

**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 4<sup>th</sup>, 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.**

- 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 \_\_\_\_\_**

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**B. Tresco Land Development Plan**

**The application was denied at the February 4<sup>th</sup>, 2026 PC meeting as being complete. The request was made to the owner to update the application with correct ownership information.**

1. Motion made by \_\_\_\_\_ and seconded by \_\_\_\_\_ to review and accept/deny the Tresco Land Development Plan application as complete.

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

2. Motion to discuss and make recommendations for the Tresco Land Development Plan to construct a garage building at 165 Plant Road, Export Pa 15632 bearing tax map parcel # 57-04-00-0-181.

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

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

**C. 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 \_\_\_\_\_**

**D. Donald Jones Subdivision**

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 \_\_\_\_\_**

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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 4<sup>th</sup> PC agenda and requested an exemption request be sent to the Township for supervisor approval at their February 18<sup>th</sup>, 2026 meeting. The request was granted on February 18<sup>th</sup>.**

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 25<sup>th</sup>, 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.

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**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 4<sup>th</sup>, 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 \_\_\_\_\_**

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 \_\_\_\_\_**

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**7. SEWAGE**

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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 April 1, 2026, at 6:00pm if there is an agenda.

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

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