

**TOWNSHIP OF SALISBURY  
LEHIGH COUNTY, PENNSYLVANIA**

**PLANNING COMMISSION MEETING MINUTES  
SEPTEMBER 25, 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 on September 25, 2024.

**CALL TO ORDER**

Mr. Schreiter, Chair, called the meeting to order at 7:02pm.

**ROLL CALL**

**Richard Schreiter, Chair**

**Jessica Klocek, Vice-Chair (Excused)**

**Frank Frankenfield, Secretary**

**John Barbaz**

**Jimmy Brown**

**Richard Hassick**

**Holly Weiss (Excused)**

**Jason Ulrich, Township Solicitor**

**Stan Wojciechowski, Engineer**

**Kerry Rabold, Planning & Zoning Officer**

**APPROVAL OF THE MINUTES**

Motion was made by Mr. Schreiter, seconded by Mr. Brown, to accept the meeting minutes from August 28<sup>th</sup> 2024, subject to proper formatting. PC voted 5-0 to approve.

**PROJECT NO. PZ-24-0004**

Review of the major subdivision project (No. PZ-24-0004) at 621 East Lynnwood Street submitted by Thomas P. Williams, Jr. which proposes to subdivide 1 lot into 6 lots for the development of four twin dwellings and two single-family detached dwellings. The overall parcel is 40,800 square feet; the new twin lots will each be

5,400 square feet, one single-family detached lot will be 8,400 square feet, and the other single-family detached lot will be 10,800 square feet. The property is within the R4, Medium Density Residential zoning district and was last utilized as a greenhouse.

The applicant, Thomas P Williams, Jr. was present at the meeting along with his engineer, Jeff Beaven of Bohler Engineering, and his attorney, Ron Corkery, Esq.

**Motion was made by Mr. Hassick, seconded by Mr. Frankenfield, to recommend conditional approval subject to the comments from the Township engineer's letter and the Township's zoning officer letter, each dated August 22, 2024, and that the applicant completes the required clean-up/remediation with a note added to site plans pertaining to such. PC voted 5-0 to approve.**

#### **PROJECT NO. 58250001**

Review of land development project (No. 58250001) at 1030 East Emmaus Avenue, 1108 East Emmaus Avenue, and 1210 East Emmaus Avenue submitted by Vistas at South Mountain Holdings, LLC which proposes to consolidate three lots into two and develop 88 townhomes on Lot #1 and a single-family detached dwelling on Lot #2 along with all required infrastructure and site improvements. The overall lot size is 48.5197 acres; Lot #1 will contain 47.1873 acres of land with frontage along East Emmaus Avenue, Lot #2 will contain 1.2506 acres of land with frontage along Honeysuckle Road, and 0.0819 acre will be dedicated as right-of-way along Honeysuckle Road. The property is within the R3, Medium Low Density Residential and the CR, Conservation-Residential zoning districts and is currently vacant land. All dwelling units will be within the R3 zoning district boundaries.

The applicant was represented by Phillip Malitsch of Tuskes Homes and the project engineer, Justin Massie of Terraform Engineering, LLC. The following interested parties spoke at the meeting:

- Richard Cusick of 535 East Emmaus Avenue
- Mike Bohner of 2325 Honeysuckle Road
- Chris Hill of 1039 East Emmaus Avenue (tenant, not property owner)
- Bruce Miller of 2290 Honeysuckle Road
- Patricia Yemm of 1502 East Emmaus Avenue

- Laura McKelvey of 1780 33<sup>rd</sup> Street SW (representing the Salisbury School District)
- Norma Cusick of 535 East Emmaus Avenue
- Jane Popovich of 1332 Fretz Avenue

**Motion was made by Mr. Hassick, seconded by Mr. Frankenfield to table project. PC voted 5-0 to table.**

### **ADJOURNMENT**

**Motion was made by Mr. Brown, seconded by Mr. Frankenfield, to adjourn the meeting. PC voted 5-0 in favor.**

Richard Schreiter, Chair, adjourned the meeting at 8:38pm.