

**TOWNSHIP OF SALISBURY
LEHIGH COUNTY, PENNSYLVANIA
MINUTES FROM THE BOARD OF COMMISSIONERS
August 27, 2026
REGULAR MEETING – 7:00 PM**

The Public Meeting of the Salisbury Township Board of Commissioners was held on the above date in the Township Municipal Building located at 2900 South Pike Avenue, Allentown, Lehigh County, Pennsylvania.

PLEDGE OF ALLEGIANCE

Commissioner Lipkin asked everyone to rise and recite the Pledge of Allegiance.

CALL TO ORDER

Commissioner Lipkin called the meeting to order at 7:02 p.m.

Commissioner Lipkin turned the proceedings over to Ms. Cathy Gorman, Township Manager.

ROLL CALL

Board Members Present:

Debra Brinton, President – EXCUSED
Heather Lipkin, Vice-President
Alok Patnaik, President Pro-Tempore
Alex Karol
Allison Leayman

Staff Present:

Cathy Gorman, Township Manager
Paul Ziegenfus, Finance Director
James Levernier, Director of Public Works
Donald Sabo, Chief of Police
Kerry Rabold, Director of Community Development
Jack Gross, Esquire, representative of Gross McGinley, LLP, Township Solicitor
Alan Fornwalt, representative of Keystone Consulting Engineers, Township Engineer

NOTIFICATION

Ms. Gorman informed the attendees that all sessions of the Salisbury Township Board of Commissioners regular meetings are recorded electronically for the purpose of taking the Minutes. All public comments on agenda items will be taken prior to the vote. All public comment related to non-agenda items will be taken after the agenda has been satisfied. Ms. Gorman reminded everyone of the three-minute rule and asked that anyone who wishes to speak, come to the podium,

announce oneself, and sign-in with name and address so our administrative staff can follow-up with any questions or concerns.

Commissioner Lipkin announced that an Executive Session regarding personnel matters was held prior to the meeting.

APPROVAL OF THE BILLS PAYABLE

Motion by Commissioner Patnaik, seconded by Commissioner Karol, to approve the List of Bills Payable for the period 7/18/26-8/6/26, broken down as follows:

\$238,067.37 = GENERAL
\$3,765.45 = FIRE
\$0 = LIBRARY
\$34,254.26 = WATER
\$49,796.39 = SEWER
\$1,941.02 = REFUSE & RECYCLING
\$14,533.26 = HIGHWAY AID
\$4,566.91 = CAPITAL GENERAL
\$25.00 = PAYROLL
\$346,949.66 = GRAND TOTAL ALL FUNDS

The Board voted: 4 Ayes; 0 Nays.

MINUTES

August 13, 2026

Commissioner Lipkin declared the Minutes from August 13, 2026 accepted as presented.

PRESENTATIONS/HEARINGS

Presentation of an Exceptional Duty Award to Officer Richard Nothstein for his Efforts in Developing the Salisbury Township Police Youth Camp.

Chief Sabo presented Officer Richard Nothstein with an Exception Duty Award in recognition of his efforts in creating the Police Department's first-ever Police Youth Camp. He noted that Officer Nothstein is in 17th year as the High School's School Resource Officer and commended his continued commitment to the youth of the Township.

OLD BUSINESS

None.

NEW BUSINESS

ORDINANCES

Ordinance No. 08-2026-686, Providing for Changes in the Salisbury Township Zoning Ordinance Regarding Certain Uses Including Data Centers, Industrial, Bed and Breakfast, Boarding Houses, Motels and Hotels and Regulation Changes with Respect to Daycares, Fences and Walls, Fast Food Restaurants, Driveways and Cluster Housing.

Motion by Commissioner Karol, seconded by Commissioner Leayman, to amend Ordinance No. 08-2026-686, removing the sentence that states, “House Bill 1834 of the 2025-2026 Pennsylvania State Legislative Session established regulator duties for commercial data centers”.

The Board Voted: 4 Ayes; 0 Nays

Commissioner Karol noted that he received comments on the Ordinance and thanked the residents who took the time to contact him.

Mr. Craig Buccin of 1826 E. Susquehanna Street inquired as to what changes had been made to the Ordinance. Attorney Gross noted that the Ordinance was advertised in its entirety. Ms. Rabold added that the Ordinance was available on the Township’s website and the advertisement indicated copies were also available at the Municipal Building.

Mr. Dennis Engle of 969 Bridle Path Road stated that he had previously submitted comments and expressed his beliefs that data centers provide benefits to communities at large. The Board thanked him for his comments. Commissioner Lipkin stated that it was important for the Township to have regulations in place before a data center is proposed and noted that regulations could be revised in the future as necessary.

Commissioner Patnaik reported that he contacted the Lehigh Valley Planning Commission to inquire whether it would provide general guidance to municipalities regarding data center regulations. He stated that the Commission advised that it is up to each individual municipality to establish its own regulations.

Motion by Commissioner Karol, seconded by Commissioner Patnaik, to adopt Ordinance No. 08-2026-686, as amended.

The Board Voted: 4 Ayes; 0 Nays

RESOLUTIONS

Resolution No. 08-2026-1933, Authorizing and Approving the Submission of an Application to the Pennsylvania Municipal Assistance Program.

Ms. Gorman stated that the resolution supports a grant application to the Pennsylvania Department of Community and Economic Development for revisions to the Township’s SALDO and Zoning Ordinances following the adoption of the Comprehensive Plan. She noted that the Township had

previously applied for the grant but was not awarded funding. With another funding round opening, it was recommended that the Township reapply.

Motion by Commissioner Patnaik, seconded by Commissioner Leayman, to adopt Resolution No. 08-2026-1933, authorizing and approving the submission of an application to the Pennsylvania Municipal Assistance Program.

The Board Voted: 4 Ayes; 0 Nays

Resolution No. 08-2026-1934, Authorizing and Approving a Grant Application Submission to DCED Statewide Local Share Grant in the Amount of \$315,940.00 for the Purchase of a Public Works Dump Truck.

Ms. Gorman stated that staff anticipates requesting a new dump truck for the Public Works Department as a capital expense in 2028. In an effort to be proactive, the Township is applying for grant funding now and expects to receive a determination prior to the budget process.

Commissioner Karol inquired whether the grant requires a match. Ms. Gorman replied that it does not and would cover the full cost of the equipment.

Motion by Commissioner Karol, seconded by Commissioner Leayman, to adopt Resolution No. 08-2026-1934, authorizing and approving a grant application submission to DCED Statewide Local Share Grant in the amount of \$315,940.00 for the purchase of a Public Works dump truck.

The Board Voted: 4 Ayes; 0 Nays

MOTIONS

Motion to Reschedule the October 8, 2026 Board of Commissioners Meeting to October 6, 2026.

Commissioner Lipkin explained that three Commissioners will be out of town on October 8 to attend the PSATC Conference. She noted that, due to the ongoing budget process, it would be preferable to reschedule the meeting to October 6 rather than cancel it.

Motion by Commissioner Patnaik, seconded by Commissioner Karol, to reschedule the October 8, 2026 Board of Commissioners Meeting to October 6, 2026.

The Board Voted: 4 Ayes; 0 Nays

Motion to Impose Disciplinary Action in Accordance with Section 14.1 of the Salisbury Civil Service Rules and Regulations, the Collective Bargaining Agreement, and Departmental Procedures.

Motion by Commissioner Karol, seconded by Commissioner Leayman, to impose a one-day suspension in accordance with Section 14.1 of the Salisbury Civil Service Rules and Regulations, the Collective Bargaining Agreement, departmental procedures and as described in the forthcoming disciplinary letter.

The Board Voted: 4 Ayes; 0 Nays

COURTESY OF THE FLOOR

Mr. Joe Tomanik of 3220 Douglas Road expressed concerns regarding the newly installed stop signs on West Rock Road at the I-78 interchange. He stated that motorists frequently fail to stop at the stop sign on the ramp and suggested adding a white stop line to increase motorists' awareness of the sign.

Mr. Levernier stated that PennDOT informed the Township that the stop signs on West Rock Road were being installed due to sight-distance concerns associated with the sound barrier wall. He noted that PennDOT advised the Township of the installation and that there had been no prior discussion regarding the change. He further noted that the intersection is located in Upper Saucon Township.

Chief Sabo stated that the Police Department would monitor the area and that he would follow up with PennDOT regarding the possibility of adding a white stop line on the ramp.

Mr. Tomanik also reported that an unknown oil-like substance had been dumped along West Rock Road toward Douglas Road. Chief Sabo stated that the Lehigh County Hazardous Materials Team and Fire Department responded to the area and tested the substance.

Ms. Mary Elizabeth O'Connor and Dr. Marsha Anderson of 745 S. Glenwood Street thanked the Police Department for its enforcement efforts in their neighborhood. Ms. O'Connor expressed concerns regarding a noisy truck, vehicles parked on the grass, and tow trucks coming and going from the area. Ms. Rabold stated that Code Enforcement and Zoning staff had inspected the area several times but had not observed any violations. Dr. Anderson also expressed concerns regarding speeding on S. Glenwood Street.

A discussion ensued regarding the Township's Noise Ordinance.

Mr. Fornwalt reported that bids for the Linda Lane and Gail Avenue waterline replacement project are due the following Tuesday and that the bid award would likely be presented to the Board at its next meeting.

Commissioner Patnaik noted that several Commissioners would be attending a conference in Harrisburg on Saturday, August 29.

Commissioner Karol commented on the amendments to the Zoning Ordinance approved earlier in the meeting. He stated that he believed it was important for the Township to have regulations in place regarding data centers, noting that variances could still be granted and the regulations could

be amended in the future if necessary. He added that having an established framework provides the Township with a structure from which to work.

Commissioner Lipkin thanked the Department of Public Works for its efforts in paving Weil Street.

Ms. Gorman announced that the Large Flowerheads will perform at Franko Park on Saturday, September 12, from 1:00 p.m. to 4:00 p.m.

Ms. Gorman announced that the Township will host a Trunk-or-Treat event at Salisbury Middle School on Saturday, October 31, from 2:00 p.m. to 4:00 p.m.

Ms. Gorman noted that she forwarded a letter to the Board from the Salisbury City Council in Salisbury, United Kingdom, requesting a video from its “daughter city” in recognition of Salisbury’s 800th anniversary.

Mr. Levernier reported that the 2026 paving season had concluded and that Public Works crews would be completing patchwork over the next several weeks before preparing for leaf collection season.

Chief Sabo reminded the Board that the Township’s regular Trick-or-Treat Night will take place on Friday, October 30, from 6:00 p.m. to 8:00 p.m.

Chief Sabo announced that the Jefferson Golf Tournament at Lehigh Valley Country Club will take place from Tuesday, September 29, through Sunday, October 4. He stated that the Police Department will provide services during the event and that Country Club Road will be closed during daytime hours. Residents will continue to have access to their homes.

Chief Sabo announced that the Western Salisbury Volunteer Fire Company will host a Community Open House at its station on Saturday, September 26, from 11:00 a.m. to 2:00 p.m.

Chief Sabo stated that Senator Nick Miller invited him to participate in a discussion regarding proposed legislation addressing e-bikes and their operation on roadways. He noted that representatives from multiple law enforcement agencies and PennDOT would also be in attendance.

ADJOURNMENT

Commissioner Patnaik made a motion to adjourn the meeting. Commissioner Karol seconded the motion. The time was 7:40 p.m.

Respectfully submitted,

Cathy Gorman

Township Secretary

These constitute the official Minutes of the Regular Meeting of the Board of Commissioners held on August 27, 2026.

Approved and certified on this date:

Cathy Gorman

Date: _____

SEAL