



**TOWNSHIP OF SALISBURY
LEHIGH COUNTY, PENNSYLVANIA**

**PLANNING COMMISSION
MEETING MINUTES
7:00 PM
April 23, 2025**

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 7:00 pm.

ROLL CALL

Richard Schreiter, Chairman
Jessica Klocek, Vice Chairman - EXCUSED
Frank Frankenfield, Secretary
John Barbaz
Jimmy Brown - EXCUSED
Richard Hassick
Holly Weiss
Stan Wojciechowski of Barry Isett and Associates, Township Engineer
Jack Gross of Gross McGinley, Township Solicitor
Kerry Rabold, Township Planning & Zoning Officer

APPROVAL OF THE MINUTES

Motion was made by Holly Weiss and seconded by Richard Hassick to accept the minutes from February 26, 2025, as written. PC voted 5-0 to approve.

REVIEW OF TIME EXTENSION – MINOR SUBDIVISION NO. 58250005

Review of the request by LTD Renovations, LLC to extend the plan recording requirement to December 31, 2025 for the conditionally approved minor subdivision project at 760 East Paoli Street.

PC voted 5-0 to grant the time extension.

REVIEW OF TIME EXTENSION – MINOR SUBDIVISION NO. 58250004

Review of the request by LTD Renovations, LLC to extend the plan recording requirement to December 31,2025 for the conditionally approved minor subdivision project at 900 East Paoli Street.

PC voted 5-0 to grant the time extension.

KLING STUBBINS SANITARY SEWER SYSTEM (KISS), REGIONAL ACT 537 PLAN

Charley Myers of Barry and Isett and Associates presented proposed changes to the Kline’s Island Sanitary Sewer System (KISS) Regional Act 537 Plan.

PC voted 5-0 to say “We believe it is approvable”.

LAND DEVELOPMENT NO. 58250001

Review of the land development project 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 46.7965 acres of land with frontage along East Emmaus Avenue, Lot #2 will contain 1.1903 acres of land with frontage along Honeysuckle Road, 0.1421 acre will be dedicated as right-of-way along Honeysuckle Road, and 0.3909 acre will be dedicated as right-of-way along East Emmaus Avenue. 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.

Justin Massie of Terraform Engineering, Rob Hoffman of Traffic Planning & Design, and Phil Malitsch of Tuskes Homes represented the property owner/applicant.

Discussion centered around traffic issues along East Emmaus Avenue, the installation of sidewalks and crosswalks, children commuting to Salisbury Township Elementary School, and trees and shrubs along East Emmaus Avenue.

Previously recommended deferrals, by vote on January 22, 2025, include: §22-1012; §22-1004.1.F; §22-1004.4.A; §22-1004.11.D, with the exception as shown on the plans. Previously recommended waivers, by vote on January 22, 2025, include: §22-1016.1 but required number of trees must

be planted elsewhere on the property; all waivers requested on letter dated March 28, 2025 except §22-302.4.A and §22-503.4D(3) with comments based on engineer's review letter of January 17, 2025. PC also recommended that no loading or unloading spaces are required for this land development project.

Motion was made by Frank Frankenfield and seconded by Richard Hassick to grant waiver for §22-302.4.A for the submission of a combined Preliminary/Final plan. PC voted 5-0 to approve.

The following residents spoke at the meeting: Jane Popovich of 1332 Fretz Avenue; Barbara Litzenberger of 1550 Herbert Street; Norma Cusick of 535 East Emmaus Avenue; Bill Vitalos of 2040 Cypress Avenue; and Beatrice Torres of 831 East Emmaus Avenue. Concerns included increased children at elementary school, traffic along East Emmaus Avenue (including sight line issues), potential stormwater issues, and potential sewer issues.

Motion was made by Frank Frankenfield and seconded by John Barbaz to recommend the approval of the plans based on comments in the engineer's review letter dated April 15, 2025, and the zoning officer's review letter dated April 17, 2025. PC voted 3-2 to recommend approval with Frank Frankenfield, Richard Hassick and Richard Schreiter voting in favor and with John Barbaz and Holly Weiss voting against.

ADJOURNMENT

Motion was made by Holly Weiss to adjourn the meeting, seconded by John Barbaz. PC voted 5-0 in favor.

Richard Schreiter, Chairman, adjourned the meeting at 7:58 pm.