

**TOWNSHIP OF SALISBURY  
LEHIGH COUNTY, PENNSYLVANIA**

**PLANNING COMMISSION  
MEETING MINUTES**

**7:00 PM**

**January 3, 2024**

The regularly scheduled Planning Commission meeting of Township of Salisbury was held at the Salisbury Township Municipal Building, 2900 South Pike Avenue, Allentown, Lehigh County, Pennsylvania.

**CALL TO ORDER**

Mr. Schreiter, Acting Chairman called the meeting to order at 7:01pm.

**ROLL CALL**

Richard Schreiter, Chairman

Jessica Klocek, Vice Chairman

Frank Frankenfield, Secretary

John Barbaz

Jimmy Brown

Richard Hassick

Holly Weiss

Jason Ulrich, Township Solicitor

Charles Myers, Township Engineer

Kerry Rabold, Planning & Zoning Officer

**PLANNING COMMISSION REORGANIZATION VOTE**

**Motion was made by Jessica Klocek, seconded by John Barbaz to elect Richard Schreiter for Chairman. Mr. Schreiter accepted the nomination.**

**The Planning Commission voted 5-0 in favor.**

**Motion was made by Jessica Klocek, seconded by Richard Schreiter to elect Jessica Klocek for Vice Chairman. Ms. Klocek accepted the nomination.**

**The Planning Commission voted 5-0 in favor.**

**Motion was made by Jessica Klocek, seconded by Richard Schreiter to elect Frank Frankenfield for Secretary. Mr. Frankenfield accepted the nomination.**

**The Planning Commission voted 5-0 in favor.**

**APPROVAL OF THE MINUTES – October 25, 2023**

**On motion by Frank Frankenfield, seconded by Jessica Klocek, the October 25, 2023 Planning Commission Meeting Minutes have been approved as written. Planning Commission voted 5-0 in favor.**

**2335 SOUTH FILBERT STREET (LOT 1) AND 760 EAST EMMAUS AVENUE (LOT 2) – LOT LINE ADJUSTMENT – PZ-23-0012**

Mr. Myers stated that the review letter dated December 28, 2023 only had a few drafting items that needed to be adjusted and a waiver to SALDO 703.3.B (slope shading) was requested. The engineer would recommend approval of the plan.

Ms. Rabold stated that her review letter dated December 28, 2023 that the plan meets all Zoning requirements and that there are no Zoning issues.

Mr. Petre, land surveyor for Ott Consulting stated that the plan speaks for itself and they will work with the Township Engineer on the drafting issues stated in his review letter.

**Motion was made by Jessica Klocek, seconded by Frank Frankenfield to grant the waiver for SALDO 703.3.B (slope shading). Planning Commission voted 5-0 in favor.**

**Motion was made by Jessica Klocek, seconded by Frank Frankenfield to approve the lot line adjustment plan subject to the Township Engineer's review letter dated December 28, 2023. Planning Commission voted 5-0 in favor.**

**1255 SOUTH CEDAR CREST BOULEVARD, SUITES 1600 & 1610 – CONDITIONAL USE APPEAL – PERMIT NO. 23-0380**

Mid Atlantic Rehabilitation Services, Inc. (MARS) was represented by Paul McDonald CEO, Greg Kraus COO and Mike Santanasto Esq., and Joe Martellucci from Lehigh County Drug & Alcohol. Mr. Santanasto stated that MARS is a substance abuse counseling center and they wish to expand their center to make it more convenient for their patients. The center would be on 1<sup>st</sup> floor of the 1255 S. Cedar Crest Blvd building with its own entrance, hours to be 9am – 9pm Monday-Friday with weekends by appointment only. They offer counseling on a one-to-one basis as well as group counseling. Patients are referred to them by the Lehigh Valley and St. Luke's Hospitals as well as Lehigh County. These offices would not be residential treatment or housing.

Ms. Rabold substance abuse treatment is considered a conditional use and is allowed in the Township but must be approved by the Board of Commissioners.

**Motion was made by Jessica Klocek, seconded by Richard Schreiter to recommend approval of the conditional use to the Board of Commissioners. Planning Commission voted 5-0 in favor.**

**ADJOURNMENT**

**Motion was made by Frank Frankenfield to adjourn the meeting, seconded by Jessica Klocek. Planning Commission voted 5-0 in favor.**

**Richard Schreiter, Chairman adjourned the meeting at 7:25pm.**