Salisbury Township

2026 Comprehensive Plan

Planning for a Safe, Healthy, and Connected Future






From 2025 to 2026, Salisbury Township facilitated a process to update its 2012 comprehensive plan to guide future growth and development in ways that ensure the community remains vibrant, sustainable, and adaptable to the needs of residents and businesses.

The new 2026 comprehensive plan was shaped by the voices of Salisbury Township. Through public engagement, we heard about what matters most to community members. Their ideas and feedback helped shape the goals and strategies found throughout the new comprehensive plan.

The following pages provide an overview of how the plan came together and outline Salisbury Township's top priorities for building a vibrant, connected, and sustainable future.

What the Plan Accomplishes

- Establishes a long-range guide for land use, capital investments, policies, and Township coordination
- Defines Salisbury's vision for the future and identifies goals, strategies, and actions to help achieve it
- Serves as an important decision-making tool for township leaders, staff, boards, and commissions
- Strengthens the Township's competitiveness for grants and other funding opportunities by clearly documenting community needs, priorities, and support for future projects

THE 10-YEAR VISION

Salisbury Township is a safe, livable, healthy, and welcoming community defined by its high quality of life and strong sense of connection. Its small-town character and unified school district foster close relationships and civic pride, while its strategic location near major metropolitan areas, regional medical centers, and interstate access provides opportunity and convenience. With well-maintained neighborhoods, vibrant parks and open spaces, and thoughtfully directed growth, Salisbury continues to thrive as a community that is both forward-thinking and rooted in stability.

Why This Update Matters

The region is changing.

Continued growth across Lehigh Valley creates new development, transportation, and infrastructure pressures as well as opportunities.

Limited room to grow.

A largely built-out community with a stable population needs to make careful use of limited development opportunities.

Reinvestment is needed.

Aging housing, roads, utilities, and parks require ongoing maintenance and investment.

One township, two areas.

Residents want stronger connections and access to community amenities across east and west Salisbury.

Shaped by Community Input

384 community survey responses

Captured residents' and other stakeholders' opinions, preferences, and concerns regarding community life

8 stakeholder interviews

Engaged representatives from the school district, Board of Commissioners, Salisbury Youth Association, and a local developer

4 steering committee meetings

Convened a group of appointed officials and current and former township staff to provide guidance throughout the planning process

COMMUNITY CONCERNS AND PRIORITIES

- Taxes and fiscal sustainability
- Blighted or poorly maintained properties
- School capacity and development impacts
- Local collaboration and coordination
- Economic vitality and commercial development
- Strategic residential development
- Road conditions and safety
- Park upkeep and equitable access
- East-west community cohesion

How Community Feedback Shaped the Plan

The plan responds with four focus areas: targeted growth, neighborhood reinvestment, stronger community connections, and continued investment in parks and open space.

Focus Areas

Together, an analysis of existing conditions, community input, and Pennsylvania Municipalities Planning Code requirements informed focus areas that organize the plan's recommendations. Each focus area includes a goal and targeted strategies to guide decision-making and implementation. Priority action items in each focus area have been identified below. The new plan contains additional recommendations in the Strategies for Action chapter.

Focus Area #1: Growing Strategically for Financial Benefit

Reduce long-term pressure on tax increases by encouraging strategic, higher-density development and redevelopment in appropriate commercial corridors and on underutilized sites, balancing the financial sustainability of Salisbury Township with protection of existing community character.

Impact Action Items:

- Allow for mixed-use development along commercial corridors
- Target residential densification along Lehigh St.
- Coordinate a joint corridor study along Lehigh St.
- Allow modest density increases to support senior housing near medical facilities

Focus Area #2: Preventing Property Disinvestment

Prevent property disinvestment by addressing blight and deterioration, supporting well-maintained housing, and protecting the quality and stability of neighborhoods throughout the township.

Impact Action Items:

- Enhance code enforcement data collection
- Registration of rental properties
- Registration of vacant properties
- Registration of foreclosed properties
- Explore conservatorship

Focus Area #3: Building a Connected Community

Build a common community identity by strengthening ties between the east and west areas of Salisbury Township, encouraging community interaction, and ensuring residents across both areas have easy access to township resources and services.

Impact Action Items:

- Evaluate feasibility of Recreation Amenities Across from Municipal Facilities
- Create digital newsletter, increase social media presence, and township website enhancements
- Host community events

Focus Area #4: Sustaining & Enhancing Parks & Open Space

Sustain and improve Salisbury Township's parks and open spaces through continued investment, regular maintenance, and partnerships that expand accessible recreation opportunities for residents of all ages and abilities.

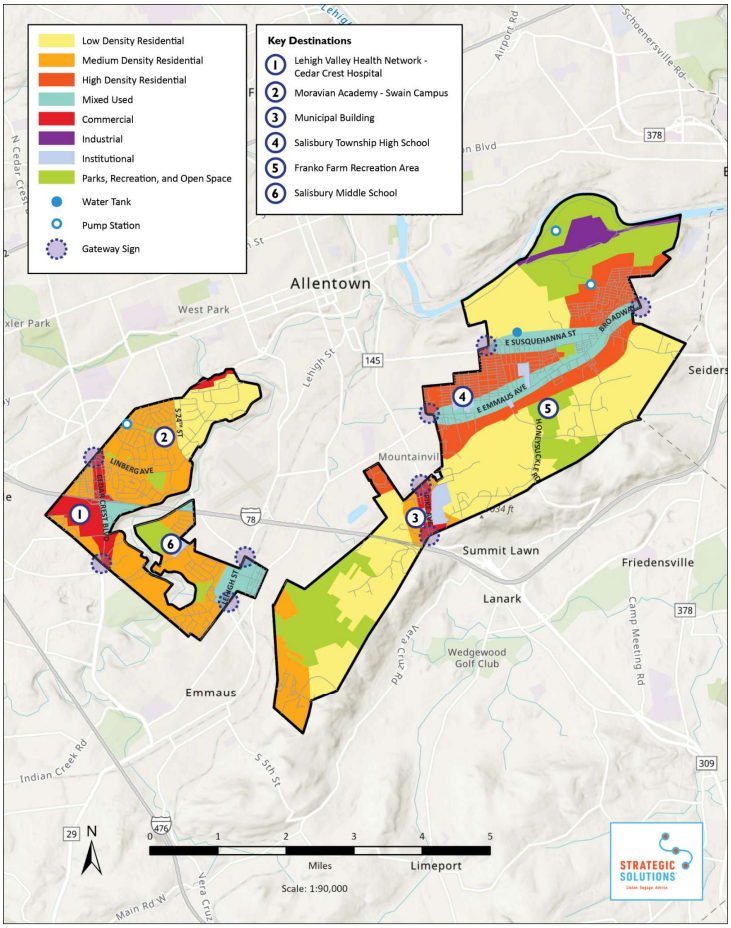
Impact Action Items:

- Prioritize additional parks and trail master planning
- Explore and potentially expand partnerships to enhance stewardship of parks and natural areas

Future Land Use Map

This map illustrates how Salisbury Township envisions land being used over the planning horizon of this comprehensive plan. It serves as a policy guide that helps direct future land use decisions and supports the township's broader goals for growth, reinvestment, and preservation. It is not the zoning map. It is more generalized and focuses on long-term patterns of development rather than individual properties. Its designations will help guide future zoning amendments, infrastructure investments, and development decisions.

The Future Land Use Map is the bridge between the plan's vision and future zoning, infrastructure, and development decisions.



FUTURE LAND USE CATEGORIES

Commercial: Regional-serving retail, services, offices, medical uses, and other commercial development along major roadways

Industrial: Manufacturing, warehousing, distribution, research and development, and other employment-related uses supported by transportation and infrastructure

Mixed-Use: A combination of commercial and residential uses along key corridors, supporting reinvestment and selective walkability

High-Density Residential: A mix of housing types at approximately 2–10 dwelling units per acre in areas served by public utilities

Medium-Density Residential: Primarily detached homes with some duplexes and triplexes at approximately 1–6 dwelling units per acre

Low-Density Residential: Primarily single-family detached homes on larger lots, often served by on-lot water and septic

Institutional: Governmental, educational, public safety, and community-serving facilities that function as civic and community anchors

Parks, Recreation & Open Space: Parks, trails, greenways, recreation areas, and conserved lands that support recreation, environmental protection, and quality of life

Where Implementation Starts

Plan adoption is the starting point for implementation. To build early momentum, the plan identifies five priority actions for the Township to begin advancing soon after adoption, while the full Implementation Plan provides additional strategies to guide longer-term decision-making and investment.

First Five Strategies

To build early momentum, the following five strategies are recommended as priority actions to pursue soon after plan adoption.

1. Continue to enhance and leverage new communication channels, including a digital newsletter, updated township website, and social media channels
(See Implementation Plan Items C-3, C-4, and C-5 in the plan)

2. Continue enhancement of code enforcement data collection and, in tandem, implement strategies for proactive code enforcement.
(See Implementation Plan Items H-1 and H-5)

3. Undertake a comprehensive update of the township Zoning and Subdivision and Land Development Ordinances to achieve the goals of this plan.
(See Implementation Plan Item LU-1 in the plan)

4. Install Salisbury Township signage at key gateways into the community, helping to reinforce the township's identity for visitors and residents.
(See Implementation Plan Item UCF-6 in the plan)

5. Build on the momentum of the recent grant award to upgrade Laubach Park, and identify additional parks and trail master planning efforts that could lead to future enhancements to recreational amenities.
(See Implementation Plan Item UCF-5 in the plan)