

**TOWNSHIP OF SALISBURY
LEHIGH COUNTY, PENNSYLVANIA**

**PLANNING COMMISSION
MEETING MINUTES**

7:30 PM

February 13, 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

Mr. Beck called the meeting to order.

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

RE-ORGANIZATION OF OFFICERS

On motion of Mr. Schreiter, the Planning Commission voted 7-0 to nominate Mr. Charles Beck as Chairman of the Planning Commission. All in favor.

On motion of Mr. Hassick, the Planning Commission voted 7-0 to nominate Mr. Richard Schreiter as Vice-Chairman of the Planning Commission. All in favor.

On motion of Mr. Hassick, the Planning Commission voted 7-0 to nominate Mr. Glenn Miller as Secretary of the Planning Commission. All in favor.

APPROVAL OF THE MINUTES

On motion of Mr. Hassick, seconded by Mr. Miller, the Planning Commission voted 7-0 to approve the November 14, 2017 Planning Commission Meeting Minutes as amended. All in favor.

2686 SOUTH PIKE AVENUE, ROCHE PAINTING, ALLENTOWN, PA 18103

Review the proposed Preliminary/Final Land Development Plan for Roche Painting located on 2686 South Fourth Street, Allentown PA. The site is vegetated with some steep slopes

within the site. The property is located in the C-2 Zoning Neighborhood Commercial District and also includes a portion of the land located in the R-4 Zoning Medium Density Residential District of Salisbury Township.

Present was Mr. Edward Schlaner, P.E., P.L.S., Martin Schuler Company and Mr. Aaron Roche, owner of Roche Painting LLC.

Mr. Tetteimer highlighted his review letter dated February 5, 2018 with 12 general comments. There are a few general items however there are others that need to be up for discussion starting with the need for off-street loading spaces, separate submission of a Preliminary and Final Plan submission for which is waiver to the section is required and since there are no public improvements proposed for this development, there would be no engineering objection to granting this waiver.

The next is sidewalk and curb shall be installed along all arterial streets or a deferral to this section is required. A waiver to this section has been made in writing but we would note that there is curb but no sidewalk north of this site along this section of South Pike Avenue and that it is a State street as Penn DOT approval of improvements is required. Recommendation is made by not taking action on this waiver request until after the project is discussed with Penn Dot.

Street trees meeting this section are required or a waiver to this section is required. A waiver to this section has been made in writing. Also, the existing general utility easement shall be dimensioned. Also, approval from the overhead utility companies for the location of the garage entrance drive, parking spaces, and dumpster area shall be provided. He addressed the existing overhead communication lines that are above grade and this would only allow approximately 6 feet between the overhead utilities and the parking area.

In conclusion, they would not recommend engineering approval of this plan until all the above items are satisfactorily addressed.

Mr. Schlaner stated that they did apply for a Penn Dot permit it is considered to be a minimum use driveway because it's a low use driveway. They have meet with Penn Dot and no improvements are not recommended because it's a minimum use driveway. They are basically waiting for the permit. Penn Dot is not asking for curbing as an email was received from them stating to leave a gap between the adjoining restaurant property, because their paving goes directly over the line into Roche property and to distinguish the driveway they want to remove that paving off the property line so there is delineation of the driveway.

Planners expressed concern about being too close to South Pike and encouraged a designated walking path along the front of the property. A deferral needs to be required for sidewalks and curbing.

Mr. Roche stated that there is no deliveries from tractor trailers, any type of material would be box truck/van type of truck from Sherwin Williams. As for a loading dock they are not handling a large amount of product.

Mr. Tetteimer stated five trees would be required for planting.

Ms. Sopka highlighted her letter dated January 29, 2018. Ms. Sopka stated an extension letter will be required up to April and this development needs to be submitted to the Board of Commissioners as well.

The project was delayed to address some zoning issues which have been fulfilled. The Zoning Hearing Board approved the requested variances to Section 803.2(A)(2) requires buffer yard and plantings to be thirty feet from residential lot line. The building plan stipulates 17 parking spaces; two in the buildings garage, one for disabilities and 14 additional spaces, six for employee's vehicles. The buildings second story would accommodate an office that would be rented for use as an accounting firm office. Both the Zoning Variance and the Special Exception were approved by the Zoning Hearing Board.

Mr. Roche stated that years ago they got rid of the oil based paints. The paints are basically latex and water based paints. If projects are done the paint will stay with the customer as extra for touch up etc. There is no painting on site. They paint homes, business, etc.

Ms. Sopka shared the fire inspector letter and believes that most items have been addressed. Any further questions can be directed to Mr. Grow, Fire Inspector.

There was concerned about the dumpster and its enclosure. Mr. Tetteimer stated he would rather see the slats it would be better, like a shadow box enclosure.

The members expressed concerned about water runoff to the proposed parking lot. Mr. Tetteimer stated that there is a fair amount of water that runs down this road to the property into the gully. At this point Penn Dot is not asking for curb out there but they have not reviewed the drainage to the best of his knowledge. Mr. Tetteimer stated at this time he believes it is wise to table any action on this until an official review has been done by Penn Dot. If Penn Dot is fine with the situation of curbing then it can be continued. Mr. Schreiter stated that curbing would keep the water off his property.

Mr. Tetteimer recommended tabling the plan until Penn Dot has reviewed the plan especially due to the storm water and the entrance driveway will access South Pike Avenue. They are concerned about how the stormwater will affect the restaurant parking lot especially come winter months.

On motion by Mr. Schreiter, seconded by Mr. Miller, the Planning Commission voted 7-0 to table the Preliminary/Final Plan project for Roche Painting, LLC. All in favor.

On motion by Mr. Schreiter, seconded by Mr. Miller, the Planning Commission voted 7-0 to accept the applicants request for time extension to June 30, 2018. All in favor.

1200 SOUTH CEDAR CREST BLVD, ALLENTOWN PA 18103 LVHN CHILDRENS HOSPITAL CONSOLIDATION

Review the proposed Preliminary/Final Land Development associated with the LVHN located in the Zoning District of R-3 – Health Care Overlay District (HCO)

Present was Mr. Christopher Williams, P.E. Barry Isett and Associates, Inc. and Mr. Angelo Copacino, LVHN Project Manager and Construction Department.

Mr. Tetteimer highlighted his review letter dated February 5, 2018 which reviews 12 general comments which are housekeeping or general type drafting items, there are a couple of waivers that need to be addressed.

The first waiver is a separate submission of a Preliminary/Final Plan is required and a combined Preliminary/Final Plan submission is provided, for which a waiver is required for this section. Since no public improvements are proposed for this development, we would have no engineering objection to granting this waiver.

Location of existing man-made features on the site and within 100 feet from the site shall be shown on the plans or a waiver to this section is required. Since sufficient information for constructing the improvements is shown on the Plans, we have no engineering objection to granting this waiver if requested.

Slope shading meeting this section shall be shown on the Plan or a waiver to the section is required. Considering the extent of this development, we have no engineering objection to granting this waiver if requested.

Mr. Tetteimer advised that the developer has submitted in writing on the requested waivers for these three items.

In conclusion, when all the above items are satisfactorily addressed, they would recommend engineering approval of this Land Development Plan. All above items should be satisfactory addressed prior to submitting the Plan to the Board of Commissioners.

During construction a pedestrian safeguards would be provided for visitors to the hospitals campus.

The berm was a concern. Advisement was made that the berm is complete. Mr. Tetteimer stated that there is a portion of the berm for any construction on the opposite side of the hospital. The berm completed is on the south side basically done but there will be a berm that will be required when coming in with a major land development. The trees near the cancer center must have the trees relocated.

Ms. Sopka provided a letter from the Fire Inspector. Any questions should be directed to Mr. Dustin Grow.

The intention of the entrance is to give an identifiable, distinctive and separate entrance to the Children's hospital. It is a dedicated entrance to the Children's hospital. The existing entrance will remain.

On motion of Mr. Miller, seconded by Mr. Brown, the Planning Commission voted 6-0-1 to make recommendation to the Board of Commissioners to grant the waivers as requested of Section 503.4.C for man-made features within 100 feet, Section 503.6.B.(1) steep slope, and Section for the Preliminary/Final Plan submission.

On motion of Mr. Schreiter, seconded by Mr. Hassick, the Planning Commission voted 6-0-1 to make recommendation to the Board of Commissioners to approve the Preliminary/Final Plan approval for the Lehigh Valley Health Network Children's Hospital consolidation with the conditions of the Township Engineers letter dated February 5, 2018 and the recommendations of the Fire Inspector's letter.

OTHER BUSINESS

NONE

ADJOURNMENT

On motion of Mr. Hassick, seconded by Mr. Brown, the Planning Commission voted to adjourn the meeting. All in favor.