

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

4. ADMINISTRATIVE

- A. Motion made by _____ and seconded by _____ to approve the Minutes of the previous Planning Commission meeting of October 7, 2026 (Brinker Plan No. 5, KoolRay Autobody LD, Bellora Minor Subdivision, Operating Engineers)**

Vote on the motion: Wright _____ Holleran _____ Mattei _____

- B. Motion made by _____ and seconded by _____ to approve the minutes of the Planning Commission workshop of October 27, 2026 (SALDO procedure revisions)**

Vote on the motion: Wright _____ Holleran _____ Mattei _____

5. NEW BUSINESS

A. McClain Minor Subdivision

- 1. Motion made by _____ and seconded by _____ to review and accept/deny the McClain Minor Subdivision Plan application as complete.**

Vote on the motion: Wright _____ Holleran _____ Mattei _____

- 2. Motion to discuss and make recommendations for the McClain Minor Subdivision plan to subdivide one lot from tax parcel 57-13-00-0-118. The new lot being created will be named Lot 1 and will be located on the south side of Boggs Hollow road**

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 Lot 1 of the McClain Minor Subdivision plan.**

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Vote on the motion: Wright_____Holleran_____Mattei_____

6. OLD BUSINESS

A. Brinker Plan No. 5

The application was accepted as complete at the October 7, 2026, Planning Commission meeting and the members voted to table the plan.

1. Motion to discuss and make recommendation for the Robert & Alice Brinker Plan No. 5 to subdivide a portion of lot 2R remaining tract which is to be consolidated with lot 1 in the plan of subdivision Robert J. & Alice M. Brinker Plan as recorded in Instrument No. 200105250026271.

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

Vote on the motion: Wright_____Holleran_____Mattei_____

7. NEW APPLICATION PROCEDURE

- A. Motion made by _____ and seconded by _____ to provide an overview of the discussions at the October 27, 2026, workshop.

Vote on the motion: Wright_____Holleran_____Mattei_____

- B. Motion made by _____ and seconded by _____ to advertise a workshop to discuss the procedure for submitting new subdivision and land development applications and revisions to the SALDO.

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 December 2, 2026, at 6:00pm if there is an agenda.

Vote on the motion: Wright_____Holleran_____Mattei_____

Meeting adjourned _____