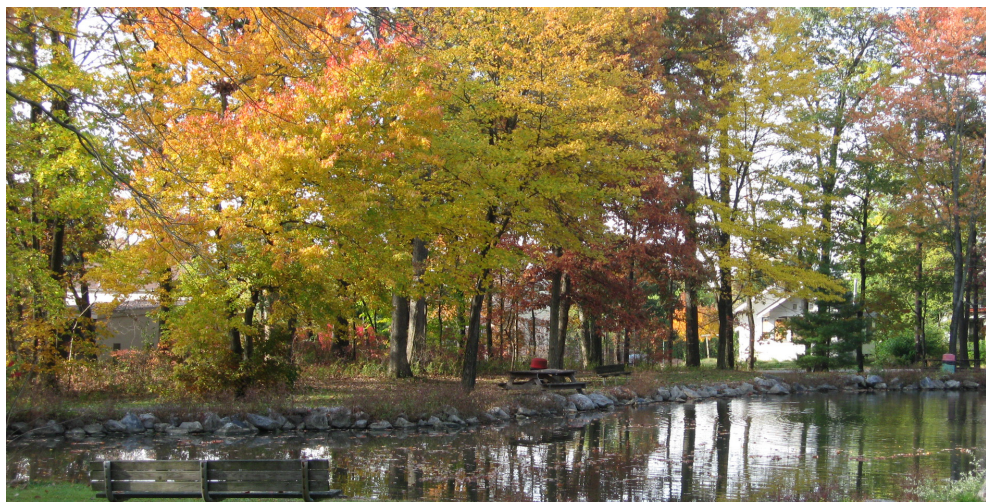


SALISBURY TOWNSHIP

COMPREHENSIVE PLAN

Adopted
September 27, 2012



Salisbury Township Comprehensive Plan

Lehigh County, Pennsylvania

Consultant

Urban Research and Development Corporation

Bethlehem, PA

assisted by

Wildlands Conservancy

Emmaus, PA

This Plan Was Prepared Under the Direction of the Following Salisbury Township Officials:

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and Development Program Grant from Lehigh County.

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of Commissioners on September 27, 2012.

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INTRODUCTION

Purpose

The Comprehensive Plan focuses on the future development and conservation of Salisbury Township. The Board of Commissioners adopted Salisbury's last Comprehensive Plan in 1992. This Plan updates that document.

The Township will continue to change as it has done throughout its history. Salisbury prepared this Comprehensive Plan to help ensure that change in the community is positive and that Salisbury retains its best qualities. People should compare any proposal that may affect local land use, roads and community facilities to this Comprehensive Plan. The question to ask is: "does this proposal help carry out the goals of the Plan or not?".

Plan Inter-relationships

This Plan addresses the following major topics:

- Future Land Use and Housing
- Environmental Conservation
- Community Facilities and Services
- Transportation
- Community Development and Revitalization

Policies the Township enforces with regard to one of these topics often affect the other topics as well. For example, the decision to construct or widen a road may affect the conservation of surrounding lands and create new road maintenance obligations. Conversely, decisions to permanently preserve a tract zoned for residential use may alleviate the need more roadways and reduce the overall demand for municipal services that serve new homes.

Timing of the Plan

In this Comprehensive Plan, Salisbury is looking ahead 10 to 15 years. The Township can begin carrying out some of the Plan's recommendations right away. Other parts of this Plan, such as those that concern movement in the private real estate market, may not come into play until later years.

Consistency with County/Regional Plans

The Lehigh Valley Planning Commission (LVPC) adopted its most recent Comprehensive Plan in 2005. Lehigh County officials, Northampton County officials and others try to use the policies espoused in that Plan to influence land development and conservation decisions across the Lehigh Valley's 62 municipalities.

LVPC planners recognize that Salisbury is a diverse area – part urban, part suburban and part rural. Because of this diversity, many different aspects of the LVPC Comprehensive Plan apply in the Township. In low-density, rural areas, the Salisbury Comprehensive Plan mirrors LVPC policies on protecting sensitive environmental resources, conserving open space, and minimizing residential growth. In the Township's more suburban vicinities, the Salisbury Comprehensive Plan follows LVPC's lead in trying to ensure that new homes are built in appropriate places and adequately served by central water and sewer lines, roads, common open space, schools, and convenient recreation opportunities.

In preparing this Comprehensive Plan update, Salisbury incorporated LVPC guidance on protecting against strip commercial development and other types of unplanned business growth. Overall, the Salisbury Comprehensive Plan is in close step with LVPC on big picture issues like stopping sprawl, preserving community character, minimizing traffic congestion, and promoting only well-planned growth.

Comprehensive Plan

The Lehigh Valley ... 2030



Lehigh and Northampton Counties, PA

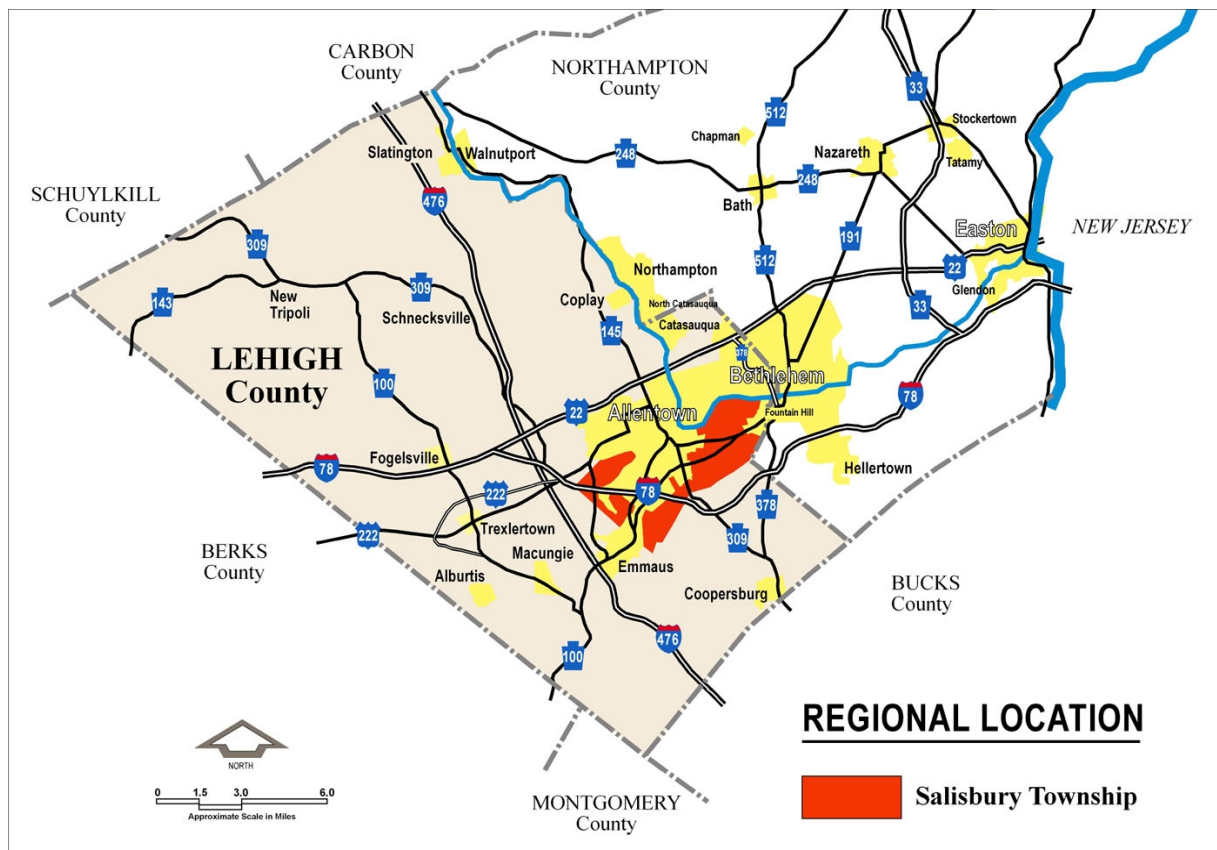
Lehigh Valley Planning Commission

COMMUNITY PROFILE

Regional Location

Salisbury is in central Lehigh County. The Township has two separate, unconnected parts because of annexations that the City of Allentown and Emmaus Borough made in the early 1900's. The western part of the Township is west of Allentown and north of Emmaus. The eastern part is south of Allentown, east of Emmaus, and west of Fountain Hill Borough and the City of Bethlehem.

Salisbury is approximately 70 miles from Philadelphia via PA Route 309 south or I-476 south. The Township is approximately 100 miles west of New York City via I-78 east.



History

On March 20, 1753 a number of persons living in the territory along the Lehigh River above Bethlehem signed a petition to the Court of Quarter Sessions of Northampton County asking that a new Township be created. On June 9th of that same year, the Court of Easton approved the request. So was created the Township of Salisbury, 23 years before the Declaration of Independence, in the same year that the Liberty Bell was completed, and 16 years after the first official settlement.

A lively debate occasionally springs up over the correct name of the Township! It has been variously called Saltzberg, Salsberg, Saltzburg, Salsburg, Salisburg, and, of course, Salisbury, its official name today. It is possible that Salzburg was the preference of the petitioning population. The vast majority of the petitioning population were of German descent from Salzburg, Austria. The Township could have been named after Salisbury, England. At this time the Township was under the rule of King George and the Recording Clerk was English.

One of the smallest townships in the Commonwealth of Pennsylvania today, 11.3 square miles, Salisbury was once a much larger area. Fountain Hill, Emmaus from Keystone Street eastward, and all of Allentown south of the Little Lehigh Creek were once part of Salisbury. The Borough of Fountain Hill was the original settlement of Emmaus by the Moravians in the 1740's. Fountain Hill incorporated as a Borough in 1893, effectively separating itself from Salisbury. Emmaus incorporated as a Borough in 1759.



At one time there was a third borough, South Allentown, located just south of the Little Lehigh in the area of the present 8th Street Bridge. The City of Allentown, however, annexed the borough as well as Trout Creek Park, Mountainville, Queen City Airport, the Cedar Creek Park, the Little Lehigh Park, and the Union Terrace area in a series of annexations ending in 1951, when Salisbury was designated as a Township of the First Class.

For more information about Salisbury's history refer to the booklet entitled : "Salisbury : Born the Year the Liberty Bell was Hung and Rung - 1753" by William L.F. Schmehl, 1976.

Demographics

Salisbury had 13,505 residents in 2010, according to the U.S. Census Bureau's latest population counts. This figure was an increase of 0.8% over the 1990 total. As shown on Table 2.1, Salisbury was not the only township in the immediate area that did not undergo strong growth between 1990 and 2010. The boroughs of Emmaus and Fountain Hill either lost residents or had very little growth. In contrast, the townships of Lower Macungie, Upper Saucon, Lower Saucon, Upper Milford, and the City of Allentown each experienced significant new growth.

Table 2.1
Total Population, 1990 - 2010

Political Subdivision	Population			Percent Change 1990-2010
	1990	2000	2010	
Salisbury Twp.	13,401	13,498	13,505	0.8%
Emmaus Borough	11,157	11,313	11,211	0.5%
Lower Macungie Twp.	16,871	19,220	30,633	81.6%
Upper Milford Twp.	6,304	6,889	7,292	15.7%
Fountain Hill Borough	4,637	4,614	4,597	-0.9%
City of Bethlehem	71,427	71,329	74,982	5.0%
City of Allentown	105,090	106,632	118,032	12.3%
Upper Saucon Twp.	9,775	11,939	14,808	51.5%
South Whitehall Twp.	18,261	18,028	19,810	8.5%
Lower Saucon Twp.	8,448	9,884	10,772	27.5%

Source: U.S. Census Bureau, 2010

The Lehigh Valley Planning Commission (LVPC) predicts that Salisbury's long-term population growth will be small. According to LVPC, the Township can expect to increase its number of residents by only 4.4% through 2020, and by a total of 4.6% by 2030. This equates to only more than 621 in the 30-year 2000 to 2030 period.

Table 2.2
Population Projections, 2000 - 2030

Municipality	2000 Population	Projections		Change	
		2020	2030	2000 - 2030	
				Number	Percent
Salisbury	13,498	14,094	14,119	621	4.6

Source: Lehigh Valley Planning Commission

Table 2.3 shows Salisbury's age composition as of the 2010 Census. The 35 to 54 year old group was the largest age group, accounting for 29.2% of all Township residents. The under 19 group was next with 21.1% of all residents and the 65 and older group was the third largest age cohort (18.0%). The 18 to 34 year old group, those persons of prime child bearing age, was nearly equal to the 65+ group. Since 2000 the population of 55 and older people have increased 6%, compared to persons under 19 (-1.3%) and 20-34 year olds (0.7%). The median age in Salisbury is 46.8 years.

Table 2.3
Age Groups, 2010

Age Groups									
Under 19		20-34		35-54		55-64		65+	
#	%	#	%	#	%	#	%	#	%
2,851	21.1	1,927	14.2	3,938	29.2	2,086	15.4	2,703	20.0

Source: U.S. Census Bureau, 2010

Average household size in Salisbury continues to shrink; between 1990 and 2000, average household size shrank from 2.68 persons per household to 2.54 persons per household and from 2000 to 2010 to 2.47. This is consistent with the nationwide trend where people are marrying later, having fewer children, and divorcing more frequently. A higher percentage of older people living alone also contributes to this trend of more single-person households.

Table 2.4
Household Size, 1990 - 2010

Municipality	Average Persons Per Household		
	1990	2000	2010
Salisbury	2.68	2.54	2.47

Source: U.S. Census Bureau

Salisbury had 5,333 occupied housing units in 2010. More than 84.7% of these units were owner-occupied and 15.3% were occupied by renters. These are typical ratios in suburban communities where single-family homes far outweigh the number of apartments. In urban areas like Allentown and Bethlehem, the owner-renter ratio is much closer to a 50/50 balance.

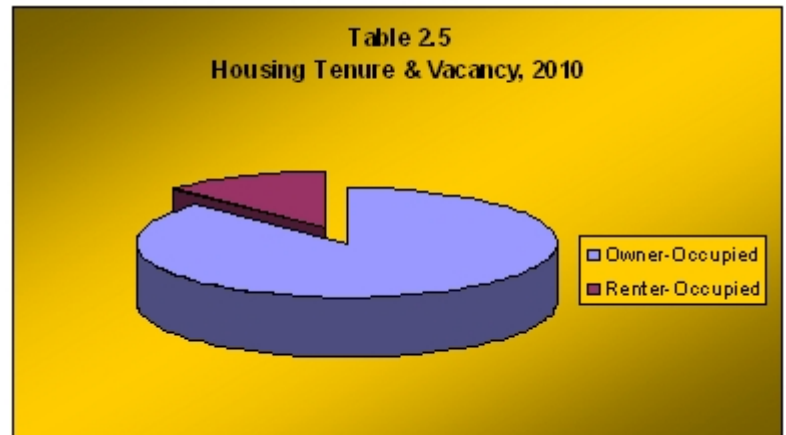


Table 2.5
Housing Tenure and Vacancy, 2010

Municipality	Total Occupied	Owner-Occupied		Renter-Occupied		Vacant Units	
		#	%	#	%	#	%
Salisbury	5,333	4,517	84.7	816	15.3	262	4.7

Source: U.S. Census Bureau, 2010

In 2010, single-family detached homes were far and away the most prevalent housing type in Salisbury. All of the other housing types combined came nowhere close to matching the proportion of total units attributable to single-family detached homes (84.0%). The Census estimated 83.9% of the total housing units were one family detached units, and 5.2% were one family attached units (mainly townhouses) and 2.7% were mobile homes.

Table 2.6
Housing Type, 2010

Municipality	Single-Family Detached		Single-Family Attached		Units in 2-4 Unit Structures		Units in 5+ Unit Structures		Mobile Homes and Others		Total	
	#	%	#	%	#	%	#	%	#	%	#	%
Salisbury	4,679	83.9%	288	5.2%	259	4.6%	203	3.7%	150	2.7%	5,579	100%

Source: U.S. Census Bureau

According to the 2010 Census, the highest proportion of Salisbury's housing units were constructed in the 30 years between 1940 and 1970. Overall, 74.3% of all units in the Township were built prior to 1980. In each of the last three decades, the number of new homes established in the Township has shrunk compared to the prior 10-year-period. These numbers reinforce Salisbury's image as an older, mature community, compared to the Lehigh Valley's growth centers.

Table 2.7
Age of Housing Stock, 2010

Year Built	Salisbury Township	
	#	%
2005 or later	72	1.3%
2000 to 2004	145	2.6%
1990 to 1999	513	9.2%
1980 to 1989	705	12.6%
1970 to 1979	977	17.5%
1960 to 1969	1,247	22.4%
1940 to 1959	1,245	22.3%
1939 or earlier	675	12.1%
Total	5,579	100.0%
Built Prior to 1980 (%)	74.3%	

Source: U.S. Census Bureau

Salisbury's median household income was \$67,470 in 2010, which indicated relative prosperity in that the Lehigh County average for the same timeframe was \$ 53,541. The same is true with regard to the percentage of Township residents living below the poverty line (3.9%). The comparable figure County-wide at that time was 11.9%.

Table 2.8
Economic Characteristics, 2010

Municipality	Median Household Income	Persons below poverty level
	\$	%
Salisbury	67,470	3.9

Source: U.S. Census Bureau