

**SALEM TOWNSHIP PLANNING COMMISSION
MEETING AGENDA
MUNICIPAL BUILDING -244 CONGRUITY RD GREENSBURG
6:00 P.M.
April 1, 2026**

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

**John Wright PC member
Paul Holleran, PC Vice-chair
Connie Mattei, PC Chair
Ryan Thomas, Township Solicitor
Doug Regola, Township Engineer
Kelly Otto, Township and PC Secretary**

4. ADMINISRATIVE

- A. Motion made by _____ and seconded by _____ to approve the Minutes of the previous Planning Commission meeting of March 4, 2026 (Ross & Steel, Tresco LD, Penn Home & Farm-Hutter, Donald Jones, Demary, Tresco Lot Consolidation, Dunlap, Schlemmer LD)**

Vote on the motion: Wright _____ Holleran _____ Mattei _____

5. NEW BUSINESS

A. Robert & Alice Brinker Plan No. 4

1. Motion to review and accept/deny the Robert & Alice Brinker Plan No. 4 application as complete.

Motion made by _____ and seconded by _____ to accept/deny the application as complete.

2. Motion to discuss and make recommendations for the Robert & Alice Brinker Plan No. 4 to subdivide a portion of lot 2R remaining tract which is to be consolidated with Lot #1 in the plan of subdivision Robert J. and Alice M. Brinker plan as recorded in Instrument No. 200105250026271 tax map parcel # 57-08-00-0-004.

Motion made by _____ and seconded by _____ to recommend (approval/denial/table)

6. OLD BUSINESS

A. Penn Home & Farm Plan of Lots 2 – Hutter

This plan was reviewed at the March 4th Planning Commission meeting, and the PC recommended that a modification request be submitted to the Supervisors for approval and informal comments were made. On March 18, 2026, the supervisors granted approval of the modification request. The non-buildable waiver was submitted to DEP on March 10, 2026.

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1. Motion to discuss and make recommendations for the Penn Home & Farm Plan of Lots 2 plan to add lot 3 to tax parcel 57-12-08-0-013 and add lot 4 and lot 5 to tax parcel 57-12-00-0-021.

Motion made by _____ and seconded by _____ to recommend (approval/denial/table)

Vote on the motion: Wright _____ Holleran _____ Mattei _____

B. Donald Jones Subdivision

This plan was reviewed at the March 4th Planning Commission meeting, and the PC recommended that a modification request be submitted to the Supervisors for approval and informal comments were made. On March 18, 2026, the supervisors granted approval of the modification request.

1. Motion to discuss and make recommendations for the Donald Jones Subdivision Plan to subdivide lot B from Westmoreland County tax parcel ID 57-15-00-0-012.

Motion made by _____ and seconded by _____ to recommend (approval/denial/table)

Vote on the motion: Wright _____ Holleran _____ Mattei _____

2. Motion made by _____ and seconded by _____ to complete and sign the Non-Building Declaration Section D for Lot B of the Donald Jones Side-Lot addition plan.

Vote on the motion: Wright _____ Holleran _____ Mattei _____

C. Jeffrey L. Demary Lot Line Revision Plan

This plan was tabled at the February 4th PC agenda and requested an exemption request be sent to the Township for supervisor approval at their February 18th, 2026, meeting. The request was granted on February 18th. On March 4, 2026, the PC recommended adding 7 modifications to the plan in addition to the 11 conditions as listed on the March 12, 2026 PC memo. The non-buildable waiver was submitted to DEP on March 10, 2026.

1. Motion to discuss and make recommendations for the Jeffrey L. Demary Lot Line Revision Plan to eliminate the 35 foot right of way and create a new 40 foot private right of way in a more suitable location further south of tax map parcel# 57-16-13-0-003 and 57-16-13—0-020.

Motion made by _____ and seconded by _____ to recommend (approval/denial/table)

Vote on the motion: Wright _____ Holleran _____ Mattei _____

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D. Tresco Lot Consolidation Plan

This plan was tabled at the Dec 3, 2025, PC meeting making informal comment to the applicant. Neither the Applicant nor the Agent was present at the January 7, 2026, PC meeting to discuss the Plan and accept any conditions the Planning Commission may recommend. The Members, therefore, did not do a review but voted to table the Plan. The plan was tabled at the February 4, 2026, PC meeting due to ownership concerns of Plant Road. A time waiver was submitted February 4, 2026, and revised plans were submitted February 25th, 2026. On March 4th the PC recommended additional changes to the plan. On March 4th a time waiver was submitted extending the date of official action due to August 1, 2026.

1. Motion to discuss and make recommendation of the Tresco Lot Consolidation Plan to consolidate tax map parcels' s 57-04-00-0-008, 57-04-00-0-180, 57-04-00-0-181, 57-04-00-0-182, 57-04-00-0-183, 57-04-00-0-184 into one property.

Motion made by _____ and seconded by _____ to recommend (approval/denial/table)

E. Tresco Land Development

On February 4th, the PC voted to not accept the application as administratively complete and did not provide a review of the plan because Tresco Paving Corporation is the actual owner of the property, the application must be submitted by Tresco Paving Corporation.

1. Motion to review and accept/deny the Tresco Land Development Plan application as complete.

Motion made by _____ and seconded by _____ to accept/deny the application as complete.

Vote on the motion: Wright _____ Holleran _____ Mattei _____

2. Motion to discuss and make recommendations for the Tresco Land Development Plan to construct a garage building at 165 Plant Road, Export Pa 15632 bearing tax map parcel # 57-04-00-0-181.

Motion made by _____ and seconded by _____ to recommend (approval/denial/table)

Vote on the motion: Wright _____ Holleran _____ Mattei _____

F. Dunlap & Dunlap Lot Line Revision Plan

This Plan was tabled at the January 7, 2026 PC meeting to give the applicant more time to review to digest the information that was explained to her regarding DEP's requirement to include the non-buildable waiver language. This plan was tabled at the February 4th, 2026 meeting by the PC per

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the applicants request. A time waiver was received from the applicant 2/27/26 extending the 90 day time period to 180 days (10/4/26)

1. Motion to discuss and make recommendations of the Dunlap Lot Line Revision plan to revise lot lines of tax map parcel numbers 57-19-00-0-022 and 57-19-00-0-096. Parcel A will be removed from Tax Parcel number 57-19-00-0-022 and added to tax parcel number 57-19-00-0-096.

Motion made by _____ and seconded by _____ to recommend (approval/denial/table)

Vote on the motion: Wright _____ Holleran _____ Mattei _____

2. Motion made by _____ and seconded by _____ to complete and sign the Non-Building Declaration Section D for Parcel A of the Donna Dunlap side lot addition project.

Vote on the motion: Wright _____ Holleran _____ Mattei _____

G. Schlemmer Land Development Project

This plan was tabled at the January 7, 2026 PC meeting due to the number of outstanding items to bring the plan into compliance with the Township SALDO. Time waiver submitted February 3, 2026. Revised plans were received February 23, 2026. This plan was reviewed by the PC on March 4th, 2026 and additional comments were made. Revised plans were received on March 24th, 2026.

1. Motion to discuss and make recommendations of the Schlemmer Land Development Project to construct a wedding venue facility to be located off Hornock Drive bearing tax map numbers 57-15-00-0-202, 57-15-00-0-203, 57-15-00-0-067, and 57-15-00-0-098.

Motion made by _____ and seconded by _____ to recommend (approval/denial/table)

Vote on the motion: Wright _____ Holleran _____ Mattei _____

7. SEWAGE

8. ADJOURNMENT

Motion made by _____ and seconded by _____ to adjourn this meeting with the next regular meeting to be held on May 6, 2026, at 6:00pm if there is an agenda.

Vote on the motion: Wright _____ Holleran _____ Mattei _____

Meeting adjourned _____