

**SALEM TOWNSHIP PLANNING COMISSION  
MEETING MINUTES  
MUNICIPAL BUILDING -244 CONGRUITY RD GREENSBURG  
6:00 P.M.  
DECEMBER 3, 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 (REMOTE)  
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 November 5, 2025 (Stone-Porter, Eichinger, Penn Home and Farm)**

**Vote on the motion:** Paul Holleran and Connie Mattei voted for the motion. John Durco was absent from the December 3 meeting and abstained. Motion passed by majority vote.

**5. NEW BUSINESS**

**A. Eichinger Subdivision**

1. Motion made by John Durco and seconded by Paul Holleran to **review** the Eichinger Subdivision Plan application.

**This application was reviewed at the December 3, 2025 PC meeting and it was determined to be incomplete. The Planning module was unsigned and it was unclear who the developer was. The module has since been signed by the developer. It has also been signed by the Sewage Enforcement Officer.**

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

2. Motion made by John Durco and seconded by Paul Holleran to **accept** the Eichinger Subdivision application as complete.

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

3. Motion made by John Durco and seconded by Paul Holleran to **discuss** 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.

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**Kelly Otto suggested voting on the motion to discuss and Connie Mattei said we have to discuss and then make a motion to accept or deny. We don't know what the motion will be until we discuss.**

4. Motion made by Paul Holleran and seconded by John Durco to **recommend approval** of the Eichinger Subdivision Plan contingent on the following conditions being met:

**Present: Shane Eichinger, property owner**  
**Russell Richardson, proposed buyer of property**

1. The existing location or proposed location of the driveway for Lot 1 should be shown on the Plan (Section 501.H.12);
2. The spelling of "Svantner" for tax map parcel number 57-13-00-0-089 should be corrected on the plan (307.D.2);
3. The location of the existing water well for Lot 1 must be shown on the Plan (Section 307.D.5);
4. The location of the existing septic system for Lot 1 must be shown on the Plan (Section 307.D.5);
5. The location of the stream running through Lot 1 must be shown on the Plan, and a Statement as to whether any portion of the property is in a designated flood area must appear on the Plan (Section 307.D.4);
6. The State road identification number for Beaver Run Road should be shown on the Plan (Section 307.D.6);
7. The primary and secondary absorption areas for Lot 1 have been determined to be located between test pits 1R and 2R, and 2R and 3R. All other test pits and associated easement information should be removed from the Plan for purposes of the SALDO;
8. Isolation distances for the drip irrigation system from any on lot water well, if required by the DEP, should be shown on the Plan;
9. The following Note must be added to the Plan:  
  
"The Owner acknowledges that a new single family home is intended to be constructed on Lot 1 and that the approval of this plan is conditioned upon the existing home on Lot 1 being razed prior to the construction of the new drip irrigation system in the area shown on the plan and its connection to the new single family home on same";
10. As per Section 502(H)(22), the Westmoreland County Certification should be amended to read:

"Reviewed by the Westmoreland County Department of Planning and Development this \_\_\_\_day of \_\_\_\_\_, 2025.

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Attest: \_\_\_\_\_;  
Director, Westmoreland County Planning Department

11. DEP approval is required for all new sanitary sewer facilities on the property:

NOTES:

- a. The SEO signed the submitted planning module on November 7, 2025.
- b. The Owner amended the planning module with his signature as the developer on November 14, 2025.
- c. The Owners contact information needs updated in Section C (Site Information) of the planning module prior to submission to the DEP.

12. And, a Revision Number and Date must be shown on the Plan.

**Russell Richardson explained that Andrasko and Brandt said if you can't do a drip irrigation system, you have to have a backup sandmound to do a subdivision. A location for a sandmound can't be found on the property for a sandmound. Russell will need a sanitary easement to Eichingers property to allow for testing of the sandmound. Solicitor Falatovich said if they will be installing a drip irrigation system, the reference to the easement can be removed from the plan.**

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

**B. Tresco Lot Consolidation Plan**

1. Motion made by Paul Holleran and seconded by John Durco to **review** the Tresco Lot Consolidation Plan application.

**Connie Mattei made a few courtesy comments on the application to the property owner, Vince Tresco.**

1. **The name of the owner or LLC should be a person's name so we know who signed the application. Vince Tresco should be printed on the application.**
2. **The purpose of the plan on the application is intended to match the purpose that is on the plan. It needs to be updated on the application.**
3. **A digital plan was submitted but was not indicated on the application.**
4. **Tax map info and deed reference info is missing.**

**This will not prohibit accepting the application as complete but we would like to request that the application be updated.**

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

2. Motion made by Paul Holleran and seconded by John Durco to **request that the Tresco Lot Consolidation application by updated.**

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

3. Motion made by Paul Holleran and seconded by John Durco to **accept** the Tresco Lot Consilidation Plan as administratively complete.

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

4. Motion made by Paul Holleran and seconded by John Durco to **discuss** the Tresco Lot Consolidation Plan to consolidate tax map parcels' s 57-04-00-0-008, 57-04-00-0-180, 57-04-00-0-181, 57-04-00-0-182, 57-04-00-0-183, 57-04-00-0-184 into one property. The board is to make a recommendation to the Board of Supervisors.

**Present: Vince Tresco, property owner**  
**Tom and Janice Frazzini, abutting property owners**  
**Raymond McIntire, abutting property owner**  
**John Burkholder, abutting property owner**

1. The Property Owner Information in the lower right-hand corner of the Plan should be changed from "Tresco Paving Company" to "Tresco Paving Corporation" to match the Title Ownership Information in Tresco's Deeds (Section 307.A.4);
2. Based on the information from the Applicant, the following Statement of Purpose must be added to the Plan (Section 307.A.8):

"STATEMENT OF PURPOSE: The purpose of this plan is to permit the conveyance of Tax Map Parcel No. 57-04-00-0-184 from Damimo Storage, LLC to Tresco Paving Corporation and then consolidate Tax Map Parcel Nos. 57-04-00-0-008, 57-04-00-0-180, 57-04-00-0-181, 57-04-00-182, 57-04-00-0-183 and 57-04-00-0-184 into a single Tax Map Parcel."

3. The edge of the right-of way for Storey Road and Thorn Run Road should be shown on the Plan (Section 501.H.15);
4. A forty (40) foot front building set back line along Storey Road must be shown on the Plan (Section 501.H.11);
5. The name of the table on the lower left hand corner of Page 1 of the Plan should be changed from "ZONING INFORMATION" to "SALEM TOWNSHIP SET BACK REQUIREMENTS", and its contents updated to reflect a forty (40) foot front setback requirement for all County and State Roads, and a thirty (30) foot front setback requirement for all Township roads;
6. The following Note should be added to the Plan:

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“The Lots in this plan are subject to a 40’ set back as shown in the “Revision to the Existing Colvan Development Plan” having a last revision date of April 9, 1992 and recorded with the Recorder of Deeds of Westmoreland County in Plan Book No. 90, PGS 936 & 937. The set-back lines referenced on the plan are set-backs imposed by the Salem Township Subdivision and Land Development Ordinance. Nothing in the Township Supervisors’ approval of this plan is intended to affect any private rights to enforce the set-back requirements in the aforesaid Colvan Plan.”;

7. The locations of all on-lot sanitary sewer facilities must be shown on the Plan (Section 307.D.7);
8. The locations and source of water must be shown on the Plan. If the source is public, it must be stated on the Plan (Section 307.D.5);
9. All utility easements must be shown on the Plan (Section 307.D.7);
10. The Road Identification Number for Storey Road and Thorn Run Road must be shown on the Plan (Section 307.D.6);
11. Based on information from the Applicant, Notes 4 and 5 should be eliminated from the Plan, and replaced with the following Note:

“By accepting the conveyance of Tax Map Parcel No. 57-04-00-0-184 and the recording of this plan, Tresco Paving Corporation creates a 50’ private easement over the area identified on the plan as “Plant Road 50’ Private Road” for ingress, egress and regress for Tax Map Parcel NO. 57-04-00-0-005 to Storey Road. Such easement is intended to and shall benefit Tax Map Parcel No. 57-04-00-0-005 and burden all other tax map parcels through which it extends.”
12. The Township Certification needs amended to reflect the language in Drafting Requirements Checklist Item #27;
13. The Westmoreland County Planning Certification needs amended to reflect the language in Drafting Requirements Checklist Item #27;
14. One of the signature nomenclatures on the Plan must be changed to reflect the signature of Damimo Storage, LLC;
15. The recording nomenclature and Notary Acknowledgement for Tresco should reflect that it is being signed by the President of Tresco Paving Corporation or a similar official having authority to do so. The recording nomenclature and Notary Acknowledgement for Damimo Storage, LLC should reflect that it is being signed by its managing member or a similar official having authority to do so;
16. All deeds into Tresco mention that the Private Roadway known as “Plant Road” is to be maintained proportionally by the owners of property abutting it. Accordingly, the 2<sup>nd</sup> sentence of both “Property Owners Certifications” should be changed to read as follows:

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“All streets and alleys shown on the plan not heretofore dedicated to the public shall be deemed “private roads” and shall be the responsibility of the owners of property abutting same;

17. In the “Certification of Title and No Mortgage” for Tresco Paving Corporation, the reference to the deed recorded at Instrument No. 2025101700~~9~~8920 contains a typographical error and should be 2025101700~~2~~8920; and
18. As per Solicitor Falatovich, an additional Note on the Plan may be necessary to address a temporary wall on the property of Tresco Paving Corporation (57-04-00-0-183) that appears to encroach onto the property of Damimo Storage, LLC (57-04-00-0-005). The Planning Commission will take input from the Solicitor and discuss this issue at its next meeting, or when the Plan is placed on its agenda; and
19. A Revision Number and Date must be shown on the Plan.

**Solicitor Falatovich said that based on County records, it looks like the area that contains Plant Road is a separate tax map parcel and is still in the name of Damimo Storage. If there is a deed floating around that hasn't caught up with the tax map records, we need a copy of the deed and that will change the note and plan.**

**John Durco asked if there is a street sign for Plant Road. If you have more than one parcel you can consolidate it down to one and make it a street number. He suggested leaving it as Plant Road.**

**Solicitor Falatovich explained that Damimo's 911 address doesn't make any reference to Plant Road, it makes reference to the roadway that comes up through the adjoining plan at Pineview Drive. It doesn't look like there is an entrance into the Damimo property off of Pineview Drive. If there was a fire, you might want to have an address that is consistent with Plant Road or something off Story Road. This isn't necessary for the purpose of the PC, it is just a FYI.**

**Connie isn't convinced that some type of sewage planning has to follow this lot consolidation. This is a buildable lot. Why isn't there sewage planning with this lot consolidation? Solicitor Falatovich explained that if there are already existing sanitary sewage facilities on some of these properties, you may not need planning modules to confirm the viability of an existing system. The other lots don't have anything on them. Vince Tresco said that he is planning on installing a Holding Tank. In the very back of the property, there was a septic system installed in the late 80's. That will be shown on the drawing along with the others at the Concrete plant, the Asphalt plant, and The Evans. It would have to be a functioning system. Connie asked how you confirm that it is functioning. Solicitor Falatovich said the SEO would need to go out and confirm that it is working and issue a letter to the Township with his findings.**

**Tom Frazzini, said that for years, Tresco's wastewater is in his backyard. The pond that was installed by Tresco leaks into all the neighbors' yards. Solicitor Falatovich reminded the residents that Salem Township doesn't have Zoning. Resident Lisa Segina said we don't have Zoning, but the residents have rights. Vince asked Tom Frazzini to contact him and he will work on correcting the situation. Vince said all we are trying to do is build a garage.**

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5. Motion made by Paul Holleran snd seconded by John Durco to **table** the Tresco Lot Consolidation Plan making informal comments to the applicant.

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

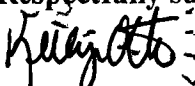
**6. OLD BUSINESS**

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**8. Adjournment**

Motion made by Paul Holleran and seconded by John Durco to adjourn this meeting with the next being the annual Planning Commission reorganization meeting to be held on January 7, 2025, at 6:00pm followed by a regular meeting 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 7:27PM**  
Respectfully submitted,  
  
Kelly Otto