

**TOWNSHIP OF SALISBURY
LEHIGH COUNTY, PENNSYLVANIA
MINUTES FROM THE BOARD OF COMMISSIONERS
January 25, 2024
REGULAR MEETING – 7:00 PM**

The Public Meeting of the Salisbury Township Board of Commissioners was held on the above date in the Township Municipal Building located at 2900 South Pike Avenue, Allentown, Lehigh County, Pennsylvania.

PLEDGE OF ALLEGIANCE

Commissioner Brinton asked everyone to rise and recite the Pledge of Allegiance.

CALL TO ORDER

Commissioner Brinton called the meeting to order at 7:00 p.m.

Commissioner Brinton turned the proceedings over to Ms. Cathy Bonaskiewich, Township Manager.

ROLL CALL

Board Members Present:

Debra Brinton, President
Rodney Conn, Vice-President
Heather Lipkin, President Pro-Tempore
Alok Patnaik – EXCUSED
Alex Karol

Staff Present:

Cathy Bonaskiewich, Township Manager
Sandy Nicolo, Assistant Township Manager/Code Enforcement Director/MS4 Coordinator
Paul Ziegenfus, Finance Director – EXCUSED
James Levernier, Director of Public Works
Donald Sabo, Chief of Police
Tammy Hensinger, Accounting Supervisor
Jason Ulrich, Esquire, representative of Gross McGinley, LLP, Township Solicitor
Stan Wojciechowski, representative of Barry Isett & Associates, Township Engineer

NOTIFICATION

Ms. Bonaskiewich informed the attendees that all sessions of the Salisbury Township Board of Commissioners regular meetings are recorded electronically for the purpose of taking the Minutes. All public comments on agenda items will be taken prior to the vote. All public comment related to non-agenda items will be taken after the agenda has been satisfied. Ms. Bonaskiewich reminded everyone of the three-minute rule and asked that anyone who wishes to speak, come to the podium, announce oneself, and sign-in with name and address so as to assist Township administration with follow-ups.

APPROVAL OF THE LIST OF BILLS PAYABLE

Motion by Commissioner Lipkin, seconded by Commissioner Conn, to approve the List of Bills Payable for the period 1/6/24-1/19/24, broken down as follows:

\$167,460.98 = GENERAL
\$130,020.66 = FIRE
\$0 = LIBRARY
\$81,293.26 = WATER
\$11,011.22 = SEWER
\$149,445.75 = REFUSE & RECYCLING
\$12,718.38 = HIGHWAY AID
\$96,477.00 = CAPITAL GENERAL
\$19,863.36 = CAPITAL FIRE
\$668,290.61 = GRAND TOTAL ALL FUNDS

The Board voted: 4 Ayes; 0 Nays.

MINUTES

January 11, 2024

Commissioner Brinton declared the Minutes from January 11, 2024 accepted as presented.

NEW BUSINESS

CONDITIONAL USE HEARING

Mid Atlantic Rehabilitation Services, Inc. request to utilize 1255 S. Cedar Crest Blvd, Suites 1600 & 1610, as an outpatient drug and alcohol treatment center.

Commissioner Brinton turned the proceedings over to Attorney Ulrich.

Attorney Ulrich submitted Exhibits 1-5 into the record. He stated that this type of facility must come to the Board of Commissioners for approval rather than going to the Zoning Hearing Board. Attorney Ulrich noted that a court reporter was present and all interested parties were sworn in.

Attorney Santanasto represented Mid Atlantic Rehabilitation Services, Inc. Mr. Paul McDonald, Executive Director of Mid Atlantic Rehabilitation Services, Inc and psychologist, testified that they provide outpatient drug and alcohol substance abuse counseling in intensive outpatient formats, including group and one-on-one counseling. He stated that much of their counseling is done via tele-health, but they still need a facility to base their operations. Mr. McDonald stated they have been in service for over 17 years and keep expanding because of the need for assistance.

Mr. Greg Crouse, Chief Operating Officer of Mid Atlantic Rehabilitation Services, spoke about his history with the company, the licensure of the individuals who are providing services and the number of patients they serve. Mr. Crouse testified as to the licensing, the traffic and the safety at the facility.

Attorney Ulrich questioned if there will be drugs dispensed at the facility and if there are any overnight stays. Mr. Crouse confirmed that there are no drugs to be dispensed and there are no overnight stays. He stated that the hours of operation are Monday – Friday from 9:00 a.m.–9:00 p.m. and Saturday hours by appointment.

Attorney Ulrich noted that the request was recommend for approval by the Planning Commission.

Ms. Mary Elizabeth O'Connor from 745 S Glenwood Street inquired what defines a reportable incident. Mr. Crouse stated that they are incidents related to needing to call police or emergency medical services, any issues that include any type of crime on the property, and any issues regarding aggressive or inappropriate behavior.

Mr. Joe Martellucci, the Administrator for Lehigh County Drug and Alcohol Services, stated that he oversees all the drug and alcohol contracts for the County and was present to support the application.

Motion by Commissioner Brinton, seconded by Commissioner Conn, to approve the Conditional Use request from Mid Atlantic Rehabilitation Services to utilize 1255 S. Cedar Crest Blvd, Suites 1600 & 1610, as an outpatient drug and alcohol treatment center.

The Board voted: 4 Ayes; 0 Nays.

Attorney Ulrich noted that the decision rendered is not an actual decision. A written decision will be issued within 45 days upon which any objecting member or applicant could appeal to the Court of Common Pleas of Lehigh County.

Attorney Ulrich closed the hearing at 7:20 p.m.

ORDINANCES

Ordinance Amending Code of Ordinances Chapter 21, Parts 1 and 4, regarding Street Opening & Excavations and Curbing & Sidewalks.

Commissioner Brinton noted that the Board has talked about this extensively in a Workshop session.

Motion by Commissioner Conn, seconded by Commissioner Karol, to adopt Ordinance No. 01-2024-667, amending Code of Ordinances Chapter 21, Parts 1 and 4, regarding Street Opening & Excavations and Curbing & Sidewalks.

The Board voted: 4 Ayes; 0 Nays.

RESOLUTIONS

Resolution Approving 2024 Fee Schedule.

Commissioner Brinton commented that the Board has also talked about this in a Workshop session.

Motion by Commissioner Lipkin, seconded by Commissioner Karol, to adopt Resolution No. 01-2024-1811, approving the 2024 Fee Schedule.

The Board voted: 4 Ayes; 0 Nays

MOTIONS

Motion Discussing Consideration of Time Extension and/or Land Development Plan for Property Located at 2844 S. Pike Avenue.

Attorney Ulrich stated that an additional request for a time extension was submitted by the attorney for CityLine Construction to extend the matter to March 15. He noted that the attorney had indicated that they are planning to submit new plans prior to the February Planning Commission meeting. Attorney Ulrich commented that it has been conveyed to the attorney that CityLine must get on the agenda and present an actual plan.

Mr. Wojciechowski clarified that the original application was submitted in December 2022, and a revised plan was submitted in July 2023, but then withdrawn in August. He stated that there is also a zoning component to this as well because their zoning approval will end if this plan does not move forward.

Commissioner Karol stated that is in favor of approving a 45-day time extension, but he would not want to extend it further.

Motion by Commissioner Karol, seconded by Commissioner Conn, to accept a 45-day time extension for the property located at 2844 S. Pike Avenue.

The Board voted: 4 Ayes; 0 Nays

Motion Approving 432BOONE Ultra Race Event Request for Walking Purchase Park on October 26, 2024.

Commissioner Brinton commented that this request was explained to the Board at the January 11th meeting, so they are aware of the details.

Motion by Commissioner Karol, seconded by Commissioner Lipkin, to approve 432BOONE Ultra Race Event Request for Walking Purchase Park on October 26, 2024.

Ms. Bonaskiewich stated that an official approval letter will be sent shortly.

Attorney Ulrich noted that if they would like to hold the race in the future, it would only require additional Board approval if there are any conditions or changes to the event, or if they would plan to sell alcohol.

The Board voted: 4 Ayes; 0 Nays

Commissioner Brinton announced that an Executive Session will take place after the Workshop regarding legal matters.

COURTESY OF THE FLOOR

Mr. Nicolo stated that the Township is closer to developing a stormwater plan to address the water runoff issue on the property at 2937 S. Pike Avenue.

Commissioner Karol thanked Sergeant Casey for his assistance with the SkillsUSA competition.

Commissioner Brinton thanked the Department of Public Works for their efforts with the curbside Christmas tree collection.

Commissioner Lipkin stated that she attended a meeting with the County, the City of Allentown and Maria Rodale from the EAC to discuss the illegal dumping at Walking Purchase Park. She commented that she is cautiously optimistic that progress will be made and noted that the main focus is to secure the park. A discussion ensued about installing cameras and the costs associated with it. Commissioner Lipkin thanked the Wildlands Conservancy and Maria Rodale for bringing all the parties together.

Mr. Levernier stated that Tuesday, January 30th will be the last day for curbside Christmas tree collection.

Chief Sabo stated that Officer Smith completed the crisis intervention training, which brings the department very close to having all the officers complete the training.

Mr. Jerry Royer of Western Salisbury Volunteer Fire Company provided the Board with an update on the construction of their new station.

ADJOURNMENT

Commissioner Lipkin made a motion to adjourn the meeting. Commissioner Conn seconded the motion. The time was 7:44 p.m.

Respectfully submitted,

Cathy Bonaskiewich
Township Secretary

These constitute the official Minutes of the Regular Meeting of the Board of Commissioners held on January 25, 2024.

Approved and certified on this date:

Cathy Bonaskiewich

Date: _____

SEAL