

SALEM TOWNSHIP PLANNING COMISSION
MEETING AGENDA
MUNICIPAL BUILDING -244 CONGRUITY RD GREENSBURG
6:00 P.M.
FEBRUARY 4, 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
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 January 7, 2026 (Reorg of Board, Dunlap, Penn Home & Farm – Kilpatrick, Schlemmer LD, Tresco Lot Consolidation)**

Vote on the motion: Wright _____ Holleran _____ Mattei _____

5. NEW BUSINESS

A. Ross & Steel Lot Line Revision Plan

- 1. Motion to review and accept/deny the Ross & Steel Lot Line Revision 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 Ross & Steel Lot Line Revision Plan to revise the lot lines of tax map parcel numbers 57-05-00-0-039 and 57-09-00-0-015.**

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

Vote on the motion: Wright _____ Holleran _____ Mattei _____

- 3. Motion to complete and sign the Non-Building Declaration Section D for Parcel A of the John Steel side lot addition project.**

Motion made by _____ and seconded by _____ to recommend

Vote on the motion: Wright _____ Holleran _____ Mattei _____

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B. Jeffrey L. Demary Lot Line Revision Plan

1. Motion to review and accept/deny the Jeffrey L. Demary Lot Line Revision 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 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_____

3. Motion to complete and sign the Non-Building Declaration Section D for lot 3 of the Jeffrey L. Demary side lot addition project.

Motion made by _____ and seconded by _____ to recommend

Vote on the motion: Wright_____Holleran_____Mattei_____

C. Crum-Prascus Lot Line Revision Plan

1. Motion to review and accept/deny the Crum-Prascus Lot Line Revision 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 Crum-Prascus Lot Line Revision Plan to adjust the boundary line between lots 21 and 22, bearing tax map parcel #'s 57-23-02-0-009 and 57-23-02-0-010 respectively, to accommodate the existing gravel drive of lot 22 and provide entrance to the garage for the house on lot 22. The current driveway for lot 22 encroaches on lot 21.

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

Vote on the motion: Wright_____Holleran_____Mattei_____

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D. Tresco Land Development Plan

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_____

6. OLD BUSINESS

A. 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.

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)

Vote on the motion: Wright_____Holleran_____Mattei_____

B. Penn Home & Farm Plan of Lots and Patricia Kilpatrick

This plan was reviewed at the January 7th PC meeting. The PC voted unanimously to recommend a modification be requested to maintain the 25' setback as outlined in the Garden Court Plan of Lots. The modification request was received and approved by the Board of Supervisors on January 21, 2026.

1. Motion to discuss and make recommendation of the Penn Home and Farm Plan of Lots and Patricia Kiplpatrick plan to add Lot 1 to Tax Parcel 57-12-08-0-006 and add Lot 2 to Tax Parcel 57-12-00-0-021.

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

Vote on the motion: Wright _____ Holleran _____ Mattei _____

C. 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.

1. Motion to review and accept/deny the Dunlap & Dunlap Lot 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 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 _____

3. Motion to complete and sign the Non-Building Declaration Section D for Parcel A of the Donna Dunlap side lot addition project.

Motion made by _____ and seconded by _____ to recommend

Vote on the motion: Wright _____ Holleran _____ Mattei _____

D. 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.

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 _____

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7. SEWAGE

A. Motion made by _____ and seconded by _____ to complete and sign Component 4A section C of the Planning Module for the Daniels Concrete Batch Plant Project.

Vote on the motion: Wright_____Holleran_____Mattei_____

8. ADJOURNMENT

Motion made by _____ and seconded by _____ to adjourn this meeting with the next regular meeting to be held on March 4, 2026, at 6:00pm if there is an agenda.

Vote on the motion: Wright_____Holleran_____Mattei_____

Meeting adjourned _____