

**SALEM TOWNSHIP
PLANNING COMMISSION
MEETING AGENDA
March 1, 2023**

1. CALL TO ORDER - Attending: Connie Mattei, PC Chair
John Durco PC Vice-Chair
Jack Dunaway(Remote), PC member
Gary Falitovich, Township Solicitor
Kelly Otto, Township and PC Secretary

2. PLEDGE OF ALLEGIANCE.

3. ADMINISTRATIVE:

a. Motion made by _____ and seconded by _____ to approve the Minutes of the previous Planning Commission Meeting of February 1, 2023 (Telford, Ricciuti Lot 105)

Vote on the motion: MATTEI _____ DURCO _____ DUNAWAY _____

4. NEW BUSINESS:

A. Review the request of: Ricciuti Enterprise, Inc

To modify the configuration and locations of structures on lot **105** of the plans prepared for Totteridge Properties, LLC and recorded with the recorder of deeds of Westmoreland County , Pennsylvania as instrument Nos. 202207150025120 and 202211030037973

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: MATTEI _____ DURCO _____ DUNAWAY _____

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B. Review the request of: All-Star Building, Inc.

To show the existing conditions of the duplex structure on Lot **103** and the designed location and type of duplex and single unit structures based on East side Hannastown Road recording exhibit A.

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: MATTEI _____ DURCO _____ DUNAWAY _____

C. Review the request of Totteridge Properties LLC

To show the existing conditions of the duplex structure on Lot **104** and the designed location and type of duplex and single unit structures based on East side Hannastown Road recording exhibit A.

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: MATTEI _____ DURCO _____ DUNAWAY _____

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- D. Review the request of Katherine Borbonus**
To divide the parcel bearing tax map# 57-19-00-0-023 into three separate parcels.

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: MATTEI _____ DURCO _____ DUNAWAY _____

- E. Review the request of RJJ Family Limited Partnership**
For a proposed Starbucks Drive-Thru to be located at Hollywood Square Shopping Center Delmont, PA bearing tax map# 57-12-00-041

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: MATTEI _____ DURCO _____ DUNAWAY _____

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5. OLD BUSINESS

Motion made by _____ and seconded by _____ to adjourn meeting with the next meeting to be held on April 5, 2023, if there is an agenda, at 6:00 P.M. at the Salem Township Municipal Building.

Vote on the motion: MATTEI _____ DURCO _____ DUNAWAY _____

Meeting adjourned _____