

**TOWNSHIP OF SALISBURY  
LEHIGH COUNTY, PENNSYLVANIA**

**PLANNING COMMISSION  
MEETING MINUTES**

**7:30 PM  
April 8, 2014**

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, and Beck; Ms. Sopka, Director of Planning & Zoning, Attorney Ashley, Township Solicitor and Mr. Tetterer, Township Engineer. Commissioners McKitish was not present (excused).

**CALL TO ORDER**

Mr. Beck called the meeting to order.

**APPROVAL OF THE MINUTES**

On motion of Mr. Licht seconded by Mr. Hassick, the Planning Commission voted 6-0 to approve the March 11, 2014 Planning Commission Meeting Minutes as submitted. All in favor.

**1524 E. Emmaus Avenue – Minor Lot Subdivision**

**Review proposed Minor Lot Subdivision of 1524 East Emmaus Avenue and 1550 Herbert Street both located in the R-3 Zoning District. Ms. Barbara Litzenberger owns 1524 East Emmaus Avenue (4.282 Acres) and 1550 Herbert Street (3.01 Acres). Applicant proposed the Subdivision and Lot Line Adjustments of two existing parcels: 1524 East Emmaus Avenue (Lot #1 equal to 4.28 Acres) and 1550 Herbert Street (Lot #2 equal to 3.01 Acres) to create Lot #3 for a new residential property.**

Present Ms. Barbara Litzenberger, owner and Robert Piligian, PLS, Bascom and Sieger.

Mr. Tetterer highlighted his review letter dated April 7, 2014. The letter contains general comments that are mostly drafting items and waiver requests.

The applicant has requested the following waivers for: plan scale; location of natural features within 100 feet of the site on the plan; sanitary sewer and water lines, and storm water and sewer lines drains and culverts; driveway design as appropriate; widening of an abutting street; utility easements; curbing and sidewalks; lot width to depth ratio; concrete monuments at corners and the request for a partial deferral of street trees for Lot #1.

Mr. Tetterer referred to the private water system or a well for the proposed site. Municipal water is available. A waiver to the municipal water connection requirements has been requested in written although Mr. Tetterer continues to recommend connecting new lots to the municipal system where feasible. Cost could be an issue. However, the Planning Commission should consider this in discussing their requested waiver. If a waiver is not granted than drafting items need to be addressed on the Plan.

Mr. Tetterer would have no engineering objection to granting the above requested waivers for this project considering the intent of this plan.

In conclusion, when all the above items are satisfactorily addressed he would recommend engineering approval of the above-referenced Minor Subdivision Plan.

Ms. Sopka reviewed her letter dated March 31, 2014 and concurred with the Township Engineer.

Discussion ensued regarding the proposed drinking water well for Lot #3 where the new home construction will occur. The Township water main is located on the northern side of Emmaus Avenue. Mr. Piligian stated that Penn Dot would not allow an open cut to make the connection of the water system and would have to excavate underneath the roadway where a number of utilities are also located. The Planning Commissioners indicated the most cost effective access to water would be to utilize the proposed.

**On motion by Mr. Hassick, seconded by Mr. Miller, the Planning Commission voted 6-0 to grant the waiver requests as amended in the April 7, 2014 correspondence of Bascom and Sieger. All in favor.**

**On motion by Dr. Licht, seconded by Mr. Schreiter, the Planning Commission voted 5-1 to grant the deferral request to SALDO Section 10.12, curb and sidewalks.**

**On motion by Mr. Schreiter, seconded by Mr. Miller, the Planning Commission voted 6-0 to approve the Plan as amended subject to the comments made by the Township Engineer and Township Solicitor and any/all Local, Federal and State Municipal Regulations. All in favor.**

**Continue review of Amended Zoning Ordinance with emphasis on Chapter 10 Health Care Overlay Chapter, along with various sections of the Ordinance that needed additional review.**

Present were representatives to Lehigh Valley Health Network (LVHN), Mr. Tim Siegfried, Esquire of Norris, McLaughlin and Marcus, and Mr. James Rothdeutsch of The Pidcock Company.

The members discussed a few items that needed to be finalized before taking action on the Zoning Ordinance.

The accessory healthcare commercial uses should all be capitalized to state them as a definition. This needs to be consistent throughout the entire document.

Attorney Ashley reviewed his letter which also referenced heliport and its definition. The heliport excludes the emergency type services and needs clarification on what uses the Township will allow, emergency and non-emergency? This needs to be clarified and be consistent with the Ordinance.

Previous discussion regarding the requirements to have and maintain coordination of open land, buffer requirements, revisions of cutting trees prior to construction, and that the wood land protection shall not apply to healthcare campus development was again reviewed and discussed.

The open land plan on the LVHN campus was a concern. Attorney Siegfried is stating that the campus has a requirement of 20 percent of open land including buffer requirements. The way this information was drafted states that the open land requirement does not take effect until LVHN is ready to develop a project. Mr. Tettermer clarified that there is already restricted land on the

campus that was part of the previous Zoning Ordinances. What is being questioned is how would the new plan that is being proposed by LVHN change from what already exists.

Mr. Tettermer stated that at this time there is about 100 feet around the perimeter of the residential area; therefore, how would the new plan in accordance with the proposed Zoning Ordinance be affected by this 20 percent. Mr. Tettermer inquired if the intent is to put all 20 percent of open land along the residential areas.

Mr. Rothdeutsch stated that the intent, as specified in the open land plan, is to include basins, buffers, berms, walkways, the 100 foot setback long the residential area, etc.

Discussion ensued and Mr. Tettermer stated that a plan should be prepared that specifies the areas that are restricted by the proposed ordinance and any extra land that needs to be noted on the plan to be provided internally as open space.

The 20 percent of open space is that tract of land that exists today. If the hospital would purchase additional land (on the other side of S. Cedar Crest Blvd.) or homes it is noted that it would have to be re-zoned with an additional overlay aspect and at that point if it was the same overlay the responsibility would remain the same for the 20 percent on the other side of the road as well. A subdivision processed would be required and revisit the limits of the overlay district if land is added. This would have to be approved by the Planning Commission; therefore, requiring a revision to the Zoning map.

In conclusion the members requested a plan from LVHN showing the 20 percent that would remain as open space.

### **OTHER BUSINESS**

### **ADJOURNMENT**

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