

**TOWNSHIP OF SALISBURY  
LEHIGH COUNTY, PENNSYLVANIA**

**PLANNING COMMISSION  
MEETING MINUTES**

**7:00 PM  
JUNE 26, 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. Frankenfield, Secretary of the board called the meeting to order at 7:05pm.

**ROLL CALL**

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

**APPROVAL OF THE MINUTES**

**Frank Frankenfield made a motion on the date correction of the minutes to April 24<sup>th</sup> 2024 from February 28<sup>th</sup>. Second by Jimmy Brown. PC voted 5-0 to approve**

**MINOR SUBDIVISION NO. PZ-24-0005**

Review of the minor subdivision project submitted by Robert J. and Kristen N. Bennett which proposes to subdivide the properties at 2000 Nottingham Road and 2159 Overhill Road into three parcels. 2000 Nottingham Road will be 116,667 sq. ft. and continue as a single-family, detached dwelling, 2159 Overhill Road will be a vacant residential lot of 58,774 sq. ft., and the new lot between them will be a vacant residential lot of 46,287 sq.

ft. with frontage along Nottingham Road. Each property is located within the R1, Rural Residential zoning district.

**PC voted on two waivers: SALDO §22-1004.1E and SALDO §22-1012. Motion was made by Jimmy Brown to grant, second Holly Weiss. Motion passed 5-0**

**PC voted on conditional approval with township engineer's comments. Motion was made to approve by Jim Brown, second by Holly Weiss. PC voted 5-0 to approve.**

#### **MINOR SUBDIVISION NO. PZ-24-0003**

Review of the minor subdivision project submitted by CMB Properties LLC which proposes to subdivide the property at 1507 Lehigh Avenue into two parcels. Lot 1 will be 69,319 sq. ft. with frontage along East Susquehanna Street and Lot 2 will be 9,149 sq. ft. with frontage along Lehigh Avenue. The property is currently improved as a commercial storage facility which was granted special exception use on Application A20-0276, and is located within the C2, Neighborhood Commercial zoning district along East Susquehanna Street and the R4, Medium Density Residential zoning district along Lehigh Avenue. Lot 1 will remain as a commercial storage facility with frontage along East Susquehanna Street and Lot 2 will be a vacant residential lot with frontage along Lehigh Avenue.

**Motion was made to grant waiver request SALSO §22-703.5 with township engineer's comments on sanitary sewer. Motion was made by Jimmy Brown and second by Holly Weiss. PC voted 5-0 to approve.**

**Motion was made to grant conditional approval of project with Barry Issett's letter dated 6-19-24, township zoning comments and planning module. Motion was made by Jim Brown and second by Holly Weiss. PC voted 5-0 to approve.**

#### **MAJOR SUBDIVISION NO. PZ-24-0004**

Review of the major subdivision project submitted by Thomas P. Williams, Jr. which proposes to subdivide 1 lot into 7 lots for the development of six twin dwellings and one single-family detached dwelling. The overall parcel is 40,800 square feet; the new twin lots will each be 5,400 square feet and the new single-family detached lot will be 8,400 square feet. The property is located at 621 East Lynnwood Street within the R4, Medium Density Residential zoning district and was last utilized as a greenhouse.

**This item was tabled from the agenda.**

**ADJOURNMENT**

**Motion was made by Holly Weiss to adjourn the meeting, seconded by Jimmy Brown  
Planning Commission voted 5-0 in favor.**

**Frank Frankenfield, Secretary adjourned the meeting at 7:37pm.**