

**SALEM TOWNSHIP PLANNING COMISSION
MEETING AGENDA
MUNICIPAL BUILDING -244 CONGRUITY RD GREENSBURG
6:00 P.M.
MARCH 4, 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
Kelly Otto, Township and PC Secretary**

4. ADMINISRATIVE

- A. Motion made by _____ and seconded by _____ to approve the Minutes of the previous Planning Commission meeting of February 4, 2026 (Ross & Steel, Demary, Crum-Prascus, Tresco LD, Tresco lot Consilidation, Penn Home & Farm-Kilpatrick, Dunlap, Schlemmer LD)**

Vote on the motion: Wright _____ Holleran _____ Mattei _____

5. NEW BUSINESS

A. Ross & Steel Lot Line Revision Plan

This plan was tabled at the February 4th, 2026 PC meeting due to correct representation of the plan not being available. A notarized affidavit was requested to authorize an agent to act on the owner's behalf. A notarized affidavit was received at the Township February 12th, 2026 authorizing Joseph or Ron Steele to act on John Steele's behalf.

- 1. Motion made by _____ and seconded by _____ to review and accept/deny the Ross & Steel Lot Line Revision Plan application as complete.**

Vote on the motion: Wright _____ Holleran _____ Mattei _____

- 2. Motion to discuss and make recommendations for the Ross & Steel Lot Line Revision Plan to revise the lot lines of tax map parcel numbers 57-05-00-0-039 and 57-09-00-0-015.**

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

Vote on the motion: Wright _____ Holleran _____ Mattei _____

- 3. Motion made by _____ and seconded by _____ to complete and sign the Non-Building Declaration Section D for Parcel A of the John Steel side lot addition project.**

Vote on the motion: Wright _____ Holleran _____ Mattei _____

SALEM TOWNSHIP PLANNING COMISSION
MEETING AGENDA
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B. Penn Home & Farm Plan of Lots 2 – Hutter

1. Motion made by _____ and seconded by _____ to review and accept/deny the Penn Home & Farm Plan of Lots 2 application as complete.

Vote on the motion: **Wright** _____ **Holleran** _____ **Mattei** _____

2. Motion to discuss and make recommendations for the Penn Home & Farm Plan of Lots 2 plan to add lot 3 to tax parcel 57-12-08-0-013 and add lot 4 and lot 5 to tax parcel 57-12-00-0-021.

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

Vote on the motion: **Wright** _____ **Holleran** _____ **Mattei** _____

3. Motion made by _____ and seconded by _____ to complete and sign the Non-Building Declaration Section D for Parcels 3, 4, and 5 of the Penn Home & Farm Plan of Lots 2 subdivision.

Vote on the motion: **Wright** _____ **Holleran** _____ **Mattei** _____

C. Donald Jones Subdivision

1. Motion made by _____ and seconded by _____ to review and accept/deny the Donald Jones subdivision application as complete.

Vote on the motion: **Wright** _____ **Holleran** _____ **Mattei** _____

2. Motion to discuss and make recommendations for the Donald Jones Subdivision Plan to subdivide lot B from Westmoreland County tax parcel ID 57-15-00-0-012.

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

Vote on the motion: **Wright** _____ **Holleran** _____ **Mattei** _____

6. OLD BUSINESS

A. Jeffrey L. Demary Lot Line Revision Plan

This plan was tabled at the February 4th PC agenda and requested an exemption request be sent to the Township for supervisor approval at their February 18th, 2026 meeting. The request was granted on February 18th.

SALEM TOWNSHIP PLANNING COMISSION
MEETING AGENDA
MUNICIPAL BUILDING -244 CONGRUITY RD GREENSBURG
6:00 P.M.
MARCH 4, 2026

1. Motion to discuss and make recommendations for the Jeffrey L. Demary Lot Line Revision Plan to eliminate the 35 foot right of way and create a new 40 foot private right of way in a more suitable location further south of tax map parcel# 57-16-13-0-003 and 57-16-13—0-020.

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

Vote on the motion: Wright_____Holleran_____Mattei_____

2. Motion made by _____ and seconded by _____ to complete and sign the Non-Building Declaration Section D for lot 3 of the Jeffrey L. Demary side lot addition project.

Vote on the motion: Wright_____Holleran_____Mattei_____

B. Tresco Lot Consolidation Plan

This plan was tabled at the Dec 3, 2025 PC meeting making informal comment to the applicant. Neither the Applicant nor the Agent was present at the January 7, 2026 PC meeting to discuss the Plan and accept any conditions the Planning Commission may recommend. The Members, therefore, did not do a review but voted to table the Plan. The plan was tabled at the February 4, 2026 PC meeting due to ownership concerns of Plant Road. A time waiver was submitted February 4, 2026 and revised plans were submitted February 25th, 2026.

1. Motion to discuss and make recommendation of 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.

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

Vote on the motion: Wright_____Holleran_____Mattei_____

C. Dunlap & Dunlap Lot Line Revision Plan

This Plan was tabled at the January 7, 2026 PC meeting to give the applicant more time to review to digest the information that was explained to her regarding DEP's requirement to include the non-buildable waiver language. This plan was tabled at the February 4th, 2026 meeting by the PC per the applicants request. A time waiver was received from the applicant 2/27/26 extending the 90 day time period to 180 days.

1. Motion made by _____ and seconded by _____ to review and accept/deny the Dunlap & Dunlap Lot line revision Plan application as complete.

Vote on the motion: Wright_____Holleran_____Mattei_____

SALEM TOWNSHIP PLANNING COMISSION
MEETING AGENDA
MUNICIPAL BUILDING -244 CONGRUITY RD GREENSBURG
6:00 P.M.
MARCH 4, 2026

2. Motion to discuss and make recommendations of 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.

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

Vote on the motion: Wright_____Holleran_____Mattei_____

3. Motion made by _____ and seconded by _____ to complete and sign the Non-Building Declaration Section D for Parcel A of the Donna Dunlap side lot addition project.

Vote on the motion: Wright_____Holleran_____Mattei_____

D. Schlemmer Land Development Project

This plan was tabled at the January 7, 2026 PC meeting due to the number of outstanding items to bring the plan into compliance with the Township SALDO. Time waiver submitted February 3, 2026. Revised plans were received February 23, 2026.

1. Motion to discuss and make recommendations of the 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.

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

Vote on the motion: Wright_____Holleran_____Mattei_____

7. SEWAGE

8. ADJOURNMENT

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

Vote on the motion: Wright_____Holleran_____Mattei_____

Meeting adjourned _____