



Township of Salisbury

— LEHIGH COUNTY, PENNSYLVANIA —

2900 SOUTH PIKE AVENUE, ALLENTOWN, PA 18103
P: (610) 797-4000 * F: (610) 797-5516
WWW.SALISBURYTOWNSHIPPA.ORG

SALISBURY TOWNSHIP PLANNING COMMISSION MEETING AGENDA

Wednesday, April 23, 2025, Start Time: 7:00 PM
Salisbury Township Municipal Building
2900 South Pike Avenue, Allentown, PA 18103

1. Call to order
2. Roll call
3. Review and approval of Planning Commission Meeting Minutes of February 26, 2025
4. Review and acceptance of the time extension requested 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 (Project No. 58250005).
5. Review and acceptance of the time extension requested 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 (Project No. 58250004)
6. Review of the revisions to the Kline's Island Sanitary Sewer System (KISS), Regional Act 537 Plan.
7. **Minor Subdivision No. 58250011** – Review of minor subdivision project at **1763 Broadway** submitted by Green Hammer Properties, LLC which proposes to subdivide the property into three lots and develop a single-family, detached dwelling on Lot #1 and semi-detached (twin) units on Lot #s 2 and 3 along with all required infrastructure and site improvements. The overall lot size is 18,750 square feet; Lot #1 will contain 8,750 square feet and Lot #s 2 and 3 will each contain 5,000 square feet. All will have frontage along Broadway. The property is within the R4, Medium Density Residential zoning district and is currently vacant land.
8. **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.

9. Adjournment.

***** The meeting may be recorded for record keeping purposes. *****