

SALEM TOWNSHIP PLANNING COMISSION
MEETING AGENDA
MUNICIPAL BUILDING
6:00 P.M.
November 5, 2025

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

John Durco PC member
Paul Holleran, PC Vice-chair
Connie Mattei, PC Chair
Gary Falatovich, 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 August 6, 2025 (Scherf)

Vote on the motion: DURCO _____ HOLLERAN _____ MATTEI _____

5. NEW BUSINESS

A. Stone-Porter Lot Line Revision

1. Motion to review and accept/deny the Stone-Porter Lot Line Revision application as complete.

Motion made by _____ and seconded by _____ to accept/deny the application as complete.

Vote on the motion: DURCO _____ HOLLERAN _____ MATTEI _____

2. Motion to discuss and recommend approval/denial/tabling of The Stone-Porter Lot Line Revision Plan to revise the boundary line between lots 23 and 24 bearing tax map parcel #57-23-02-0-011 and 57-23-02-0-012 respectively. The board is to make a recommendation to the Board of Supervisors.

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

Vote on the motion: DURCO _____ HOLLERAN _____ MATTEI _____

B. Eichinger Subdivision

1. Motion to review and accept/deny the Eichinger Subdivision Plan application as complete.

Motion made by _____ and seconded by _____ to accept/deny the application as complete.

Vote on the motion: DURCO _____ HOLLERAN _____ MATTEI _____

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2. Motion to discuss and recommend approval/denial/tabling of the Eichinger Subdivision Plan to subdivide one lot from tax map parcel number 57-13-00-0-087. The new lot will be named lot 1 and has an existing abandoned house to be razed within its boundaries and served by a private on lot absorption area and water well. The board is to make a recommendation to the Board of Supervisors.

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

Vote on the motion: DURCO_____HOLLERAN_____MATTEI_____

6. OLD BUSINESS

A. Penn Home and Farm Subdivision

Application stamped received April 14, 2025

Planning Commission review May 7, 2025

Time waiver signed and submitted June 12, 2025

Hearing to vacate road July 16, 2025

Time waiver release September 22, 2025

Memorandum of recording to vacate road recorded on October 16, 2025

Latest Plan received is revised April 7, 2025

1. Motion to discuss and recommend approval/denial/tabling of the Penn home and Farm Subdivision plan to add lot 1 to the property of John & Patricia Kilpatrick as an additional side yard and to add lot 2 to the property of Penn home & Farm LLC as an additional side yard. The board is to make a recommendation to the Board of Supervisors.

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

Vote on the motion: DURCO_____HOLLERAN_____MATTEI_____

8. Adjournment

Motion made by _____ and seconded by _____ to adjourn this meeting with the next regular meeting to be held on December 3, 2025, at 6:00pm if there is an agenda.

Vote on the motion: DURCO_____HOLLERAN_____MATTEI_____

Meeting adjourned _____