

**SALEM TOWNSHIP PLANNING COMISSION
MEETING AGENDA
MUNICIPAL BUILDING -244 CONGRUITY RD GREENSBURG
6:00 P.M.
June 3, 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
Doug Regola, Township Engineer
Kelly Otto, Township and PC Secretary
Melissa DeHaven, Asst. Township Secretary**

4. ADMINISRATIVE

- A. Motion made by _____ and seconded by _____ to approve the Minutes of the previous Planning Commission meeting of May 6, 2026 (Schlemmer Side Lot Addition, Clean Express Auto Wash LD, Robert & Alice Brinker Plan No. 4,)**

Vote on the motion: Wright _____ Holleran _____ Mattei _____

- B. Motion made by _____ and seconded by _____ to approve the Minutes of the planning commission special meeting of May 27, 2026 (Brinker & Mangery non-building waiver complete and sign & workshop)**

Vote on the motion: Wright _____ Holleran _____ Mattei _____

5. NEW BUSINESS

A. Crum - Prascus Lot Line Revsion

1. Motion made by _____ and seconded by _____ to review and accept/deny the Crum - Prascus Lot Line Revision Plan 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 common to lot 21 and lot 22 in the Totteridge unit number 3 plan as recorded in instrument no. 200608290042465. The Tax Map #'s are 57-23-02-0-009 and 57-23-02-0-010.

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

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B. Tylavsky Subdivision

1. Motion made by _____ and seconded by _____ to review and accept/deny the Tylavsky Subdivision Plan application as complete.

Vote on the motion: Wright _____ Holleran _____ Mattei _____

2. 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)

3. Motion to complete and sign the Sewage Facilities Planning Module Component 1 Section J for the Tylavsky Subdivision plan.

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

C. Operating Engineers Storage Building Land Development

1. Motion made by _____ and seconded by _____ to review and accept/deny the Operating Engineers Storage Building Land Development Plan application as complete.

Vote on the motion: Wright _____ Holleran _____ Mattei _____

2. 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)

6. OLD BUSINESS

A. Schlemmer Side Lot Addition

This plan was tabled at the May 6, 2026 Planning Commission meeting.

1. Motion to discuss and make recommendations for the Schlemmer Side Lot Addition plan to add Parcel A containing 0.3737 acres from Lot 2 containing 8.9981 acres to Lot 1 containing 40.3739 acres in order to

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build the proposed parking lot in the Schlemmer Land Development and contain the parking lot on one parcel. The tax map parcels are 57-15-00-0-202 and 57-15-00-0-067.

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

B. Clean Express Auto Wash #625

This plan was tabled at the May 6, 2026, Planning Commission meeting.

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)

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 _____

8. ADJOURNMENT

Motion made by _____ and seconded by _____ to adjourn this meeting with the next regular meeting to be held on July 1, 2026, at 6:00pm if there is an agenda.

Vote on the motion: Wright _____ Holleran _____ Mattei _____

Meeting adjourned _____