

**TOWNSHIP OF SALISBURY
LEHIGH COUNTY, PENNSYLVANIA**

**PLANNING COMMISSION
MEETING MINUTES
7:30 PM
DECEMBER 14, 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, Hassick, Hebelka, McKitish and Beck. Also present were Mr. Tetterer, Township Engineer; Attorney Ashley, Township Solicitor; Ms. Sopka, Director of Planning & Zoning and Mr. Soriano, Township Manager.

COMPREHENSIVE PLAN UPDATE

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

Mr. Palmer provided an update on what has been completed to date. He referenced the goals worksheet that was previously provided needs to be completed for the development goals of the Comprehensive Plan. He referred to the draft document specifically the community development portion and inquired if the Planning Commission could provide any ideas or issues of areas that would be in need.

Mr. Palmer stated that Mr. Cope has been working on the land use mapping and did an outlined report. He stated that the maps are color coded and most areas will remain the same but would like to focus on areas that are not developed. Discussion continued regarding the areas on the maps and the need to further clarify the color codes. Mr. McKitish referenced a few locations on the map that need correction.

Mr. Palmer referenced the draft report prepared by LCCD of the Natural Resource Inventory which will also be referenced in the Comprehensive Plan along with suggestions for recommendations.

Mr. Palmer reviewed the traffic, housing and housing population section. He stated that possibly in Spring/Summer they should be in receipt of the 2010 Census information which will assist them in population counts and will allow them to move forward with housing/housing income portion of this project. Ms. Sopka stated that she has been in communication with the school district and there has been a reduction in elementary school students but an increase in high school students. Mr. Palmer provided packets to all Planning Commission members for review and to address their concerns, issues, land use and/or related items.

Mr. Palmer stated that the goal is to complete this Comprehensive Plan update including the zoning aspect by December 2011.

Additional items were reviewed regarding revitalization and a recreation program. It was suggested that the Recreation Advisory Council be contacted because they are good resource for this part of the project.

CALL TO ORDER

Mr. Beck called the meeting to order.

APPROVAL OF THE MINUTES

On motion of Mr. Miller, seconded by Mr. Schreiter, the Planning Commission voted 7-0 to approve the November 9, 2010 Planning Commission Meeting Minutes as amended, there were no objectors.

2360 Lehigh Parkway North – Sketch Plan Review Minor Subdivision.

Applicant proposes Minor Subdivision of land located in the R-1, Rural Residential District. The property consists of a single family residence located on 3.0572 Acres of land.

Present were Douglas White of Lehigh Engineering Associates, Inc. and Mario Biundo, Owner.

Mr. Tetteimer highlighted the Township Engineer’s review letter dated December 7, 2010 and stated that the submission is a sketch plan with general information items. Mr. Tetteimer stated that Item #4 is of great importance for future development per Zoning Ordinance 801.1.B that states that any new lot shall have frontage and direct access onto a public street: therefore, the developer needs to address how these lots will have public access. Mr. Tetteimer stated that the ownership of the 20 foot access easement of the private drive is questionable and needs to be clarified. Mr. Tetteimer outlined the general requirements for a Township road and stated what is provided would not be acceptable.

Ms. Sopka highlighted her review letter dated December 7, 2010 and stated that she reviewed all zoning requirements and having access to the property is the main issue.

Mr. White stated that they will abide by what is required. He stated that there would be no change of future development beyond this property, as there are existing homes.

Mr. Schreiter expressed his concerns for safety due to the location of the driveway. He inquired if a title search has been done to receive the rights to this property. He also stated that the development plan has a right-of-way which the developer does not have rights to access. A small discussion continued.

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

Mr. Dale Utt of 1206 S. 24th Street owns the property across the street from the proposed development and expressed his concerns about the traffic issues in that location.

1600 Riverside Drive – Conditional Use Application and Land Development Plan Review.

Continuation of the Conditional Use Application and the Land Development review from October 2010 Planning Commission Meeting regarding the proposed Lehigh County Detoxification Facility to be located in the (I) Industrial Zoning District adjacent to the existing Lehigh County Treatment Center/Work Release Program.

Present were Edward J. Andres, Esquire, Lehigh County Assistant Solicitor; Amit Mukherjee of Base Engineering; Glenn Solt, Lehigh County Director of Capital Projects and Joe Procopio, representative of White Deer Run.

Mr. Tetteimer highlighted the Township Engineer’s letter dated December 7, 2010 and stated the proposal is for a new additional Conditional Use for this site and must be approved by the Board of Commissioners with recommendations from the Planning Commission. He addressed the list of highlighted items and the requested and/or required waivers. Mr. Tetteimer concluded that they would not recommend approval of this land development plan until all items have been satisfactorily addressed.

Ms. Sopka highlighted her review letter dated December 8, 2010 and concurred with the Township Engineer’s conclusion not to recommend approval until all items have been satisfactorily addressed.

Ms. Sopka referred to Item #1 of her review letter. She inquired if the Site Plan was forwarded to the surrounding municipalities and if comments were received. Mr. Mukherjee responded that the Site Plan has been submitted to Norfolk Southern, City of Bethlehem and Borough of Fountain Hill but has not received any response.

Mr. McKitish stated that Salisbury Township does not want to take ownership or maintain Riverside Drive, including the proposed retention walls. Attorney Andreas stated that Riverside Drive is a private road and the County will continue to maintain the road in a satisfied condition. He stated that the County has an obligation/ permission and Agreements with the owner to maintain the road.

Mr. Tettermer noted that currently there are proposed changes to Riverside Drive which will affect future road development and stated that a condition of timing should be placed. A small discussion ensued and Mr. Beck stated that he is in agreement with Mr. McKitish, that the Township does not want to be responsible for Riverside Drive. Mr. Solt stated that Lehigh County will remain responsible for the road. Mr. Tettermer stated that the road is in bad condition and does not meet the criteria for a Township road. If the proposed Detox Facility is approved, additional traffic will occur on an already substandard road.

Mr. Beck addressed his concern on the Taxpayers having to pay for emergency services provided by Salisbury Township Police and Fire in the event of an emergency. In consideration of these potential responses, Mr. Beck stated consideration should be provided by the County to fund a new cruiser and patrol officer.

Mr. Hebelka inquired as to the length of the Agreement between Lehigh County and White Deer Run. Mr. Solt responded that it is not yet in place. Discussion continued regarding the maintenance and services of the proposed facility.

Mr. Hebelka inquired about the client base from different locations because Northampton County is in the process of proposing the same type of facility. Mr. Solt stated that the counties statistics demonstrate the need that a client base is exclusive to the Lehigh Valley.

Mr. McKitish inquired about the submission expiration date of the plan and believes that an extension is necessary because there are items that are not addressed. He expressed his concerns about the safety and security items of the proposed facility. A small discussion continued and Mr. Andres stated that the Chief of Police did meet and discuss with the developer the ring road, the relocation of lights for the patrol path and the security measures of the physical structures of the proposed facility. For confirmation, a letter from the Chief of Police will be required regarding his review and comments of the plans.

Mr. Schreiter inquired about the security that will be provided at the proposed facility. Mr. Andres stated that there is no security and the staff consists of professional staff and medical staff.

Mr. Miller inquired about the monitoring wells and if there are contaminants in the soil. Mr. McKitish addressed water testing. Discussion continued and Mr. Solt inquired if water testing is required. Mr. Tettermer stated that documentation should be provided why the wells are there and if the wells will or will not be needed.

Mr. Mukerjee stated that Item #6 of the Township Engineer's letter has been addressed because approval has been received from LVPC Act 167.

Further discussion on the Site Plan and Conditional Use were tabled until January 11, 2011.

A motion was made by Mr. McKitish, seconded by Mr. Miller, the Planning Commission voted 7-0 to table the review of the Conditional Use Land Development. All in favor.

OTHER BUSINESS

None

ADJOURNMENT

Meeting adjourned.