

SALEM TOWNSHIP PLANNING COMISSION
MEETING AGENDA
MUNICIPAL BUILDING -244 CONGRUITY RD GREENSBURG
6:00 P.M.
OCTOBER 7, 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 September 2, 2026 (Mignogna Plan No 2, Frye Subdivision No 2, Dunlap & Dunlap Lot line Revision, Wayne Homes Model Center LD)**

Vote on the motion: Wright _____ Holleran _____ Mattei _____

- B. Motion made by _____ and seconded by _____ to approve the minutes of the Planning Commission workshop of September 15, 2026 (SALDO discussion revisions)**

Vote on the motion: Wright _____ Holleran _____ Mattei _____

5. NEW BUSINESS

A. Brinker Plan No. 5

- 1. Motion made by _____ and seconded by _____ to review and accept/deny the Robert & Alice Brinker Plan No. 5 application as complete.**

Vote on the motion: Wright _____ Holleran _____ Mattei _____

- 2. Motion to discuss and make recommendations 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 _____

SALEM TOWNSHIP PLANNING COMISSION
MEETING AGENDA
MUNICIPAL BUILDING -244 CONGRUITY RD GREENSBURG
6:00 P.M.
OCTOBER 7, 2026

3. Motion made by _____ and seconded by _____ to complete and sign the Non-Building Declaration Section D for Lot 2R of Robert & Alice Brinker Plan No. 5.

Vote on the motion: Wright _____ Holleran _____ Mattei _____

4. Motion made by _____ and seconded by _____ to complete and sign the Non-Building Declaration Section D for Parcel B of Robert & Alice Brinker Plan No. 5.

Vote on the motion: Wright _____ Holleran _____ Mattei _____

B. KoolRay Autobody Building Addition Plans

1. Motion made by _____ and seconded by _____ to review and accept/deny the KoolRay Autobody Building Addition Plan application as complete.

Vote on the motion: Wright _____ Holleran _____ Mattei _____

2. Motion to discuss and make recommendations for the KoolRay Autobody Building Addition plan to construct a 1,600 square foot building addition off the existing Auto Body shop to be utilized for storage to support existing operations of the current business.

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

Vote on the motion: Wright _____ Holleran _____ Mattei _____

C. Bellora Mobile Home Park Minor Subdivision Plan

1. Motion made by _____ and seconded by _____ to review and accept/deny the Bellora Mobile Home Park Minor Subdivision Plan application as complete.

Vote on the motion: Wright _____ Holleran _____ Mattei _____

2. Motion to discuss and make recommendations for the Bellora Mobile Home Park Minor Subdivision Plan to subdivide one non-buildable lot from tax parcel 57-04-00-0-043.

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 Bellora Mobile Home Park Minor Subdivision Plan.

SALEM TOWNSHIP PLANNING COMISSION
MEETING AGENDA
MUNICIPAL BUILDING -244 CONGRUITY RD GREENSBURG
6:00 P.M.
OCTOBER 7, 2026

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

4. Motion made by _____ and seconded by _____ to complete and sign the Non-Building Declaration Section D for Parcel A of Bellora Mobile Home Park Minor Subdivision Plan

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

6. OLD BUSINESS

A. Operating Engineers Storage Building Land Development

This plan was tabled at the June 3, 2026 PC meeting accepting the application as complete and making informal comments to the applicant. This plan was tabled on July 1, 2026, because revised plans were not submitted. The supervisors will need to take official action at their August 19th meeting. Applications shall be acted upon by the Township no later than 90-days following the date of a complete application. September 1, 2026, is 90 days since this application was accepted as complete. A time waiver was submitted on August 5th, 2026, making the date for official action November 30, 2026.

1. Motion to discuss and make recommendations for the Operating Engineers Storage Building Land Development Plan to construct a 12,500 square foot building for the purpose of providing additional storage space. The Tax Map # is 57-16-00-0-047.

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 September 15, 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**____

**SALEM TOWNSHIP PLANNING COMISSION
MEETING AGENDA
MUNICIPAL BUILDING -244 CONGRUITY RD GREENSBURG
6:00 P.M.
OCTOBER 7, 2026**

8. ADJOURNMENT

Motion made by _____ and seconded by _____ to adjourn this meeting with the next regular meeting to be held on November 4, 2026, at 6:00pm if there is an agenda.

Vote on the motion: Wright _____ Holleran _____ Mattei _____

Meeting adjourned _____