

**SALEM TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
MUNICIPAL BUILDING
244 CONGRUITY RD GREENSBURG PA 15601
OCTOBER 2, 2024 - 6:00 P.M.**

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

John Durco PC Vice-Chair
Paul Holleran, PC member
Connie Mattei, PC Chair

Gary Falatovich, Township Solicitor
Doug Regola, Township Engineer
Kelly Otto, Township and PC Secretary

4. ADMINISRATIVE

- A. Motion made by Paul Holleran and seconded by John Durco to approve the Minutes of the previous Planning Commission meeting of September 4, 2024 (Penn Home & Farm, Artman-Starrett)**

Vote on the motion: Paul Holleran and Connie Mattei voted for the motion. John Durco abstained. Motion passed by majority vote.

5. NEW BUSINESS

6. OLD BUSINESS

A. Review the request of Mark Drive, LLC/Cherry Hills LP

1. For a proposed Multi Family Residential Development to be located on Mark Drive bearing tax map no: 57-12-00-0-020 Instrument number 201811280037727.

Discussion/Conditions follow:

Present: Mark Nikoula, Cherry Hills L.P. (buyer of property)
George Saad, Cherry Hills L.P.
Gary Nese, Mark Drive LLC. (seller of property)

This request is for recommended approval of the increase in density from 24 units that was approved conditionally in 2021 to 31 townhomes. Mark Nikoula presented an e-mail

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from Jim Pillsbury at the Conservation District. The letter states that everything presented to them is acceptable with the existing stormwater engineering that was submitted for the NPDES permit. The new plans by T3 show the impervious area decreasing. They removed a lot of excess water, utilities that won't be utilized, and private drives.

Township Engineer Doug Regola suggest they modify what was presented for review. The current plan shows 7 BMP's and the original plan that he reviewed with 34 units indicated 5 BMP's. He would like to see an updated report reflecting what they are doing.

Connie expressed concerns with not seeing a plan that matches the Stormwater. They can't change a plan amidst the approval process. The plan does not match the documentation that we asked for.

George Saad explained that all they are asking for is conditional approval based off the density at this time.

Gary Nese asked for leeway to move forward on a contingent approval knowing what they are asking for will be forthcoming.

Resident Lisa Segina doesn't know how we can move forward if our Township Engineer isn't comfortable with the Stormwater Plans.

Connie is concerned with the density increase based on a plan that was approved for 24 that didn't have engineering to support 24. We would have to presume that because the engineering for 34 is greater than where it is now, we should be ok. Either we had to look at an amendment to an approved application or a new application. We didn't review this application as a new plan.

Solicitor Falatovich stated that the plan is appropriate to act on the increase in the number of units. You can grant conditional approval of the increase in the number of units subject to compliance with Stormwater, E&S, NPDES permitting, DEP/FTMSA approval, and road access.

Mark Nikoula assured the PC that after looking at the unit sizing and the layout of the land of the road, 31 would fit best and this is the final density change.

1. Stormwater Management Plan Approval is required. Township Engineer Doug Regola recommended the following be submitted to the Township:
 - All of the Plans (PCSM, E & S, Profiles, etc.) should be updated to reflect the new layout;

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- The PCSM should be updated to show the impervious area for the new design. The narrative should be revised as necessary. A comparison of impervious areas to the detention facilities for both the previously reviewed PCSM and the current layout is necessary. Based on this information it can be determined if a new analysis is required.
2. FTMSA/DEP/Township approval of sanitary sewer tap increase is required.
- The information provided at the meeting appears to indicate that 25 Taps have been currently allocated with additional taps requested. The additional taps must be approved, and the total taps approved for the site must match the density increase of 31 units.
3. The Township Engineer should make recommendations for traffic calming devices, including but not limited to the use of stop signs, and advance warning signs, along Mark Drive, to ensure safe entry to and from the Plan from Mark Drive.
- The Applicant would need to work with the Township in locating stop signs and advance warning devices, providing additional plans if necessary.
4. That the Developer provide a revised plan, in a recordable form consistent with the drafting requirements of the Township's SALDO, containing plan notations associated with any modifications approved by the supervisors for the plan and any other required documentation (e.g. HOA Documents, proof of compliance of those requirements referenced above, etc.). The Township Solicitor will provide Cherry Hills with the required plan notations and, once completed, the Developer would return to the Planning Commission for consideration of the revised plan for final approval.

Motion made by John Durco and seconded by Paul Holleran to recommend approval in the change of density to 31 units subject to the conditions mentioned above.

Vote on the motion: Paul Holleran and John Durco voted for the motion. Connie Mattei voted no based on procedural issues. Motion passed by majority vote.



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1. SALDO DISCUSSION

At the September 4 PC meeting, the PC made a motion to advertise during the first two weeks of October an informational meeting to take public comment on the proposed amendments to the Subdivision and Land Development Ordinance. Due to scheduling conflicts among the PC, that meeting wasn't scheduled.

Solicitor Falatovich would like to see one provision of the SALDO revised as soon as possible. That is the provision that allows us to charge off Solicitor, Engineering, and other fees associated with the application and collect escrows to developers. The other provision is breaking out definitions for minor/major subdivisions, Land Developments, and side lot additions where there isn't sewage facilities planning. If we can get these two sections done it will solve a lot of problems with future developments that are coming down the pipe. This will not only be fair to developers, but it will also be fair to the residents who shouldn't be subsidizing developers' costs.

Motion made by Paul Holleran and seconded by John Durco to advertise a special informational meeting in November to discuss potential changes to the SALDO.

Vote on the motion: John Durco, Paul Holleran, and Connie Mattei voted for the motion. Motion passed unanimously.

Motion made by Paul Holleran and seconded by John Durco to adjourn this meeting with the next regular meeting to be held on November 6, 2024 at 6:00pm if there is an agenda.

Vote on the motion: John Durco, Paul Holleran, and Connie Mattei voted for the motion. Motion passed unanimously.

Meeting adjourned 7:49

Respectfully submitted,



Kelly Otto