

**TOWNSHIP OF SALISBURY  
LEHIGH COUNTY, PENNSYLVANIA**

**PLANNING COMMISSION  
MEETING MINUTES  
7:00 PM  
September 27, 2023**

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. Beck called the meeting to order at 7:00pm.

**ROLL CALL**

Charles Beck, Chairman  
John Barbaz  
Jimmy Brown  
Richard Hassick  
Frank Frankenfield  
Richard Schreiter, Vice Chairman  
Jessica Klocek, Secretary  
Jason Ulrich, Township Solicitor  
Stan Wojciechowski, Township Engineer  
Kerry Rabold, Planning & Zoning Officer

**APPROVAL OF THE MINUTES – August 23, 2023**

**On motion by Jessica Klocek, seconded by Richard Hassick, the August 23, 2023 Planning Commission Meeting Minutes have been approved as written. Planning Commission voted 7-0 in favor.**

**1333 MARLOW STREET AND 1335 MARLOW STREET – LOT LINE ADJUSTMENT (PZ-23-0009)**

The Township Engineer stated the owners of 1333/1335 Marlow Street are requesting a lot line adjustment between their two properties in order to make the latter property large enough to build a new single-family dwelling.

The Zoning Officer stated that from her letter dated September 22, 2023 there would be no Zoning issues with approval.

**Motion was made by Jessica Klocek, seconded by Frank Frankenfield to grant waivers SALDO 22-703.1.C (plan scale) and 22-703.5 (man-made features) as per letter dated August 30, 2023. Planning Commission voted 7-0 in favor**

**Motion was made by Jessica Klocek, seconded by Richard Hassick to grant waiver for SALDO 22-703.2.F ( location map scale)as per letter dated August 30, 2023. Planning Commission voted 0-7 against.**

**Motion was made by Richard Schreiter, seconded by Richard Hassick, to approve the lot line adjustment subject to the two review letters from Zoning Officer dated September 21, 2023 and Keystone Engineers dated August 30, 2023 along with any state & federal requirements. Planning Commission voted 7-0 in favor.**

**1350 EAST SUSQUEHANNA STREET – LAND DEVELOPMENT (PZ-23-0002)**

Mr. Wojciechowski discussed the items listed on his letter dated August 10,2023. Waivers are requested to SALDO 22-502.1.A (Submission and review procedures), SALDO 22-503.4.C (Plan requirements, SALDO 22-503.4.D (7) & (8) (open spaces and recreation facilities), SALDO 22-1004.4.B (2) ( cartway widths), SALDO 22-1012.1 (sidewalks and curbs) and SALDO 22-1004.10.B (2) (street crowning). Items 6 – SALDO 22.1014 (streetlights and parking lot illuminations) and item 7 – SALDO 22-1016 ( shade trees) have been withdrawn. No engineer objection to the plan once these items have been addressed.

Ms. Rabold reviewed her letter dated September 22, 2023. Ms. Rabold noted four Zoning problems with the plan. Issues to be looked at are shade trees, off street loading spaces, and there is nothing on the plan

in reference to ground cover once project complete. Also, at this time no review letter from the Township Fire Official.

Ms. Edwards of The Law Offices of Caroline Achey Edwards, attorney for Bedminster Building Co. addressed all the items discussed and stated that the builder will work with all entities to ensure the plan will go through.

The meeting was open to the floor, several concerned citizens who live in the area would like Planning Commission to look into many issues before approving the plan. Some of the items of concerns stated were sewer and storm water issues already a problem in the area, additional traffic, stress on the school system, noise tenants will cause as well as moving trucks yearly with tenant turnover, and population density increase.

**Motion was made by Jessica Klocek, seconded by Richard Hassick to recommend granting waiver to SALDO 22-502.1A (submission and review of plan). Planning Commission voted 7-0 in favor.**

**Motion was made by Jessica Klocek, seconded by Richard Hassick to recommend granting waiver to SALDO 22-503.4.C (man-made features). Planning Commission voted 7-0 in favor.**

**Motion was made by Jessica Klocek, seconded by Richard Hassick to recommend granting waiver to SALDO 22-503.4.D (7)( open space areas) & (8) ( recreation facilities). Planning Commission voted 7-0 in favor.**

**Motion was made by Jessica Klocek, seconded by Richard Hassick to recommend granting waiver to SALDO 22-1004.4.B (2) (cartway widths) with the understanding that storm pipe will be replaced subject to conditions in the Township Engineers letter. Planning Commission voted 7-0 in favor.**

**Motion was made by Jessica Klocek, seconded by Richard Hassick to recommend granting waiver to SALDO 22-1012.1 (curbs and sidewalks) with exception to proposed sidewalk along east side of Van Vetchen. Planning Commission voted 7-0 in favor**

**Motion was made by Jessica Klocek, seconded by Jimmy Brown to recommend granting waiver to SALDO 22-1004.10.B (2) (street crowning). Planning Commission voted 7-0 in favor.**

**Motion was made by Jessica Klocek, seconded by Jimmy Brown to table the project. Planning Commission voted 7-0 in favor**

#### **ACT 537 SPECIAL STUDY – CITY OF BETHLEHEM WASTEWATER TREATMENT PLANT**

The Township Engineer explained that South Whitehall Township disbanded their authority and that is no longer exists. There would be no changes to Salisbury Township sewer. Also, South Whitehall Township must notify all other municipalities and those municipalities must approve the plan submitted.

**Motion was made by Jessica Klocek, seconded by Richard Schreiter to recommend approval to the Board of Commissioners of the Act 537 updates. Planning Commission voted 7-0 in favor.**

#### **ADJOURNMENT**

**Motion was made by Jimmy Brown to adjourn the meeting, seconded by Jessica Klocek. Planning Commission voted 7-0 in favor.**

**Charles Beck, Chairman adjourned the meeting at 9:07pm.**