

**SALEM TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
MUNICIPAL BUILDING
6:00 P.M.
MARCH 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
Kelly Otto, Township and PC Secretary**

4. ADMINISRATIVE

A. Motion made by John Durco and seconded by Paul Holleran to approve the Minutes of the previous Planning Commission meeting of January 9, 2025 (Reorg. Of Board/Mark Drive, LLC/Bushy Run Investments/Daniels) This motion was tabled at the previous Planning Commission meeting.

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

B. Motion made by Paul Holleran and seconded by John Durco to approve the Minutes of the previous Planning Commission meeting of February 5, 2025. (Jobe, Heasley, Paulisick)

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

5. NEW BUSINESS

A. Review the request of The Estate of Lawrence Bash

1. To subdivide three lots from the Estate of Lawrence Bash bearing tax Map parcel Nos. 52-08-00-0-055 located in Loyalhanna Township and tax parcel 57-06-00-0-001 located in Salem Township.

Discussion/Conditions follow:

Present: Ryan Jones, PLS - Jones Consultants

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Ryan Jones brought revised plans for review at this meeting. Connie stated that we do not normally accept revised plans to be reviewed on the day of the meeting because the solicitor hasn't seen them. Ryan highlighted the revision by saying they didn't want to have any parcel that they owned in Salem Township left. A small piece is added to lot 3, there used to be an easement which they removed, and they added 2.8 acres to lot 1.

Ryan Jones stated that neither lot 1 or 3 should have non-buildable waivers because they have sewage planning from both of those lots. Each lot has its own primary and replacement site. According to the DEP, these are valid subdivision buildable lots. Lot 2 will have a non-buildable waiver for agricultural purposes. The side lot addition non-buildables go to parcel A and B. There shouldn't be any reason they can't put a garage or shed on that parcel because it is attached to a property that has an existing sewage system that is working and there is a house there.

Julia Wnek, Maple Lodge Rd resident and abutting property owner. Asked to review the plan to gain a better understanding of what is occurring. Ryan explained the plan to her.

1. Per Section 307.A.8, the Statement of Purpose should be revised to read as follows:

This plan implicates two parcels of property currently held in the name of the Lawrence F. Bash, deceased, namely, Westmoreland County Tax Map Parcel No. 57-06-00-0-001 located in Salem Township and Westmoreland County Tax Map Parcel No. 52-08-00-0-055 located in Loyalhanna Township. Rebecca Johnston is the Executrix of the Lawrence F. Bash Estate, by virtue of Letters Testamentary issued by the Register of Wills of Westmoreland County at Orphan's Court File No. 6524-2318.

The Plan divides Loyalhanna Township Parcel 52-08-00-0-055 into Parcel A, Parcel B, Parcel C, and Parcel D for the following purposes:

- a. Parcel A is to be added to the property of Keith and Jean Frye bearing Westmoreland County Tax Map Parcel No. 52-08-00-0-054;
- b. Parcel B is to be added to the property now held by the Estate of Lawrence F. Bash bearing Westmoreland County Tax Map Parcel No. 52-08-00-0-057;
- c. Parcel C is to be added to Lot 3 and Parcel D is to be added to Lot 1 of the Salem Township parcels as set forth hereafter.

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The Plan divides Salem Township Parcel No. 57-06-00-0-001 into Lot 1, Lot 2 and Lot 3 for the following purposes:

- a. Lot 1 is to be combined with Parcel D of Tax Map No. 52-08-00-0-057 for purposes of establishing a separate “buildable lot”;
 - b. Lot 2 is created as a “non-buildable lot”;
 - c. Lot 3 is to be combined with Parcel D of Tax Map No. 52-08-00-0-057 for purposes of establishing a separate “buildable lot”.
2. The Estate’s “Title Information” for the Estate of Lawrence Bash should include contact information for the Executrix, and be relocated to the informational area outside the boundaries of the Residual Parcel (Section 502.H.4);
3. All References to the “Estate of Lawrence F. Bash and Jean Bash” should be changed to “The Estate of Lawrence F. Bash” and be consistent throughout the Plan (Section 307.A.6);
4. Lots 1 and 3 contain an area located across the Salem Township municipality line that is within Loyalhanna Township. Those areas need to be identified on the Plan with the acreage calculated for each area (Section 502.H.6);
5. Per Section 502.H.7, the Note under the Statement of Purpose relating to the easements should be revised to read:

“The Owner of the Residual portion of Parcel 52-08-00-0-055 hereby creates a 50’ Access and Utility Easement through Tax Map Parcel 52-08-00-0-055 for ingress, egress and regress and the extension to utilities to Lot 1 on Tax Map Parcel 57-06-00-0-001 in the area shown on Sheet 2 of 2 hereafter. This easement is intended to benefit Lot 1 and burden the Residual portion of Tax Map Parcel No. 52-08-00-0-055.”
6. Lots 1, 2 and 3 should be identified within each parcel as “Estate of Lawrence F. Bash – Tax Map No. 57-06-00-0-001” on both Sheets of the Plan (Section 502.H.14);
7. The Road Identification Numbers for Bash and Fenneltown Roads need to be added to the Plan (502.H.15);
8. The dividing line between Salem Township and Loyalhanna Township needs to be shown on Sheet 1 of the Plan (Section 502.H.19);
9. The title “Salem Township Certification” needs added to Sheet 1 of the Plan above the signature nomenclature for Salem Township (Section 502.H.22);

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10. Per Section 502.H.22, the Owner's Certification for the Frye's and the Estate must be revised to read as follows:

“We, the undersigned, Keith Frye and Joan Frye, being duly sworn and deposed according to law, state and acknowledge that they the Owners of property shown on the within plan, that the Plan was prepared at their direction and acknowledge the same to be their act and deed and desire the same to be recorded after final approval is received.”

AND

“I, the undersigned, Rebecca Johnston, Executrix of the Estate of Lawrence F. Bash, being duly sworn and deposed according to law, state and acknowledge that the Estate is the Owner of property shown on the within plan, that the plan was prepared within the scope of my authority as Executrix and at my direction. I further acknowledge the same to be my act and deed and desire the plan to be recorded after final approval is received.”

11. A “Non-Buildable Waiver” for Lot 2 must be prepared and executed by the Owner, and submitted to the Township for approval by the SEO and Supervisors;
12. Planning Modules for Lots 1 and 3 must be submitted to the township for approval by the SEO, the Supervisors and DEP;
13. Both Tax Map Parcels are in Agricultural Security Areas. A request must be made to the Supervisors to remove the following parcels from the Agricultural Area and the Supervisors must pass a Resolution approving their removal:
- a. Lots 1 and 3 located within Salem Township as shown on Tax Map Parcel No. 57-06-00-0-001; and
 - b. The areas identified as part of Lots 1 and 3 located within Loyalhanna Township as shown on Tax Map Parcel No. 52-08-00-0-055.
14. And, a Revision Number and Date must be shown on the Plan.

Motion made by Paul Holleran and seconded by John Durco to recommend approval subject to the conditions mentioned above.

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

6. OLD BUSINESS

1. SALDO DISCUSSION

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Motion made by _____ and seconded by _____ to amend the _____ proposed revisions to the Subdivision and Land Development Ordinance.

Vote on the motion: DURCO _____ HOLLERAN _____ MATTEI _____

Motion died because there weren't any comments to amend.

Connie - Since our last meeting we were trying to make an opportunity for the Planning Commission to make recommendations for a resolution that would set administrative policy so we wouldn't have to amend the SALDO every time we wanted to say you have to have your plans in 20 days before a meeting or we need additional information. The application and any administrative procedures that we set by resolution will determine if an application is complete. Once it is complete then it will go to a Planning Commission review and the 90-day process begins. Solicitor Falatovich sent over language amending 302 and adding 308.F

Motion made by John Durco and seconded by Paul Holleran to recommend revisions to the Subdivision and Land Development Ordinance.

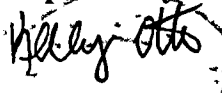
Vote on the motion: John Durco, Paul Holleran, and Connie Mattei voted for the motion. Motion passed unanimously.

Motion made by Paul Holleran and seconded by John Durco to adjourn this meeting with the next regular meeting to be held on April 2, 2025 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 6:40pm

Respectfully submitted,


Kelly Otto