

**TOWNSHIP OF SALISBURY
LEHIGH COUNTY, PENNSYLVANIA**

**PLANNING COMMISSION
MEETING MINUTES**

7:30 PM

September 11, 2018

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.

CALL TO ORDER

Ms. Sopka called the meeting to order. A moment of silence was given in the remembrance of those who died on September 11, 2001.

ROLL CALL

Glenn Miller
Richard Schreiter
Richard Hassick
James Brown
Mark Kijak
Jessica Klocek
Charles Beck
John Ashley, Township Solicitor
David Tetterer, Township Engineer
Cynthia Sopka, Director of Planning and Zoning

APPROVAL OF THE MINUTES

On motion of Ms. Klocek, seconded by Mr. Hassick, the Planning Commission voted 7-0 to approve the July 10, 2018 Planning Commission Meeting Minutes as submitted. All in favor.

1200 South Cedar Crest Boulevard Lehigh Valley Health Network Emergency Department Expansion Project.

The Project has been submitted as a Preliminary/Final Land Development. The project shall incorporate the Emergency Department Expansion that will include a new emergency department with additional parking spaces for physicians and staff.

Present were Mr. James Rothdeutsch, PE, LED AP of The Pidcock Company; Mr. Timothy Siegfried, Esquire of Norris McLaughlin & Marcus and Dr. David Burmeister, D.O. Chair, Department of Emergency and Hospital Medicine of Lehigh Valley Health Network.

Mr. Tetterer highlighted his letter dated September 5, 2018. The Plan proposes improvements and expansion to the LVHN on the Salisbury Campus, consisting of a new 120,000 square foot, one story Emergency Department and Observation Unit, relocated temporary and permanent

Helicopter Landing area, parking facilities, relocate roadways, utility installation/relocation, storm sewer and related detention facilities. This site is in the R-2/R-3 Zoning District and Healthcare Overlay and Transition Overlay Districts. Mr. Tetterer also recommended discussion about parking lot islands and trees, parking lot improvements, FAA approval of the heliport location, 4-foot depth water that would remain in the detention facilities.

Recommendations are that the Township Emergency services personnel comment on the Fire Truck Access Plan. The Soil Erosion and Sedimentation Control Plan and Details and the PCSM plans should be submitted to Lehigh County Conservation District (LCCD) and verification to be submitted to the Township. BMP operation and maintenance agreement with the township proposed BMP's will be required for this development.

The landowner should sign a statement acknowledging that the stormwater BMP's are fixtures that cannot be altered or removed without approval by the Township shall be added to the Plan.

The developer is required to obtain a separate Grading permit for proposed topsoil stockpile areas on the south side of Fish Hatchery Road and this is to be added to the Erosion Control plans. Filter bag inlet filters should be added to each of the downslope inlets for the proposed construction entrances along Fish Hatchery Road.

Continued recommendations for a separate Preliminary/Final Plan approval waiver request and they would have no objection to granting the waiver.

The following waivers to the sections regarding detention basins drainage designs and a low flow channel required in the basins is designed with a flat bottom, are both recommended for approval by the Board of Commissioners.

Mr. Beck addressed his concern regarding the parking lot and trees. The parking lot has 104 parking spaces now with roughly 240 parking spaces planned. The project also includes improvements to the parking lot islands and trees to be planted. A 12 foot high, 75 foot wide earthen berm topped by trees is to be built on the south-west area of the hospital.

Stormwater was a concern. Mr. Tetterer advised that he has been out to the site, the new basin will act significantly different with the revised plans. The developer added a lot more inlets to the parking lot. Mr. Tetterer stated in order for there to be a problem all those inlets would have to get plugged, however the hospital does a very good job on keeping them well-kept and maintained. Mr. Tetterer stated that he was satisfied that they made all requirements that have been recommended including the design element.

Mr. Beck opened the floor for public comment.

Resident, Mrs. Adele Clemmer, inquired if and when the development plan is approved she stated she was hoping they could address two conditions. She inquired the slope on the residential berm, the step berm cannot be mowed, she was hoping because it is so steep that they could use grown clover as ground cover. Secondly, the sudden drop of elevation near her property where an inlet is located as it is very dangerous to cutting grass, hoping the berm can be a gradual incline.

Mr. Tetteimer stated that the berm and inlets are on the hospitals property therefore making the hospitals responsibility to maintain it. If they are not, the residents need to address their concerns to the contact person at the hospital. It is not the resident's responsibility to maintain the berm on the residential side.

On motion of Mr. Schreiter, seconded by Mr. Miller, the Planning Commission voted 6-0-1 to make recommendation to the Board of Commissioners to accept the waiver of SALDO Section 302.1.C separate Preliminary/Final waiver.

On motion of Mr. Schreiter, seconded by Mr. Miller, the Planning Commission voted 6-0-1 to make recommendation to the Board of Commissioners to approve the Preliminary/Final Plan of the LVHN Emergency Plan subject to the requirements based on Mr. Tetteimer's, Township Engineer, letter dated September 5, 2018, correspondence of the Fire Marshall and Lehigh Valley Planning Commission.

886 FLEXER AVENUE & 2282 E. TEXAS BLVD (MOSSER DRIVE)

The project Plot 866, LLC has been submitted as a Preliminary/Final Plan for a lot line adjustment. The location of the proposed lot line adjustment is between 2282 E. Texas Blvd. and Lot #2 Referred as Parcel 2A. The proposed lot line adjustment is in South Whitehall.

Present were Mr. Jeffrey Beavan, P.E. of Bohler Engineering PA, LLC and Ms. Maria Diaz-Joves, C/O Plot 886, LLC.

The project incorporates a Lot Line Adjustment between existing Lots that border Salisbury Township and South Whitehall Township. The Lot Line Adjustment proposes to relocate the existing lot line between the Townships.

Mr. Tetteimer highlighted his review letter dated September 5, 2018. He had a few general comments regarding the Proof of Plan must go to the Lehigh Valley Planning Commission (LVPC) which a letter has been received from them and have no issues with the plan that is proposed, natural features to be shown on the Plan, and Plan Corrections that consist of lot width, setbacks, building height, copies of deeds for review, SALDO requirements for a signature block, and proof of recording of a new deed for Lot #2.

He also noted that all waivers must be submitted in writing and shall reference the Ordinance section, along with all waivers listed on the Plan. In conclusion when all these items are agreed or satisfactorily addressed, they would recommend engineering approval of this Minor Subdivision Plan.

The monumental line does not represent the official township line, which needs to be placed on the plan. It is close to the Salisbury Township line but doesn't represent Salisbury Township.

The purpose of the adjustment was to consolidate the lots, the property has road front on Mosser Drive in Salisbury Township. Mr. Tetteimer stated that the road frontage for this single lot is meant.

No development is proposed with this Line Lot Consolidation. However, per Mr. Tetteimer, if that would change in the future that they were interested in building they would have to complete the Townships zoning and grading permits and all permit applications that would be required.

On motion of Mr. Miller, seconded by Mr. Hassick, the Planning Commission voted 7-0 to approve granting the waiver from SALDO section 703.3 regarding natural features on the Lot Line Adjustment Plan. All in favor.

On motion of Mr. Miller, seconded by Ms. Klocek, the Planning Commission voted 7-0 to granting approval for the proposed Lot Line Adjustment of 886 Flexer Avenue and 2282 E. Texas Blvd. (Mosser Drive) with the conditions of the Township Engineers review letter dated September 5, 2018, State, Federal and Local requirements. All in favor.

SECTION 27-403.4.L RECREATIONAL VEHICLES, BOATS, CAMPERS AND PERSONAL CARGO TRAILERS STORAGE.

There are concerns that many trucks with cargo trailers are parking along the roads of Salisbury Township for long periods of time and often create congestion.

The Ordinance needs to ensure large recreational trailers should be more “out of site” or located to the back of a persons’ property. The site where the recreational vehicles are located shall require a parking pad that would not be seen from the public view. If the site cannot accommodate the storage, an alternative should be recommended that the vehicles are stored in a facility that could accommodate above referenced items.

Mr. Beck offered many residents in the local area of Potomac Street are complaining about the parking with different vehicles including trailers on this street, which make is a single lane street.

Ms. Sopka stated that she doesn’t have any jurisdiction at this time because there is nothing in the zoning ordinance regarding this.

The members expressed their concerns about it being a safety hazard. You cannot see coming out of Potomac Street either, which is showing concern for the children getting off from school because the vehicles drive very fast up and down the street.

Attorney Ashley stated that this has to be addressed by the Salisbury Township Police Department with traffic regulation or rule because it is a public street. The Police would have to have an Ordinance with the Police under traffic control or traffic safety, as this is not a zoning issue.

Mr. Beck continuously expressed his concern, stated he went to the Chief of Police and was told it would be looked into, however, the residents in this area keep parking this way and driving at high speed up the road and it is a single lane because of the parking on both sides, especially with trailers.

Attorney Ashley stated that a recommendation would need to be made to the Board of Commissioners from the Chief of Police for a Police Ordinance for traffic control or traffic safety.

OTHER BUSINESS

NONE

ADJOURNMENT

A motion was made by the Planning Commission and voted to adjourn the meeting. All in favor.