

**SALEM TOWNSHIP PLANNING COMMISSION  
ANNUAL ORGANIZATIONAL MEETING  
MUNICIPAL BUILDING - 6:00 P.M.  
JANUARY 7, 2026**

**1. CALL TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

**4. REORGANIZATION OF THE BOARD**

**A. Motion made by \_\_\_\_\_ and seconded by \_\_\_\_\_ to nominate \_\_\_\_\_ as Planning Commission Chair of the Board.**

**Vote on the motion: WRIGHT \_\_\_\_\_ HOLLERAN \_\_\_\_\_ MATTEI \_\_\_\_\_**

**B. Motion made by \_\_\_\_\_ and seconded by \_\_\_\_\_ to nominate \_\_\_\_\_ as Planning Commission Vice-Chair of the Board.**

**Vote on the motion: WRIGHT \_\_\_\_\_ HOLLERAN \_\_\_\_\_ MATTEI \_\_\_\_\_**

**C. Motion made by \_\_\_\_\_ and seconded by \_\_\_\_\_ to nominate \_\_\_\_\_ as Secretary of the Planning Commission.**

**Vote on the motion: WRIGHT \_\_\_\_\_ HOLLERAN \_\_\_\_\_ MATTEI \_\_\_\_\_**

**5. ADMINISTRATIVE**

**A. Motion made by \_\_\_\_\_ and seconded by \_\_\_\_\_ to approve the Minutes of the previous Planning Commission meeting of December 3, 2025 (Eichinger, Tresco Lot Consolidation)**

**Vote on the motion: WRIGHT \_\_\_\_\_ HOLLERAN \_\_\_\_\_ MATTEI \_\_\_\_\_**

**6. NEW BUSINESS**

**A. Dunlap & Dunlap Lot Line Revision**

**1. Motion made by \_\_\_\_\_ and seconded by \_\_\_\_\_ to review the Dunlap & Dunlap Lot Line Revision application.**

**Vote on the motion: WRIGHT \_\_\_\_\_ HOLLERAN \_\_\_\_\_ MATTEI \_\_\_\_\_**

2. Motion made by \_\_\_\_\_ and seconded by \_\_\_\_\_ to **accept** the Dunlap & Dunlap Lot Line Revision application as complete.

**Vote on the motion:**    **WRIGHT** \_\_\_\_\_ **HOLLERAN** \_\_\_\_\_ **MATTEI** \_\_\_\_\_

3. Motion made by \_\_\_\_\_ and seconded by \_\_\_\_\_ to **discuss** 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.
4. Motion made by \_\_\_\_\_ and seconded by \_\_\_\_\_ to **recommend** \_\_\_\_\_ of the Dunlap & Dunlap Lot Line Revision plan.

**Vote on the motion:**    **WRIGHT** \_\_\_\_\_ **HOLLERAN** \_\_\_\_\_ **MATTEI** \_\_\_\_\_

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

1. Motion made by \_\_\_\_\_ and seconded by \_\_\_\_\_ to **review** the Penn Home & Farm Plan of Lots and Patricia Kilpatrick application.

**Vote on the motion:**    **WRIGHT** \_\_\_\_\_ **HOLLERAN** \_\_\_\_\_ **MATTEI** \_\_\_\_\_

2. Motion made by \_\_\_\_\_ and seconded by \_\_\_\_\_ to **accept** the Penn Home & Farm Plan of Lots and Patricia Kilpatrick application as complete.

**Vote on the motion:**    **WRIGHT** \_\_\_\_\_ **HOLLERAN** \_\_\_\_\_ **MATTEI** \_\_\_\_\_

3. Motion made by \_\_\_\_\_ and seconded by \_\_\_\_\_ to **discuss** 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.
4. Motion made by \_\_\_\_\_ and seconded by \_\_\_\_\_ to **recommend** \_\_\_\_\_ of the Penn Home and Farm Plan of Lots and Patricia Kiplpatrick plan.

**Vote on the motion:**    **WRIGHT** \_\_\_\_\_ **HOLLERAN** \_\_\_\_\_ **MATTEI** \_\_\_\_\_

**C. Schlemmer Land Development Project**

1. Motion made by \_\_\_\_\_ and seconded by \_\_\_\_\_ to **review** the Schlemmer Land Development Project application.

**Vote on the motion:**    **WRIGHT** \_\_\_\_\_ **HOLLERAN** \_\_\_\_\_ **MATTEI** \_\_\_\_\_

2. Motion made by \_\_\_\_\_ and seconded by \_\_\_\_\_ to **accept** the Schlemmer Land Development application as complete.

**Vote on the motion:**    **WRIGHT** \_\_\_\_\_ **HOLLERAN** \_\_\_\_\_ **MATTEI** \_\_\_\_\_

3. Motion made by \_\_\_\_\_ and seconded by \_\_\_\_\_ to **discuss** 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.

4. Motion made by \_\_\_\_\_ and seconded by \_\_\_\_\_ to **recommend** \_\_\_\_\_ of the Schlemmer Land Development Project.

**Vote on the motion:**    **WRIGHT** \_\_\_\_\_ **HOLLERAN** \_\_\_\_\_ **MATTEI** \_\_\_\_\_

## **7. OLD BUSINESS**

### **A. Tresco Lot Consolidation Plan**

**(tabled at the Dec 3, 2025 PC meeting making informal comment to the applicant)**

1. Motion made by \_\_\_\_\_ and seconded by \_\_\_\_\_ to **review** the Tresco Lot Consolidation application updates.

**Vote on the motion:**    **WRIGHT** \_\_\_\_\_ **HOLLERAN** \_\_\_\_\_ **MATTEI** \_\_\_\_\_

2. Motion made by \_\_\_\_\_ and seconded by \_\_\_\_\_ to **accept** the Tresco Lot Consolidation application as complete.

**Vote on the motion:**    **WRIGHT** \_\_\_\_\_ **HOLLERAN** \_\_\_\_\_ **MATTEI** \_\_\_\_\_

3. Motion made by \_\_\_\_\_ and seconded by \_\_\_\_\_ to **discuss** 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. The board is to make a recommendation to the Board of Supervisors.

4. Motion made by \_\_\_\_\_ and seconded by \_\_\_\_\_ to **recommend** \_\_\_\_\_ of the Tresco Lot Consolidation Plan.

**Vote on the motion:**    **WRIGHT** \_\_\_\_\_ **HOLLERAN** \_\_\_\_\_ **MATTEI** \_\_\_\_\_

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

**Vote on the motion:**    **WRIGHT** \_\_\_\_\_ **HOLLERAN** \_\_\_\_\_ **MATTEI** \_\_\_\_\_

**Meeting adjourned** \_\_\_\_\_