

**TOWNSHIP OF SALISBURY  
LEHIGH COUNTY, PENNSYLVANIA**

**PLANNING COMMISSION  
MEETING MINUTES**

**7:00 PM**

**January 22, 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 7:00pm.

**ROLL CALL**

Richard Schreiter, Chairman

Jessica Klocek, Vice Chairman

Frank Frankenfield, Secretary

John Barbaz

Jimmy Brown -Excused

Richard Hassick

Holly Weiss

Stan Wojciechowski of Barry Isett and Associates, Township Engineer

Jason Ulrich of Gross McGinley, Township Solicitor

Kerry Rabold, Township Planning & Zoning Officer

**APPROVAL OF THE MINUTES**

Holly Weiss made a motion to accept the minutes from December 4<sup>th</sup>, 2025, as written. Seconded by Jessica Klocek. PC voted 6-0 to approve.

**BOARD OFFICER ELECTIONS**

**Frank Frankenfield** - Secretary of the Planning Commission.

Motion made by Jessica Klocek, seconded by Holly Weiss. PC voted 6-0

**Jessica Klocek** - Vice Chairperson of the Planning Commission.

Motion made by Frank Frankenfield, seconded by Holly Weiss. PC voted 6-0

**Richard Schreiter** - Chairman of the Planning Commission.

Motion made by John Barbaz, seconded by Holly Weiss. PC voted 6-0

### **2025 MEETING SCHEDULE & MEETING PROCEDURES**

Planning Commission discussed the 2025 schedule and proposed changes for advertising/notification. Richard Hassick made a motion to accept the meeting schedule and notification changes. Seconded by Jessica Klocek. PC voted 6-0 to approve. On recommendation from the Township solicitor, the Board agreed to send the notification changes to the Township commissioners for review.

### **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. Lot #1 will be 5,700 sq. ft and Lot #2 will be 5,695 sq. ft. The property is currently vacant and located within the R4, Medium Density Residential zoning district. The lots are to be used for twin development (half on each lot).

Motion was made by Jessica Klocek, second by Holly Weiss to recommend deferrals 1004.4.B and 1012. PC voted 6-0

Motion was made by Frank Frankenfield, second by Jessica Klocek to approve the plan based on letters from Zoning Officer and Township engineer. Also, right of way dedication and all state and local regulations. PC voted 6-0

### **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 1.903 acres of land with frontage along Honeysuckle Road, and 0.0819 acre will be dedicated as right-of-way along Honeysuckle Road. 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.

Motion was made by Jessica Klocek, second by John Barbaz to recommend deferrals for 22-1012, 22-1004.1.F, 22-1004.4.A, and 22-1004.11.D with exceptions as shown on the plans. PC voted 6-0

Motion was made by Jessica Klocek, second by Richard Hassick to recommend waiver 22-1016.1 for street trees at required location but will require those trees to be planted elsewhere on the property. Board requested the relocation be shown on plans. PC voted 6-0

Motion was made by Jessica Klocek, second by Richard Hassick to recommend waivers 22-302.4.A, and 22-503.4.D(3) with comments based on letter from Township engineer. PC voted 6-0

Motion was made by Jessica Klocek, second by Richard Hassick to deny waiver 22-302.4.A to combine both preliminary and final approval. PC voted 6-0

Motion was made by Jessica Klocek, second by Frank Frankenfield to reconsider the previously denied waiver request for a combined preliminary/final submission and leave it open for review at a later time. PC voted 6-0.

Motion was made by Jessica Klocek, second by Richard Hassick to recommend and/or state that loading or unloading areas are not required on the project. PC voted 6-0

Motion was made by Jessica Klocek, second by Holly Weiss to table project. PC voted 6-0

### **ADJOURNMENT**

Motion was made by Richard Hassick to adjourn the meeting, seconded by Holly Weiss. PC voted 6-0 in favor.

Richard Schreiter, Chairman, adjourned the meeting at 8:42 pm.