

**SALEM TOWNSHIP PLANNING COMISSION  
MEETING AGENDA  
MUNICIPAL BUILDING -244 CONGRUITY RD GREENSBURG  
6:00 P.M.  
July 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  
Matt Markulin, Township Solicitor  
Doug Regola, Township Engineer  
Kelly Otto, Township and PC Secretary  
Melissa DeHaven, Asst. Township Secretary**

**4. ADMINISTRATIVE**

- A. Motion made by \_\_\_\_\_ and seconded by \_\_\_\_\_ to approve the Minutes of the previous Planning Commission meeting of June 3, 2026 (Crum-Prascus Lot Line Revision, Tylavsky Subdivision, Operating Engineers LD, Schlemmer Side Lot Addition, Clean Express Auto Wash LD )**

**Vote on the motion: Wright \_\_\_\_\_ Holleran \_\_\_\_\_ Mattei \_\_\_\_\_**

**5. NEW BUSINESS**

**A. Ridella Subdivision**

1. Motion made by \_\_\_\_\_ and seconded by \_\_\_\_\_ to review and accept/deny the Ridella Subdivision Plan application as complete.

**Vote on the motion: Wright \_\_\_\_\_ Holleran \_\_\_\_\_ Mattei \_\_\_\_\_**

2. Motion to discuss and make recommendations for the Ridella Subdivision plan to subdivide one lot from tax map parcel 57-23-00-0-031 named Lot 1.

**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 Sewage Facilities Planning Module Component 1 section J for the Ridella Subdivision plan.

**Vote on the motion: Wright \_\_\_\_\_ Holleran \_\_\_\_\_ Mattei \_\_\_\_\_**

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**6. OLD BUSINESS**

**A. Tylavsky Subdivision**

**This plan was tabled at the June 3, 2026, PC meeting**

1. Motion to discuss and make recommendations for the Tylavsky Subdivision plan to subdivide tax map parcel number 57-09-00-0-049 into two parcels, named Lot 1 (containing 60.266 acres) and Lot 2 (containing 33.013 acres).

**Motion made by \_\_\_\_\_ and seconded by \_\_\_\_\_ to recommend (approval/denial/table)**

**Vote on the motion: Wright \_\_\_\_\_ Holleran \_\_\_\_\_ Mattei \_\_\_\_\_**

**B. Operating Engineers Storage Building Land Development**

**This plan was tabled at the June 3, 2026 PCmeeting making informal comments to the applicant.**

1. Motion to discuss and make recommendations for the Operating Engineers Storage Building Land Development Plan to construct a 12,500 square foot building for the purpose of providing additional storage space for training operations. The Tax Map # is 57-16-00-0-047.

**Motion made by \_\_\_\_\_ and seconded by \_\_\_\_\_ to recommend (approval/denial/table)**

**Vote on the motion: Wright \_\_\_\_\_ Holleran \_\_\_\_\_ Mattei \_\_\_\_\_**

**C. Clean Express Auto Wash #625**

**This plan was tabled at the May 6, 2026, Planning Commission meeting and recommended a modification request be submitted to the township. The modifications were approved May 20, 2026 by the supervisors. At the June 3, 2026 PC meeting, the PC recommended additional modification requests be submitted to the township making informal comments to the applicant.**

1. Motion made to discuss and make recommendations for the Clean Express Auto Wash #625 plan for a proposed redevelopment project to retrofit an existing building on the site into an automated car wash with associated parking and stacking lanes. The tax map parcel is 57-12-00-0-096.

**Motion made by \_\_\_\_\_ and seconded by \_\_\_\_\_ to recommend (approval/denial/table)**

**Vote on the motion: Wright \_\_\_\_\_ Holleran \_\_\_\_\_ Mattei \_\_\_\_\_**

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2. Motion made by \_\_\_\_\_ and seconded by \_\_\_\_\_ to complete and sign Component 4A section C of the Planning Module for the Clean Express Auto Wash site #625 Project.

**Vote on the motion: Wright \_\_\_\_\_ Holleran \_\_\_\_\_ Mattei \_\_\_\_\_**

**7. SEWAGE**

**8. NEW APPLICATION PROCEDURE**

A. Motion made by \_\_\_\_\_ and seconded by \_\_\_\_\_ to discuss the procedure for acceptance of new subdivision and land development applications.

**Vote on the motion: Wright \_\_\_\_\_ Holleran \_\_\_\_\_ Mattei \_\_\_\_\_**

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**8. ADJOURNMENT**

Motion made by \_\_\_\_\_ and seconded by \_\_\_\_\_ to adjourn this meeting with the next regular meeting to be held on August 5, 2026, at 6:00pm if there is an agenda.

**Vote on the motion: Wright \_\_\_\_\_ Holleran \_\_\_\_\_ Mattei \_\_\_\_\_**

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