Crest Blvd. and into the basin. A liner will be placed at the bottom and raise the outer structure about 4 feet. This will create a pool for which the water will be pumped out to irrigate the “meadow area”. This water basin will hold water after an extremely heavy storm for up to seven days. A deferral goes along with this project so that if an issue would arise, the Township can address the issue at that time. The Board of Commissioners could make recommendations as well. One issue mentioned was that this could attract mosquitoes if the water sits for seven days. There is a pump in the basin that would continually work to drain the water but it may take that full seven days to drain completely, this volume control is monitored by the DEP. There are no houses located in the near vicinity of the basin, hopefully that would lessen any impact.

The proposed parking area, located at the entrance along S. Cedar Crest Blvd. and Fish Hatchery Road, will consist of an additional 601 parking spaces. The hospital also provides shuttle bus service. There will be sidewalks that will connect the lot to the LVHN buildings. Street trees will also be placed. A deferral was granted for this project for two reasons: 1. adding shade trees and 2. standing water issues. They intend to shuttle people from off-site until the parking lot is complete.

There were three comments from the Zoning Officer; 2 are variances, one of which is already done and one is a waiver.

A NPDES application has been made to the Lehigh County Conservation District. Lehigh Valley Planning Commission has signed off on the project. No roads will have to be re-opened for this project.

On a recommendation by Mr. Schreiter, seconded by Dr. Licht, the Planning Commission voted 6-0 to make recommendation to approve the waiver of SALDO 3.2.A.3 for separate Preliminary/Final Plan Development. All in favor.

On motion of Mr. Schreiter, seconded by Dr. Licht, the Planning Commission voted 6-0 to accept the submission for a time review extension to March 31, 2015 to allow for additional review for the Salisbury Township Board of Commissioners. All in favor.

On motion by Mr. McKitish, seconded by Dr. Licht, the Planning Commission voted 6-0 to make the recommendation to the Board of Commissioners to approve the Preliminary-Final Plan for the Land Development associated with the additional parking lot located on the Lehigh Valley Health Network Campus upon conditional approval for the Land Development subject to any waivers and conditions stipulated by the Township Engineer's correspondence of January 6, 2015 the Zoning Officers correspondence of December 30th, 2014 and compliance with all required Federal, State and Local regulations, in conjunction with the extension letter for review time to March 31, 2015. All in favor.

OTHER BUSINESS

NONE

ADJOURNMENT

The Planning Commission voted to adjourn the meeting. All in favor.