

**TOWNSHIP OF SALISBURY
LEHIGH COUNTY, PENNSYLVANIA**

**PLANNING COMMISSION MEETING MINUTES
AUGUST 28, 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

Richard Schreiter, Chairman of the Board, 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
Stan Wojciechowski, Township Engineer
Kerry Rabold, Planning & Zoning Officer

APPROVAL OF THE MINUTES

Motion was made by Jessica Klocek, seconded by Richard Hassick, to accept the minutes from July 24, 2024 as written. PC voted 7-0 to approve.

PROJECT # PZ-24-0007

Review of the lot consolidation project (No. PZ-24-0007) submitted by William Young which proposes to consolidate the properties at 3214 Capital Street and 3206 Capital Street into one parcel. The property at 3214 Capital Street is improved with a single-family detached dwelling and the property at 3206 Capital Street is vacant land. The combined property will contain 14,400 square feet of land and the property will remain as a single-family detached dwelling. No development is proposed at this time. Each property is located within the R4, Medium Density Residential zoning district.

Motion was made by Jimmy Brown, seconded by Holly Weiss, to grant deferrals per letter dated August 23, 2024 for SALDO 22-1004.4.B, SALDO 22-1012, and SALDO 22-1016. PC voted 7-0 to approve.

Motion was made by Jessica Klocek, seconded by Richard Hassick, to conditionally approve the proposed lot consolidation subject to comments from the Township Engineer's letter dated August 21, 2024 and the Township Planning and Zoning Officer's letter dated July 31, 2024. PC voted 7-0 to approve.

PROJECT # PZ-24-0004

Review of the major subdivision project (PZ-24-0004) 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 dwelling. 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 located at 621 East Lynnwood Street within the R4, Medium Density Residential zoning district and was last utilized as a greenhouse.

Motion was made Jessica Klocek, seconded by Holly Weiss, to grant waivers based on letter dated May 31, 2024 for SALDO 22-302.1.C, SALDO 22-502.1, SALDO 22-602.1, SALDO 22-503.4.C, SALDO 22-1010.I, and SALDO 22-1011.7 with the condition that the applicant agrees to items 2 and 3 in the Township Engineer's letter dated August 22, 2024. PC voted 7-0 to approve.

Motion was made by Jessica Klocek, seconded by Holly Weiss, to table this project pending an environmental report on property. PC voted 7-0 to approve.

ADJOURNMENT

Motion was made by Jessica Klocek, seconded by Holy Weiss, to adjourn the meeting. PC voted 7-0 to approve.

Richard Schreiter adjourned the meeting at 7:36pm.