

**TOWNSHIP OF SALISBURY  
LEHIGH COUNTY, PENNSYLVANIA**

**PLANNING COMMISSION  
MEETING MINUTES**

**7:30 PM  
July 10, 2018**

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**

Ms. Sopka called the meeting to order.

**ROLL CALL**

Glenn Miller  
Richard Schreiter  
Richard Hassick  
James Brown  
Mark Kijak  
Jessica Klocek  
Charles Beck  
John Ashley, Township Solicitor  
David Tettermer, Township Engineer  
Cynthia Sopka, Director of Planning and Zoning

**APPROVAL OF THE MINUTES**

**On motion of Mr. Hassick, seconded by Mr. Miller, the Planning Commission voted 7-0 to approve the April 10, 2018 Planning Commission Meeting Minutes as submitted. All in favor.**

**1200 South Cedar Crest Boulevard Lehigh Valley Health Network Emergency Department Expansion Project.**

The Project has been submitted as a Preliminary Final Land Development. The project shall incorporate the Emergency Department Expansion that will include a new emergency department with additional parking spaces for physicians and staff.

Present were Mr. James Rothdeutsch, PE, LED AP of The Pidcock Company; Mr. Timothy Siegfried, Esquire of Norris McLaughlin & Marcus and Dr. David Burmeister, D.O. Chair, Department of Emergency and Hospital Medicine of Lehigh Valley Health Network.

Mr. Tettermer highlighted his letter dated July 3, 2018. The Plan proposes improvements and expansion to the LVHN on the Salisbury Campus, consisting of a new 120,000 square foot, one story Emergency Department and Observation Unit, relocated temporary and permanent Helicopter Landing area, parking facilities, relocate roadways, utility installation/relocation,

storm sewer and related detention facilities. This site is in the R-2/R-3 Zoning District and Healthcare Overlay and Transition Overlay Districts. Mr. Tetteimer also recommended discussion about parking lot islands and trees, parking lot improvements, FAA approval of the heliport location, 4-foot depth water that would remain in the detention pond for about five days after a rainfall and combining the Preliminary and Final Plan.

Discussion ensued on many items and Mr. Tetteimer stated they cannot recommend approval until all items are satisfactorily addressed.

Ms. Sopka highlighted her review letter dated July 9 2018. The project proposes Emergency Department expansion to the existing emergency department and will include construction of waterlines, parking lots, sanitary sewer, storm sewer and associated facilities. Ms. Sopka stated that she did have discussion with Mr. Rothdeutsch regarding tree plantings and was informed that during construction some trees to be relocated.

Ms. Sopka and Mr. Tetteimer both stated that both projects are regulated and in compliance with the Salisbury Township Zoning Ordinance under Chapter 10 of the Health Care Overlay District (HCO) and the Transitional Overlay District (TO).

A review memo from the Fire Inspector, Dustin Grow dated July 3, 2018 was reviewed. Mr. Tetteimer drew attention to this memo and review of access for a fire truck was discussed. Mr. Beck inquired about turn-around requirements for fire equipment. Mr. Rothdeutsch stated that there are plans to meet with fire officials.

Upon the completion of the project new traffic patterns will enter the hospital campus off of Fish Hatchery Road. Also during construction the helipad will be relocated to an area off of Fish Hatchery as well. This location is near the employee parking lot. After construction it will be located on an elevated space above the new ambulance entrance.

Chief of Police, Mr. Alan Stiles, attended the meeting with a few concerns. He stated that he, the fire marshal and fire inspector would like to be in discussions during the meetings. He stated Salisbury Township Police Department is often at LVHN on a daily basis. Chief Stiles stated that for years they have requested that police of a room at the hospital to interview if required as opposed to the waiting room. It makes it uneasy not only for the police officers but for the public waiting in that area, especially if there is any danger. Mr. Burmeister stated that he would love to hear Chief's input and if necessary they can change the plan around.

The members were advised that on June 12, 2018, LVHN had a meeting with the Cedar Crest Neighborhood Council to discuss the project. They are going to expand the adult ER and a new observation unit expected to open in 2020. They will also expand the children's ER and observation unit. The adult and children's ER will have separate entrances and waiting areas. They advised that they hoped to start construction December or January of 2019. The construction will not interfere with the treatment of patients or visitors and the EMS crews that enter the ER.

The Preliminary/Land Development Plan and Final Land Development will remain on hold until changes are made.

**On motion of Mr. Schreiter, seconded by Mr. Miller, the Planning Commission voted 6-0-1 to table the LVHN Emergency Department project.**

**On motion of Mr. Schreiter, seconded by Mr. Hassick, the Planning Commission voted 6-0-1 to make recommendation that SALDO Section 22-1010.2.B(8) shall require a minimum basin bottom slope of 2%.**

**On motion of Mr. Schreiter, seconded by Mr. Hassick, the Planning Commission voted 6-0-1 to make recommendation that SALSO Section 22-1010.2.B(5) shall require that the detention basins drain completely after each storm.**

**OTHER BUSINESS**

NONE

**ADJOURNMENT**

A motion was made by the Planning Commission and voted to adjourn the meeting. All in favor.