

**SALEM TOWNSHIP PLANNING COMMISSION
ANNUAL ORGANIZATIONAL MEETING
MUNICIPAL BUILDING - 6:00 P.M.
JANUARY 9, 2025**

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: DURCO _____ HOLLERAN _____ MATTEI _____

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

Vote on the motion: DURCO _____ HOLLERAN _____ MATTEI _____

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

Vote on the motion: DURCO _____ HOLLERAN _____ MATTEI _____

5. ADMINISRATIVE

**A. 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 _____

**B. Motion made by _____ and seconded by _____ to approve
the Minutes of the previous Planning Commission meeting of December 4,
2024 (Bushy Run Investments, Westmoreland Food Bank, James Daniels)**

Vote on the motion: DURCO _____ HOLLERAN _____ MATTEI _____

6. NEW BUSINESS

A. Review the request of Mark Drive, LLC/Cherry Hills LP

1. To subdivide Tax Map Parcel No. 57-12-00-0-020 for development.

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_____

B. Review the request of Mark Drive, LLC/Cherry Hills LP

1. For a proposed Multi Family Residential Development to be located on Mark Drive bearing Tax Map Parcel no: 57-12-00-0-020 Instrument number 201811280037727.

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_____

7. OLD BUSINESS

A. Review the request of Bushy Run Investments LP

For the Fusting Center Phase 2 Land Development for a proposed office, retail, and condominium building. **This plan was initially reviewed at the November 6, 2024 Planning Commission meeting and was tabled. A revised site plan was reviewed at the December 4 Planning Commission meeting. The Planning Commission voted to Table the plan making the following comments to the Owner and his Agent:**

2. Submit a revised **Site Plan** (C-2) based on the following:
 - a. Label the edge of the Right-of-Way along State Route 22.
 - b. Show on the Plan, with an arrow or line, the distance from the edge of the Right-of-Way to the forty (40) foot front building setback line.
 - c. A modification from the Township and written permission from PennDOT is required as per Section 602(D) for the existing and proposed front parking areas encroaching into the forty (40) foot front building setback.
 - d. The proposed building location does not comply with the isolation distances and related dimensional requirements in Section 601(B)(3)(b). The distance to the fifteen (15) foot side setback of the property along the East side of the building exceeds the height of the building. The building is 58.5' feet in height with a distance of 19.63' to the property line or 4.63' to the side setback.
 - e. The height of the building does not comply with Section 416(A) for Multi-Family Dwellings. Units shall not be taller than three stories in height above the ground. The proposed building is four stories above the ground. The Township does not have a ladder truck.
 - f. The total number of proposed off-street parking spaces of 307 serving the new retail, office and condominium Phase II building and existing Fusting Center Phase I office building may not comply with the required number of parking spaces as per Section 602(H) and Section 416:
 - The Supervisors approved a modification for a reduction of the required 68 spaces to 56 spaces for the existing building, which currently may be insufficient. A consistent overflow of 25-30 cars have been parked on the adjoining lot, with several cars parked along the curb in a "No Parking" area accessing the back parking lot. The proposed increase to 70 parking spaces plus 3 ADA spaces for the existing office building appears to be insufficient to accommodate the overflow.

- A total of 155 plus 9 ADA parking spaces are being proposed to serve the two restaurants, six retail spaces and additional 6670 SF of office space, which may be sufficient depending on the specific businesses leasing those spaces. Possible businesses include a salon with 2 operators, card shop with 2 employees, realtor with 2 employees, office with 6 employees, insurance agency with 3 employees, and specialty retail with 3 employees.
 - The parking for the 40 condominiums does not comply with the requirements of SALDO Section 416(A) for Multi-Family Dwellings. A minimum of 2 off-street parking spaces are required for each dwelling unit, requiring a minimum of 80 parking spaces. The 25 single-bedroom, 11 two-bedroom, and 4 three-bedroom units will be served by 60 parking spaces, or 1.5 spaces per unit.
- g. A modification request must be submitted to the Township and approved by the Supervisors to reduce the size of the parking spaces from 9’ in width and 20’ in length to 9’ in width and 18’ in length.
- h. A Vehicle Traffic Exhibit depicting the traffic circulation plan for emergency vehicle access to the property does not show access to all four sides of the building. The East side of the building contains a partial retaining wall with less than 19’ to the property line. A minimum of 20’ is required for a firetruck. The building is four stories. The Township does not have a ladder truck.
- i. The appropriate Surveyor/Engineer/Architect Certification and License Number for the preparer of the drawing must be added to the Plan.
- j. Amend the Township and County Certifications as follows:

PRELIMINARY PLAN APPROVALS

“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

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

ATTEST:

Director, Westmoreland County Planning Department

FINAL PLAN APPROVALS

“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

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

ATTEST: _____
Director, Westmoreland County Planning Department

- k. Remove the Recorder’s Certification.
- l. Erosion and Sedimentation Control/NPDES Plan approval is required.
- m. Township Engineer approval of the Stormwater Management Plan is required.
- n. FTMSA/DEP approval of sanitary sewer connections is required.
Note: A request has been submitted to the Township for 68 taps.
- o. A PennDOT Highway Occupancy Permit is required.
- p. 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;
- q. A sign package as per Section 601(B)(6) must be submitted with the Preliminary Plan for the design, lighting and location of each free-standing sign.
- r. A Revision Number and Date must be shown on the Plan.

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 modification request of James Daniels and Daniels Excavating

For the encroachment of an existing garage located at 1855 State Route 819 into the 40' front yard setback. This modification request pertains to Section 412(B) of the Subdivision and Land Development Ordinance.

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

Motion made by _____ and seconded by _____ to discuss proposed revisions to the Subdivision and Land Development Ordinance.

Vote on the motion: DURCO _____ HOLLERAN _____ MATTEI _____

Motion made by _____ and seconded by _____ to adjourn this meeting with the next regular meeting to be held on February 5, 2025 at 6:00pm if there is an agenda.

Vote on the motion: DURCO _____ HOLLERAN _____ MATTEI _____

Meeting adjourned _____