

**TOWNSHIP OF SALISBURY
LEHIGH COUNTY, PENNSYLVANIA**

**PLANNING COMMISSION
MEETING MINUTES**

7:00 PM

December 4, 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, Chairman of the board called the meeting to order at 7:02pm.

ROLL CALL

Richard Schreiter, Chairman

Jessica Klocek, Vice Chairman

Frank Frankenfield, Secretary

John Barbaz

Jimmy Brown

Richard Hassick

Holly Weiss

Layla Denissen of Barry Isett and Associates, Township Engineer

Jason Ulrich of Gross McGinley, Township Solicitor

Kerry Rabold, Township Planning & Zoning Officer

APPROVAL OF THE MINUTES

Richard Schreiter made a motion to accept the minutes from September 25th, 2024, as written. Seconded by Holly Weiss. PC voted 7-0 to approve.

STREET VACATION NO. 58250003

Review of the petition to vacate Nottingham Road between Yorkshire Road and the cul-de-sac eastward.

The applicants were represented by Joseph Rentko, of Black Forest Engineering, LLC.

After discussion concerning the previously approved minor subdivision and the maintenance of existing utility lines, the Planning Commission decided to make "No Comment" at this time.

MINOR SUBDIVISION NO. 58250004

Review of the minor subdivision project submitted by LTD Renovations, LLC which proposes to subdivide the property at 900 East Paoli Street into two parcels. Each lot will be 6,000 sq. ft. The property is currently vacant and located within the R4, Medium Density Residential zoning district.

The applicant was represented by Greg Noll and Chris Moyer of Valley Land Services, LLC. The applicant, Justino Arroyo, was also present.

The applicant requested the project be tabled pending a resubmission of the plan.

Motion was made by Jessica Klocek and seconded by Frank Frankenfield to table agenda item. PC voted 7-0 to approve.

MINOR SUBDIVISION NO. 58250005

Review of the minor subdivision project submitted by LTD Renovations, LLC which proposes to subdivide the property at 760 East Paoli Street into two parcels. Each lot will be 6,000 sq. ft. The property is currently improved as a single-family detached dwelling (to remain on Lot 1) and is located within the R4, Medium Density Residential zoning district.

The applicant was represented by Greg Noll and Chris Moyer of Valley Land Services, LLC. The applicant, Justino Arroyo, was also present.

Motion was made by Jessica Klocek and seconded by Holly Weiss to grant a deferral to 22.1004.E for cartway width, a deferral to 22.1004.1.F for cartway width, a deferral to 22.1004.4.B for cartway width, a deferral to 22.1012 for sidewalks, and a waiver to 22.1016 for shade trees. The waiver to 22.1016 is with

the condition that the total number of shade trees required be planted somewhere else on property. PC voted 7-0 to approve.

Motion was made by Jessica Klocek and seconded by Holly Wiess to conditionally approve Minor Subdivision. Conditions within this approval are:

1. Final plan revisions subject to comments and recommendations within the Planning and Zoning Officer's letter dated November 27, 2024; and
2. Final plan revisions subject to comments and recommendations within the Township Engineer's letter dated November 27, 2024; and
3. Comments regarding the deferrals and waivers shall be noted on the plans; and
4. It shall be noted on the recorded plans that the front porch on the existing house shall not be enclosed. A deed restriction shall also be placed on the property for the same reason.

PC voted 7-0 to approve.

ADJOURNMENT

Motion was made by Jessica Klocek to adjourn the meeting, seconded by Holly Weiss. PC voted 7-0 in favor.

Richard Schreiter, Chairman, adjourned the meeting at 7:52 pm.