

**SALEM TOWNSHIP PLANNING COMMISSION  
MEETING AGENDA  
MUNICIPAL BUILDING -244 CONGRUITY RD GREENSBURG  
6:00 P.M.  
MAY 6, 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 April 1, 2026 (Brinker, Penn Home & Farm-Hutter, Don Jones Subdivision, Demary Lot Line Revision, Tresco Lot Consolidation, Tresco LD, Dunlap Lot Line Revision, Schlemmer LD)**

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

**5. NEW BUSINESS**

**A. Schlemmer Side Lot Addition**

1. Motion made by \_\_\_\_\_ and seconded by \_\_\_\_\_ to review and accept/deny the Schlemmer Side Lot Addition Plan application as complete.

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

2. 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 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.

**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 Schlemmer side lot addition plan.

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

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

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

1. Motion made by \_\_\_\_\_ and seconded by \_\_\_\_\_ to review and accept/deny the Clean Express Auto Wash #625 Plan application as complete.

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

2. Motion 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.

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

**6. OLD BUSINESS**

**A. Robert & Alice Brinker Plan No. 4**

**This plan was reviewed at the April 1, 2026, Planning Commission meeting, and the PC tabled the plan making informal comment to the applicant. Revised plans were submitted April 22, 2026.**

1. Motion to discuss and make recommendations for the Robert & Alice Brinker Plan No. 4 to subdivide a portion of Lot 2R remaining tract which is to be consolidated with Lot #1 in the plan of subdivision Robert J. and Alice M. Brinker plan as recorded in Instrument No. 200105250026271 tax map parcel # 57-08-00-0-004.

**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 June 3, 2026, at 6:00pm if there is an agenda.

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

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