

PUBLIC NOTICE
SALISBURY TOWNSHIP, LEHIGH COUNTY, PA
ZONING HEARING BOARD
WEDNESDAY, JUNE 8, 2022 at 7:00PM

The Salisbury Township Zoning Hearing Board will hold a public hearing on Wednesday, June 8, 2022 at 7:00 PM in the Township Municipal Building located at 2900 South Pike Ave, Allentown, PA 18103. The meeting will be held to hear the following cases:

APPEAL NO. 21-0242B - 1493 EAST EMMAUS AVE

Appeal of NuVision Properties LLC to be granted dimensional variances from: §27-510.2 for parking lot illumination; §27-603.1.F for landscaping, stormwater management and illumination requirements; §27-603.7.C(1) for paved area setback; §27-605.1 for loading spaces; §27-803.2.F for street tree screening; and §27-804.2 for shade tree and paved area landscaping. Appellant proposes to convert the existing group home into a 12-unit apartment building. These variances would be in addition to the previously granted variances within Decision No. 21-0242, dated October 5, 2021.

APPEAL NO. 22-0068 - 3054 SOUTH PIKE AVE

Appeal of Jessica Ritz, Joseph T. Kuriger and Elizabeth A. Ritz to be granted a special exception and dimensional and use variances. Appellants proposes to convert the existing single-family detached dwelling into a duplex which, per §27-306.2, is only permitted by Special Exception. Appellant also requests Variances regarding: §27-306.2 to increase the number of dwelling without public water; §27-402.1(Q)(1) for fire safety requirements; §27-402.1.Q(6) for evergreen screening; and §27-803.2.A for buffer yards with evergreen screening.

APPEAL NO. 22-0046 - 2844 SOUTH PIKE AVE

Appeal of City Line Construction to be granted a special exception and to appeal the zoning officer decision related to ordinance interpretation (or in the alternative request dimensional and use variances). Appellant proposes to expand the use as a construction company headquarters which, per §27-306.2, is only permitted by Special Exception. Appellant also seeks to appeal the zoning officer's decision related to ordinance interpretation (or in the alternative seeks variances) regarding: §27-306.2 to increase the number of dwelling without public water; §27-307 for front yard setback; §27-402.1.Q(6) for evergreen screening; §27-603.3.B for parking aisle width; §27-603.3.C for paved area setback; §27-603.7.E for paved setback from a commercial building and required buffer yard; §27-605.3 for fire lane; §27-605.1.B for loading space; and §27-803.2.A for buffer yard.

All applicants and interested parties must attend in-person. Requests to review the files in advance should be directed to Kerry Rabold, Planning & Zoning Officer, at krabold@salisburytownship.pa.gov or 610-797-4000 x5825.

ADV: 5/25/2022 & 6/1/2022 (Salisbury Press)