

**SALEM TOWNSHIP PLANNING COMISSION
MEETING AGENDA
SALEM MUNICIPAL BUILDING
244 CONGRUITY RD GREENSBURG PA 15601
DECEMBER 4, 2024 - 6:00 P.M.**

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

**John Durco PC Vice-Chair
Paul Holleran, PC member
Connie Mattei, PC Chair
Gary Falatovich, 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 November 6, 2024 (Koenig, Heinnickel, Bushy Run Investments, Wmld Food Bank)

Vote on the motion: DURCO _____ HOLLERAN _____ MATTEI _____

B. Motion made by _____ and seconded by _____ to approve the Minutes of the special meeting held on November 19, 2024 to take public comment and make recommendations on proposed amendments to the Township's Subdivision and Land Development Ordinance (SALDO).

Vote on the motion: DURCO _____ HOLLERAN _____ MATTEI _____

5. NEW BUSINESS

6. OLD BUSINESS

A. Review the request of Bushy Run Investments LP.

To consolidate two lots for the Fusting Center Phase 2 Land Development for a proposed office, retail, and condominium building. The tax map parcel numbers to be consolidated are 57-12-00-0-27 and 57-12- 00-0-024.

This plan was initially reviewed at the November 6, 2024 Planning Commission meeting and was tabled making the following comments to the developer's agent:

Discussion/Conditions follow:

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1. Submit a revised Lot Consolidation Plan based on the following:
- a. Add a reference to the area of the Township in which the development is
 - b. located that includes a “Location Map” as per Sections 307(A)(2) and 307(C)(3).
 - c. Add a statement describing the purpose of the proposed land development as per Section 307(A)(8).
 - d. Identify the edge of the ROW and center line for State Route 22 as per Section 502(H)(8).
 - e. Label the existing entrance into the property from State Route 22 as per Section 502(H)(12).
 - f. Remove the Mortgage Certification language from Sheet 1.
 - g. Amend the Recorder of Deeds Certification as per Section 502(H)(22) to read:

Commonwealth of Pennsylvania)
County of Westmoreland) SS:

Recorded in the Office for the Recording of Deeds, Plans, etc., in said County in
Plan Book, Volume _____, Page _____.

Given under my hand and seal this ____ day of _____, 2024.

Attest: _____
Recorder

- h. Add the following statement as per Section 309(F):

“No plan which will require access to a highway under the jurisdiction of the Department of Transportation shall be finally approved unless a highway occupancy permit has been issued pursuant to Section 420 of the Act of June 1, 1945 (P.L. 1242, No. 428), known as the ‘State Highway Law.’”
- i. A Revision Number and Date must be added to the Plan.

2. Submit a revised Site Plan based on the following:

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- a. Remove the Utility Plan information and contour lines for clarity, but retain the information on separate drawings.
 - b. Identify on the Plan “Phase I” as existing, and identify what is designed to be constructed and occupied as part of “Phase II”.
 - c. Add a statement describing the purpose of the proposed land development as per Section 307(A)(8).
 - d. Show a minimum forty (40) foot front building setback line from the edge of the ROW on State Route 22, and a minimum fifteen (15) foot side and rear setbacks as per Section 307(E)(5).
 - e. As per Section 307(E)(8):
 - i. Show the location of all proposed buildings,
 - ii. the building dimensions, including the height and total area, and
 - iii. the distance between setbacks.
 - f. As per Section 602:
 - i. Show the size and arrangement of the off-street parking spaces with the distances between rows,
 - ii. all loading and unloading areas,
 - iii. the interior circulation within the parking area; and
 - iv. calculate the total number of spaces required based on the spaces required for both the existing development in Phase I and the proposed development for Phase II.
 - g. A traffic circulation plan must be provided to show how traffic and emergency vehicles will have access to the property and circulate through the development.
3. Add to the Plan labelled circles 2 ½ inches in diameter with centers not more than two (2) inches from the edge of the paper, for locating the seals of:
- a. The Salem Township Board of Supervisors;
 - b. The Westmoreland County Planning Commission; and
 - c. The Recorder of Deeds.
4. Add to the Plan the appropriate Owner’s Certification with a Notary Certification.

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- 5. Add to the Plan an Engineer’s Certification.
- 6. Add the following Township Certifications:

PRELIMINARY PLAN APPROVAL

“Having satisfied the applicable requirements of the Salem Township Subdivision and Land Development Ordinance, preliminary plan approval is granted by the Township of Salem, Westmoreland County this _____ day of _____, 2024.”

ATTEST:

THE TOWNSHIP OF SALEM:

Secretary, Salem Township Board of Supervisors

Chairman, Salem Township Board of Supervisors

FINAL PLAN APPROVAL

“Having satisfied the applicable requirements of the Salem Township Subdivision and Land Development Ordinance, final plan approval is granted by the Township of Salem, Westmoreland County this _____ day of _____, 2024.”

ATTEST:

THE TOWNSHIP OF SALEM:

Secretary, Salem Township Board of Supervisors

Chairman, Salem Township Board of Supervisors

- 7. Add the following County Certification:

PRELIMINARY PLAN APPROVAL

“This plan was reviewed by the Westmoreland County Planning Department this _____ day of _____, 2024.”

ATTEST:

Director, Westmoreland County Planning Department

FINAL PLAN APPROVAL

“This plan was reviewed by the Westmoreland County Planning Department this _____ day of _____, 2024.”

ATTEST:

Director, Westmoreland County Planning Department

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8. Add the following Recorder's Certification:

Commonwealth of Pennsylvania)
County of Westmoreland) SS:

Recorded in the Office for the Recording of Deeds, Plans, etc., in said County in Plan Book,
Volume _____, Page _____. Given under my hand and seal this _____ day of
_____, 2024.

ATTEST: _____
Recorder

- 9. Provide drawings showing the layout of the land development with design details for the proposed buildings.
- 10. Provide a breakdown of the number of condominiums being proposed with respect to the number of bedrooms proposed. That is, how many 1-bedroom, 2-bedroom & 3-bedroom condos are to be provided. This is necessary to determine off-street parking requirement.
- 11. Erosion and Sedimentation Control/NPDES Plan approval is required.
- 12. Township Engineer approval of the Stormwater Management Plan is required.
- 13. FTMSA/DEP approval of sanitary sewer connections is required.
- 14. A PennDOT Highway Occupancy Permit is required.
- 15. A Revision Number and Date must be shown on the Plan.
- 16. Proof of cross easements over the property of "Delmont X Corp" and "Salem 22 Associates" to access the redlight at the intersection of the Salem 22 Associates Property and SR 0022 from the development site is required;

Discussion/Conditions follow:

- 1.
- 2.
- 3.

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Motion made by _____ and seconded by _____ to recommend (approval/denial) subject to the conditions mentioned above.

Vote on the motion: **DURCO**_____**HOLLERAN**_____**MATTEI**_____

B. Review the request of Westmoreland County Food Bank

1. To construct a building addition with parking on tax map parcel number 57-12-00-0-087

This plan was initially reviewed at the November 6, 2024 Planning Commission meeting and was tabled making the following comments to the applicant’s engineer:

Discussion/Conditions follow:

1. A Revised Site Plan be submitted showing the following:
 - a. A fifteen-foot (15’) rear and side yard setback as per Section 307(E)(5) and 412(D);
 - b. A thirty-foot (30’) front building setback off Devonshire Road and Cloverleaf Drive as per Section 412(A);
 - c. Topographic contour lines removed for clarity;
 - d. The dimensions and area of the existing building and proposed addition as per Section 307(E)(8);
 - e. Identify the access off Cloverleaf Drive into the facility as per Sections 307(D)(6) and 502(H)(12);
2. The Site Plan contains insufficient information to determine the “Off-Street Parking” and “Loading” requirements as per Section 602, specifically:
 - a. Number and size of spaces provided for the facility must be identified. Parking spaces shall be at least nine (9) feet in width and twenty (20) feet in length;

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- b. Distance between the rows must be identified. Rows are not to be less than twenty-four (24) feet in width;
 - c. Label the three (3) proposed loading docks and the size of each loading space;
 - d. Internal traffic circulation patterns be shown on the Plan;
3. A Note must be added to the Plan to address the encroachment of a “shed” onto the Rimco property. The Note should read as follows:
- “Nothing in the Township’s approval of this Plan shall be deemed or construed to condone, permit, license or authorize the encroachment of the “shed” onto the subject property in the location shown on the Plan, such encroachment being a private matter to be resolved between the property owners.”
4. The Owner’s Adoption language on the Title Sheet (Sheet C000) must be modified to remove the last sentence referencing roads being dedicated to the Township;
5. Labelled circles 2 ½ inches in diameter with centers not more than two (2) inches from the edge of the paper, for locating the seals of:
- a. The Salem Township Board of Supervisors;
 - b. The Westmoreland County Planning Commission; and
 - c. The Recorder of Deeds.
6. Add the following Township Certifications:

PRELIMINARY PLAN APPROVAL

“Having satisfied the applicable requirements of the Salem Township Subdivision and Land Development Ordinance, preliminary plan approval is granted by the Township of Salem, Westmoreland County this _____ day of _____, 2024.”

ATTEST:

THE TOWNSHIP OF SALEM:

Secretary, Salem Township Board of Supervisors

Chairman, Salem Township Board of Supervisors

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FINAL PLAN APPROVAL

“Having satisfied the applicable requirements of the Salem Township Subdivision and Land Development Ordinance, final plan approval is granted by the Township of Salem, Westmoreland County this _____ day of _____, 2024.”

ATTEST:

THE TOWNSHIP OF SALEM:

Secretary, Salem Township Board of Supervisors

Chairman, Salem Township Board of Supervisors

7. Add the following County Certification:

PRELIMINARY PLAN APPROVAL

“This plan was reviewed by the Westmoreland County Planning Department this _____ day of _____, 2024.”

ATTEST: _____
Director, Westmoreland County Planning Department

FINAL PLAN APPROVAL

“This plan was reviewed by the Westmoreland County Planning Department this _____ day of _____, 2024.”

ATTEST: _____
Director, Westmoreland County Planning Department

8. Add the following Recorder’s Certification:

Commonwealth of Pennsylvania)
County of Westmoreland) SS:

Recorded in the Office for the Recording of Deeds, Plans, etc., in said County in Plan Book, Volume _____, Page _____. Given under my hand and seal this _____ day of _____, 2024.

ATTEST: _____
Recorder

9. Stormwater Management Plan approval is required;

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10. Erosion and Sedimentation Control Plan approval is required; and

11. A Revision number and Date must be added to the Plan.

Discussion/Conditions follow:

- 1.
- 2.
- 3.

Motion made by _____ and seconded by _____ to recommend (approval/denial) subject to the conditions mentioned above.

Vote on the motion: DURCO_____HOLLERAN_____MATTEI_____

C. Review the request of James Daniels

For the development of a storage yard and concrete batch plant constructed at 1855 State Route 819, Greensburg, PA bearing tax map parcel No. 57-19-00-0-090.

This plan was initially reviewed at the July 10, 2024 Planning Commission meeting and was tabled making the following comments to the applicant's engineer:

A time waiver was signed by the applicant on August 16, 2024 for the supervisors to take "official action" on or before December 31, 2024.

1. The Deed Book Volume and Tax Map reference, including previous Plan Book Volume and page number, of the parcel or tract being developed must be shown on the Plan as per Section 307(A)(6);
2. A statement describing the purpose of the proposed land development and what is sought to be accomplished by same must be shown on the Plan as per Section 307(A)(8);
3. The total acreage for the property must be shown on the Plan as per Section 307(D)(1);

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4. Topographic contour lines must be shown on the Plan for the “existing conditions” as of the 6-17-24 engineer’s date stamped on the drawing per Section 307(D)(3);
5. All existing buildings must be shown on the Plan as of the 6-17-24 engineer’s date stamped on the drawing as per Section 307(D)(5);
6. The location of the water line and fire hydrants servicing the property must be shown on the Plan as per Section 307(D)(5);
7. As per Section 307(D)(6) all existing streets and roads on and abutting the tract including, name, identification number, right-of-way width and pavement width must be shown on the Plan for the following:
 - a. Boggs Hollow Road;
 - b. Kennan Drive;
 - c. SR 819; and
 - d. River Lane must be shown on the Plan as a gravel “private” lane;
8. A minimum side/rear setback line of fifteen (15) feet must be shown on the Plan as per Section 307(E)(1) and Section 412(D);
9. Applicant must produce all information necessary and required to obtain the following as per Section 307(E)(6) and Section 411:
 - a. Stormwater Management Plan approval as reviewed by the Township Engineer is required;
 - b. SEO/DEP approval of all on-lot sanitary sewer facilities is required;
 - c. WCD/DEP Erosion & Sedimentation Control Plan/NPDES permit approval for the site is required;
10. The dimensions showing the area of all buildings and structures shall be shown on the Plan as per Section 307(E)(8);
11. The minimum distances between the forty (40) foot front set back and the fifteen (15) foot side and rear for all buildings and structures must be shown on the Plan as per Section 307(E)(8) and Section 412(B)&(D);

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12. The areas designated for off-street parking must be shown on the Plan, and the Plan must identify the number of off-street parking spaces required for the use conducted on the property with the number of spaces provided, as well as interior circulation within the parking area, as per Section 307(E)(8), Section 602(B)&(F)(1);
13. Current and proposed ingress and egress points from the site to SR 819 and Boggs Hollow Road for all entrances must be identified on the Plan as per Section 307(E)(8) and Section 602(B);
14. A Township driveway permit is required for site access onto Boggs Hollow Road as per Section 301(E);
15. Show on the Plan the road frontage distance along SR 819 as per Section 414;
16. PennDOT Highway Occupancy Permit is required as per Section 309 and the following Note must be added to the Plan:

“A highway occupancy permit is required pursuant to Section 420 of the Act of June 1, 1945 (P.L.1242, No.428), known as the “State Highway Law,” before driveway access to a State highway is permitted.”
17. The General Notes on Sheet CS-01 must be modified to reflect what “has been done” or what “has been constructed” on the site and the manner in which buildings, utilities and other facilities have been installed to ensure compliance;
18. Show on Sheet CS-01 labeled circles 2 ½ inches in diameter with centers not more than two (2) inches from the edge of the paper as per Section 502(H)(5), for locating the seals of:
 - a. the engineer or surveyor;
 - b. the Westmoreland County Planning Department;
 - c. the Salem Township Board of Supervisors; and
 - d. Recorder of Deeds;
19. The Nomenclatures for Preliminary Plan Approvals should be removed from Sheet CS-01;
20. The Nomenclature for the Westmoreland County Planning Department on Sheet CS-01 should be amended as follows:

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Westmoreland County Planning Certification:

“This Plan was reviewed and approved by the Westmoreland County Planning Department this _____ day of _____, 2024.”

Attest: _____
Director, Westmorland County Planning Department

21. A Revision Number and Date must be shown on the Plan.

Discussion/Conditions follow:

- 1.
- 2.
- 3.

Motion made by _____ and seconded by _____ to recommend (approval/denial) subject to the conditions mentioned above.

Vote on the motion: DURCO_____HOLLERAN_____MATTEI_____

1. SALDO DISCUSSION –

A Special Meeting was held November 19, 2024 6:00PM @ Congruity Presbyterial Church 136 Fenneltown Rd New Alexandria to take public comment and make recommendations on proposed amendments to the Township’s Subdivision and Land Development Ordinance (SALDO).

Motion made by _____ and seconded by _____ to recommend revisions to the SALDO for sections _____

Vote on the motion: DURCO_____HOLLERAN_____MATTEI_____

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Motion made by _____ and seconded by _____ to adjourn
this meeting with the next meeting being the Planning Commission reorganization meeting on
January 6, 2025 at 7:00pm

Vote on the motion: DURCO _____ HOLLERAN _____ MATTEI _____

Meeting adjourned _____