

**TOWNSHIP OF SALISBURY  
LEHIGH COUNTY, PENNSYLVANIA**

**PLANNING COMMISSION  
MEETING MINUTES  
7:30 PM  
NOVEMBER 9, 2010**

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, McKitish and Beck. Also present were Mr. Jeremie Schadler of Hanover Engineering, Alternate Township Engineer; Attorney Frank Procyk Alternate Representative of Fonzone & Ashley, Township Solicitor; Ms. Sopka, Director of Planning & Zoning and Mr. Soriano, Township Manager. Commissioner Hassick (excused absence) was not present.

**COMPREHENSIVE PLAN UPDATE**

Present were Mr. Tom Palmer and Mr. Bryan Cope of Urban Research Development Corporation (URDC).

Mr. Palmer reviewed the Comprehensive Plan Goals Worksheet and what needs to be completed. He spoke of the information provided on for revitalization, dealing with community development, rehab and intersections improvements. Mr. Palmer inquired if there is any particular project that would be of need and request input from the Planning Commission because community and revitalization projects is one of the County's components and is be partially funded through them.

Mr. Cope reviewed future Land Use Plans and presented a slide show starting with the existing land use maps of Salisbury Township from the Lehigh Valley Planning Commission (LVPC). He stated that with this Land Use Plan it will show the overlay natural features on existing developed properties. Concerns were expressed about wetlands, floodplains, seeps, steep slopes, etc. and how to protect and prevent reconstructions.

Mr. Hebelka stated that adjacent municipalities are in the process of providing a source water protection plan, that this should be considered for Salisbury Township. He inquired how much R5, agriculture and industrial areas the Township has. Mr. Cope stated that per the information from LVPC there was a 4% increase in residential, 2% commercial (same), 1% industrial (same) but there has been acreage increase.

Mr. Cope discussed traffic intersection/trunk corridors and different municipalities keeping overall development within a specific corridor range. They spoke of densities for different locations and what would be required.

Mr. Cope stated that they would like to map areas focusing on housing rehabilitation. The State funds rehab of this nature from low to moderate income levels based on family size.

They would like to continue to provide updates, and accomplish key person interviews, bike routes, traffic calming and intersections. They will also address community service, stormwater, drainage, Police, ambulance, fire and transportation issues to gain this information and have a more comprehensive background, in that they will then provide recommendations, review with the Planning Commission and request approval for a public meeting.

**CALL TO ORDER**

Mr. Beck called the meeting to order.

## **APPROVAL OF THE MINUTES**

A review of the minutes by the Planning Commission resulted in a unanimous approval of the October 12, 2010 Planning Commission Meeting Minutes, there were no objectors.

## **1600 Riverside Drive – Conditional Use Application and Land Development Plan Review continued to December 14, 2010.**

Mr. Beck stated that this item will not be addressed today and is continued until December 14, 2010.

### **Riverside Drive.**

**Sketch Plan Review for proposed Minor Subdivision of land to accommodate improvements to the current private road. St. Luke's hospital has proposed an alternate means of ingress and egress to the facility that will result in utilization of Riverside Drive. The plan proposes re-alignment and translocation of a portion of the railroad tracks and a portion of the railroad tracks and a portion of the existing cart way.**

Present were David Tetterer, 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. Jeremie Schadler of Hanover Engineering representing Salisbury Township highlighted his review letter dated November 2, 2010.

Ms. Sopka highlighted her review letter dated November 2, 2010 and stated that some items are being addressed.

Attorney Bubba gave a brief history of Riverside Drive and how this private road is used by the public. He explained that the private nature of Riverside Drive is a concern because of the roads width, shoulder space, the railroad crossings, ownership and the limited access. The proposal is to widen and improve Riverside Drive and dedicate it to the Township.

Attorney Bubba provided a presentation on how the road will be redesigned and explained the importance of this project. He stated that the public road design would be done at the expense of St. Luke's Hospital. He explained that St. Luke's Hospital is a 24-hour Level 1 Regional Trauma Center that has state wide and national recognition. The Hospital is difficult to access; therefore, the purpose of this road will allow better accessibility in the event that there is a catastrophic situation.

Attorney Bubba stated that this presentation has been made to Fountain Hill and City of Bethlehem and they gave their consideration to accept jointly the dedication of the road. He would provide the Resolutions for review.

Mr. Beck inquired on the maintenance of the road. Mr. Tetterer explained that the Township has inter-municipal maintenance agreements with Fountain Hill, City of Bethlehem and the City of Allentown for specific situations like this. Mr. Tetterer explained the agreements and their intent. Attorney Bubba stated that at the present time the County maintains and plows the road.

Mr. Tetterer stated that the road is proposed to be 34 foot wide road with two 12 foot lanes and two five foot shoulders. He stated that it is designed this way because of the ongoing bicycle and foot traffic, and explained that the design is able to handle truck traffic and enhance the road.

Discussion continued regarding the parking, the railroad tracks and Norfolk Southern. Mr. Tetteimer stated that the proposed relocation of the existing Riverside Drive and railway is designed this way because Norfolk Southern could not allow a new track and multiple train crossings. Mr. McKitish expressed his concern about the lack of parking stating once the road is opened there will be a greater potential for individuals to park on the side of the road for different recreational activities.

Mr. McKitish stated that he understands the support they are receiving from the surrounding Municipalities because it provides better access to the Hospital, but his concern is the section in Salisbury Township which will need to be maintained at the expense of Salisbury Township taxpaying residents.

Mr. Jose Hernandez from Harris Rebar expressed his concerns about Riverside Drive. He inquired if this proposed construction will affect the railroad tracks and if so, they need to know a time frame. Mr. Tetteimer replied that per Norfolk Southern, if construction occurs it has to be done without hindering the continued use of the railroad tracks during the entire process; therefore it has been designed to be constructed in steps.

Discussion continued regarding the importance of this road, access to Walking Purchase Park and the Hospital's need of having a second access. Mr. Tetteimer explained that if this remains a private road under ownership by Norfolk Southern they will not construct a cul-de-sac but if the road becomes public the cul-de-sac will be necessary.

Mr. Beck expressed his concern on the maintenance of the road. Mr. McKitish inquired if the road could be dedicated to the County of Lehigh. He believes that it would be beneficial to them because they own the Correctional Facility and much of the land in that area. Mr. Schreiter also stated that Walking Purchase Park is also owned by the County of Lehigh, Salisbury Township and the City of Allentown.

Mr. Hebelka confirmed that the lot line changes would be up to the Planning Commission and the ultimate decision for the road dedication would be the decision of the Board of Commissioners. Mr. Schreiter stated that the main concern is the maintenance agreement it needs to be confirmed that the Township will not be responsible to maintain that road and/or the retaining walls that are proposed.

Attorney Bubba stated that he understands the Planning Commissioners concerns and will address them.

**LVPC Access Management Implementation Program status notification.**

**Receipt of letter indicating Salisbury Township was selected to partner with LVPC on the program.**

**Walking Purchase Park Clean Up notification.**

**Clean up is scheduled for November 13, 2010 "Rain or Shine" with focus along the river bank and Riverside Drive. Starting time is 9AM through 12PM.**

**OTHER BUSINESS**

None

**ADJOURNMENT**

On motion of Mr. McKitish, seconded by Mr. Schreiter, the Planning Commission voted to adjourn the meeting. Meeting adjourned.