

**SALEM TOWNSHIP PLANNING COMISSION**  
**MEETING AGENDA**  
**MUNICIPAL BUILDING -244 CONGRUITY RD GREENSBURG**  
**6:00 P.M.**  
**September 2, 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 August 5, 2026 (Scopa Lot Line Rev., Wayne Homes LD, Schlemmer LD, Operating Engineers 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 August 26, 2026 (SALDO discussion revisions)**

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

**5. NEW BUSINESS**

**A. Mignogna Plan No 2**

- 1. Motion made by \_\_\_\_\_ and seconded by \_\_\_\_\_ to review and accept/deny the Mignogna Plan No. 2 application as complete.**

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

- 2. Motion to discuss and make recommendation for the Mignogna Plan No. 2 plan to subdivide parcel “C” from parcel “B” of the Mignogna Plan No. 1 being Westmoreland County Tax Parcel 57-04-00-0-090 instrument No. 202511210032562 as a separate non-buildable lot.**

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

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

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- 3 Motion made by \_\_\_\_\_ and seconded by \_\_\_\_\_ to complete and sign the Non-Building Declaration Section D for Parcel C of Mignogna Plan No. 2 plan.

**Vote on the motion: Wright\_\_\_\_\_Holleran\_\_\_\_\_Mattei\_\_\_\_\_**

**B. Frye Subdivision No. 2**

1. Motion made by \_\_\_\_\_ and seconded by \_\_\_\_\_ to review and accept/deny the Frye Subdivision No. 2 application as complete.

**Vote on the motion: Wright\_\_\_\_\_Holleran\_\_\_\_\_Mattei\_\_\_\_\_**

2. Motion to discuss and make recommendation for the Frye Subdivision No. 2 plan to convert parcel “A” of the Frye Subdivision, recorded at Westmoreland County Recorder of Deeds, Instrument No. 201606010016911, tax map No. 57-24-00-0-031 from non-buildable to buildable containing 47.2984 acres.

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

**Vote on the motion: Wright\_\_\_\_\_Holleran\_\_\_\_\_Mattei\_\_\_\_\_**

3. Motion to complete and sign the Sewage Facilities Planning Module Component 1 section J for the Frye Subdivision No. 2 plan.

**Vote on the motion: Wright\_\_\_\_\_Holleran\_\_\_\_\_Mattei\_\_\_\_\_**

**6. OLD BUSINESS**

**A. 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 (10/4/26)**

1. 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.

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**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 Parcel A of the Donna Dunlap side lot addition project.

**Vote on the motion: Wright\_\_\_\_\_Holleran\_\_\_\_\_Mattei\_\_\_\_\_**

**B. Wayne Homes – Model Center Land Development**

**The Planning Commission voted to accept the application as administratively complete at the August 5<sup>th</sup>, 2026, Planning Commission meeting. The members reviewed the plan and voted to table the plan making informal comment to the applicant's Engineer.**

1. Motion to discuss and make recommendation for the Wayne Homes – Model Center Land Development Plan to demolish and re-construct a model home located at Wayne Homes Pittsburgh Model Center bearing tax map parcel no. 57-13-00-0-013.

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

**Vote on the motion: Wright\_\_\_\_\_Holleran\_\_\_\_\_Mattei\_\_\_\_\_**

**7. SEWAGE**

**8. NEW APPLICATION PROCEDURE**

- A. Motion made by \_\_\_\_\_ and seconded by \_\_\_\_\_ to discuss the review procedure for acceptance of new subdivision and land development applications.

- B. Motion made by \_\_\_\_\_ and seconded by \_\_\_\_\_ to advertise a workshop to discuss the procedure for acceptance of new subdivision and land development applications.

**Vote on the motion: Wright\_\_\_\_\_Holleran\_\_\_\_\_Mattei\_\_\_\_\_**

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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 October 7, 2026, at 6:00pm if there is an agenda.

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**Vote on the motion: Wright\_\_\_\_\_Holleran\_\_\_\_\_Mattei\_\_\_\_\_**

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