

**TOWNSHIP OF SALISBURY  
LEHIGH COUNTY, PENNSYLVANIA**

**PLANNING COMMISSION  
MEETING MINUTES**

**7:30 PM  
JUNE 14, 2011**

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, Hassick, McKitish and Beck. Also present were Ms. Sopka, Director of Planning & Zoning and Mr. Soriano, Township Manager.

**COMPREHENSIVE PLAN UPDATE**

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

Mr. Palmer provided an update of the Comprehensive Plan. He stated that at the April Comprehensive Plan Public Meeting comments and history were received from Township residents, including what they believe would help enhance the Township 15 years from now. He reviewed the listing and comments that range from the park systems, improvements and enhancements to the Township's history.

Mr. Cope reviewed the introduction to the Comprehensive Plan and its draft topics and chapters regarding future land use and housing, community profiles, the Lehigh County Conservation District (LCCD) finalized environmental conservation plan, community development and revitalization, public transportation and pedestrian circulation, and Lehigh Valley Planning Commission's (LVPC) access management plan that will be incorporated into the comprehensive plan upon completion. He stated that the URDC received a partial grant for the community development and revitalization part of the plan that is in process.

Mr. Cope provided each member a draft copy of the Comprehensive Plan with 13 maps that include geology, hydrology, outdoor and park recreation for review and comment. Mr. McKitish suggested that one full size map of the Township be attached. A PDF file of the report was requested for consideration of placement on the Township website. It was requested that the members respond to URDC within two weeks of this June 14, 2011 meeting.

**Lehigh and Northampton Transportation Authority (LANTA) Proposed Route Presentation**

The Planning Commission will hear the presentation from the Lehigh and Northampton Transportation Authority (LANTA) regarding a planned restructure of LANTA bus service. The proposed route will serve residents along Oxford Drive, Devonshire Road, 33<sup>rd</sup> Street and Bevin Drive enroute to South Mall.

Present were Armando Greco, LANTA Executive Director and Owen O'Neil, LANTA Planning Director.

Mr. O'Neil reviewed and explained LANTA's three divisions: they have 30 fixed routes in Lehigh and Northampton Counties with 65 buses in operation during peak hours, the LANTA van service known as Metro Plus and Carbon County transit service. Mr. O'Neil stated that approximately 50 percent of individuals use LANTA to and from work.

He stated that there has been significant commercial and residential development in the Lehigh Valley over the last couple decades and explained that transit system hasn't grown but ridership is up to 70 percent, but service is up only 30 percent.

Mr. O'Neil stated that with this plan it fulfills the regional vision of the Lehigh Valley Economic Development Corporation and provides three elements: Service Plan for route placement, Marketing Plan and Land-Use Outreach Plan that help make routes more feasible. They have a tiered structure of corridors and its service is divided into trunk, urban and suburban lines.

Mr. O'Neil stated that they are looking for Salisbury Township support and assistance in their 12 year development plan, as there will be enhancements and added services. New bus stop signs and 200 bus stop shelters will be installed. He also stated that sidewalks, site plan decisions, route resources, and passenger safety are an important aspect of the development plan.

This plan proposes the restructure of the South Mall bus route with an additional four new bus stops in Salisbury Township. Mr. O'Neil stated that bus service requests have been made by residents of Devonshire Apartments and Devon House employees.

Small discussion ensued. Mr. Hebelka inquired if the Township's Police Department and Public Works Department will provide input on the proposed bus stop locations. Mr. McKitish expressed his concern about Devonshire Road because it is a residential area. Mr. Hassick inquired about their safety planning process. Mr. O'Neil stated that they do review and plan for public safety during the planning process.

Mr. Soriano concluded that the formal process does not require approval because it is a public street but would like to consider a public meeting that will allow Township residents to express their thoughts or concerns.

#### **CALL TO ORDER**

Mr. Beck called the meeting to order.

#### **APPROVAL OF THE MINUTES**

On motion of Mr. McKitish, seconded by Mr. Hassick, the Planning Commission voted 7-0 to approve the May 10, 2011 Planning Commission Meeting Minutes as submitted.

#### **Salisbury Township and the Borough of Fountain Hill Joint Planning Meeting**

The first meeting on the Salisbury Township and Fountain Hill Regional partnership for the Subdivision and Land Development Ordinance (SALDO) as presented by URDC to both Salisbury Township Planning Commissioners and Fountain Hill Planning Commissioners was conducted.

Present were Mr. Charlie Schmehl of Urban Research and Development Corporation (URDC), and Parmita Perna-Rios, Stephen Repasch and Rocky Bayer, Planning Members from the Borough of Fountain Hill along with the Salisbury Township Planning Commission Members.

Discussion began with Mr. Soriano explaining the initial progress and that a joint Lehigh County Grant was received for both municipalities. This grant allows both entities to work together on a new SALDO for Fountain Hill which dates back to 1976 and an updated SALDO for Salisbury.

Mr. Schmehl provided a draft copy of the discussion guide regarding a revised SALDO to each member. It summarizes major issues in the preparation for the new SALDO for Fountain Hill and the update SALDO for Salisbury Township.

Mr. Schmehl reviewed the revising process and its topics. He stated the discussion tonight will be both municipalities' joint/common issues and individual issues. Mr. Schmehl reviewed with the members what topics they would like to remain the same and what needs improvement.

Mr. McKitish expressed his concern that he would like true traffic studies with stronger language and review and approval by a peer outside the submitting organization showing that the traffic study is factual. Mr. Schreiter expressed his concern about land development plans not showing what is on the abutting property. Discussion ensued and the members continued to express concerns about land development standards and procedures, applicant's incomplete plans, cul-de-sac lengths, lot width and frontage requirements, the limited amount of land and the tree cutting that takes place on South Mountain.

The planners agreed to meet again at the next scheduled Planning Commission Meeting on July 12, 2011 at 6:30 p.m. at the Salisbury Township Municipal Building.

#### **OTHER BUSINESS**

#### **ADJOURNMENT**

The Planning Commission voted to adjourn the meeting. Meeting adjourned.