

**SALEM TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
MUNICIPAL BUILDING -244 CONGRUITY RD GREENSBURG
6:00 P.M.
FEBRUARY 4, 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
Ryan Thomas, Township Solicitor
Kelly Otto, Township and PC Secretary**

4. ADMINISRATIVE

- A. Motion made by Paul Holleran and seconded by John Wright to approve the Minutes of the previous Planning Commission meeting of January 7, 2026 (Reorg of Board, Dunlap, Penn Home & Farm – Kilpatrick, Schlemmer LD, Tresco Lot Consolidation)**

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

5. NEW BUSINESS

- A. Ross & Steel Lot Line Revision Plan**

Present: Joseph Ross and Misti (Daughter)

Mr. John Steel, the Owner of the parcel being subdivided, was unable to attend and could not be reached by phone. Mr. Joseph Ross, an Owner of the parcel receiving the side-lot addition, and his daughter were in attendance; however, a notarized affidavit from Mr. Steel authorizing them as an agent to act on his behalf with authority to bind him to the terms reflected on the Plan was not presented to the Commission.

Motion made by Paul Holleran and seconded by John Wright to amend the agenda to add a motion to table the application.

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

Motion made by Paul Holleran and seconded by John Wright to table the Ross & Steel lot line revision application due to proper representation not being present.

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

The following motions fall off the agenda due to the actions above.

**SALEM TOWNSHIP PLANNING COMISSION
MEETING MINUTES
MUNICIPAL BUILDING -244 CONGRUITY RD GREENSBURG
6:00 P.M.
FEBRUARY 4, 2026**

1. Motion to review and accept the Ross & Steel Lot Line Revision Plan application as complete.

Motion made by _____ and seconded by _____ to accept/deny the application as complete.

Vote on the motion: Wright _____ Holleran _____ Mattei _____

2. Motion to discuss and make recommendations for the Ross & Steel Lot Line Revision Plan to revise the lot lines of tax map parcel numbers 57-05-00-0-039 and 57-09-00-0-015.

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 Non-Building Declaration Section D for Parcel A of the John Steel side lot addition project.

Motion made by _____ and seconded by _____ to recommend

Vote on the motion: Wright _____ Holleran _____ Mattei _____

B. Jeffrey L. Demary Lot Line Revision Plan

Present: David Lentz, surveyor

1. Motion made by Paul Holleran and seconded by John Wright to review and accept the Jeffrey L. Demary Lot Line Revision Plan application as complete.

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

2. Motion made by Paul Holleran and seconded by John Wright to discuss, make recommendations, and make informal comments to the surveyor for the Jeffrey L. Demary Lot Line Revision Plan to eliminate the 35 foot right of way and create a new 40 foot private right of way in a more suitable location further south of tax map parcel# 57-16-13-0-003 and 57-16-13—0-020.

Connie explained to David Lentz that the first thing is to address all the requests for modifications. They will be taken one at a time. Those recommendations would go onto the supervisors for approval. You would come back to the PC in March so all the proper notes can be put on the plan.

Connie questioned Sol.Thomas how to handle Planning Commission seals on the plans. Since the township does not have a seal, he can draft language up to be added to the plan to allow the Planning Commission to sign. Connie said we have not been following our SALDO when it comes to Planning Commission reviews.

**SALEM TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
MUNICIPAL BUILDING -244 CONGRUITY RD GREENSBURG
6:00 P.M.
FEBRUARY 4, 2026**

The Planning Commission is to sign off on the plan that shows that the plan was reviewed by the Planning Commission. It is for tracking purposes.

The Planning Commission members reviewed the Application voting to accept it as administratively complete. The Applicant requested five exceptions to the Township's SALDO as part of their Application. The Members reviewed each exception request making the following comments:

Exemption Request #1: Neither Lot 1 nor Lot 2 meet the minimum lot size requirements. An exception to Article IV, Section 414(A)(i) is being requested.

- This section establishes a minimum of 1 ½ acre lot size with frontage of 200' for residential properties served by on-lot sewage facilities and on-site water distributions systems. According to the application, a public water source services Lot 1 and Lot 2. Lot 1 is a residential parcel and has no frontage but utilizes an easement through Lot 2 providing ingress and egress to Lot 1. Lot 2 is a commercial property. Therefore, this Section does not apply to either Lot 1 or Lot 2.

Exemption Request #2: Existing buildings are not in conformance with building setback requirement. An

exception to Article IV, Sections 412(A), 412(B), 412(C) and 412(D) are being requested.

- Section 412(A) establishes a 30' minimum front building setback line distance for all streets except Route 119. Lot 1 abuts Route 119; therefore, Section 412(A) does not apply.
- Section 412(C) applies building setback line requirements to properties causing new construction for residential purposes or enlarges the outside dimensions of any residential structure. No application has been submitted for a land development for these parcels. Therefore, this section does not apply.

Exception Request #3: The frontage of Lot 1 is not in conformance. Exemption from Article IV Section 414-A-i is requested.

- The frontage for Lot 1 is addressed as part of Exception Request #1 above.

Exception Request #4: The private right-of-way is not in conformance. Exemption from Article IV Section 405-F is requested.

- The SALDO requires a minimum fifty (50) foot width for all private road right-of-ways.

Exception Request #5: The SALDO specified drawing scale of 50 feet to one inch is inadequate for this project. Exemption from Article III Section 307-B-2 is therefore requested.

SALEM TOWNSHIP PLANNING COMISSION
MEETING MINUTES
MUNICIPAL BUILDING -244 CONGRUITY RD GREENSBURG
6:00 P.M.
FEBRUARY 4, 2026

- The SALDO requires all final plan is to be at a scale of fifty (50) feet to the inch or one hundred (100) feet to the inch and a sheet size of 18" x 24". The Plan is legible and meets the required size for recording.

The Members voted to recommend a written request be made to the Board of Supervisors for seven (7) Modifications of the minimum requirements of the Township's Subdivision and Land Development Ordinance as follows:

1. Prior to the subdivision, residential Lot 1 was nonconforming for the minimum lot size and frontage requirements. Post-subdivision acreage of .5760 with no frontage is also non-conforming. Therefore, an exemption from Section 414(A)(iii) establishing a minimum of 1 1/4 acre lot with frontage of 150' applying to lots with on-lot sewage facilities and served by public water in recommended.
2. Prior to the subdivision, Lot 2 was nonconforming for the minimum lot size. Post-subdivision acreage of .5461 is non-conforming. Therefore, an exemption from Section 601(B)(2) establishing a minimum 2-acre lot size for non-residential development is recommended.
3. The existing commercial buildings and the holding tank on Lot 2 are not in conformance with the minimum building setback line. Section 412(B) establishes a 40' minimum front building setback line for properties abutting Route 119, therefore an exemption from Section 412-B is recommended.
4. An existing garage on residential Lot 1 encroaches into the minimum 10' side setback. Therefore, an exemption from Section 412(D) is recommended for Lot 1.
5. The existing blacktop parking/turnaround area on commercial Lot 2 encroaches into the minimum 15' side setback and into the isolation distances established for parking/loading areas established by Section 601(B)(3)(a) requiring a distance of not less than 10' from any property line. Therefore, an exemption from Section 412(D) and 601(B)(3)(a) is recommended for Lot 2.
6. An exemption from Section 405-F is recommended to allow for a forty (40) foot private right-of-way for ingress and egress to Lot 1.
7. An exemption from Section 307-B-2 is recommended to allow for the surveyor's preferred scale.

The Members made the following additional comments to the Applicant's agent:

1. The instrument numbers for all properties must be shown on the plan, preferable within the boundaries of each lot (Section 307.A.6).
2. Existing and proposed areas of Lots 1 and 2 should be shown on the plan within the boundaries of each lot (Section 307.D.1).

**SALEM TOWNSHIP PLANNING COMISSION
MEETING MINUTES
MUNICIPAL BUILDING -244 CONGRUITY RD GREENSBURG
6:00 P.M.
FEBRUARY 4, 2026**

3. Show the distance from the edge of the ROW to the holding tank to show its location on Lot 2.
- o A Note may need added to the Plan should the holding tank fall within the minimum forty (40) foot building setback line for Route 119 (Section 501.H.11).

4. The following Highway Occupancy Language must appear on the plan (Section 309.F):

“No plan which will require access to a highway under the jurisdiction of the Department of Transportation shall be finally approved unless a highway occupancy permit has been issued pursuant to Section 420 of the Act of June 1, 1946 (P.L. 1242, No. 428), known as the “State Highway Law.””

5. The water line servicing Lots 1 and 2 should be labelled “public” on the plan (Section 307.D.5).
6. The existing 35’ R/W shown on the plan should be labelled “to be extinguished” (Section 307.D.7).
7. The proposed 40’ R/W should have the courses and distances shown on the plan (Section 307.D.7).
8. The following signature nomenclature must be shown on the plan for Planning Commission Review (Section 501.H.5.b):

Reviewed by the Salem Township Planning Commission this _____ day of _____, 20__.

Chairperson

Secretary

9. The Non-Building language for Lot 3 is required to be shown on the Plan.
10. A Non-Building Waiver form must be signed by the Owners and submitted to the Township for SEO and Township approval. A site inspection of the holding tank by the Township SEO is required.
11. A revision number and date must be added to the Plan.

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

The following motion dies and will be added to the March agenda once the Township SEO has inspected the lot and signed the Non-Building Declaration. It can’t be signed by the Planning Commission this month.

3. Motion to complete and sign the Non-Building Declaration Section D for lot 3 of the Jeffrey L. Demary side lot addition project.

SALEM TOWNSHIP PLANNING COMISSION
MEETING MINUTES
MUNICIPAL BUILDING -244 CONGRUITY RD GREENSBURG
6:00 P.M.
FEBRUARY 4, 2026

Motion made by _____ and seconded by _____ to recommend

Vote on the motion: Wright _____ Holleran _____ Mattei _____

C. Crum-Prascus Lot Line Revision Plan

Present: Dennis Rosatti, surveyor

1. Motion made by Paul Holleran and seconded by John Wright to review and accept the Crum-Prascus Lot Line Revision Plan application as complete.

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

2. Motion made by Paul Holleran and seconded by John Wright to discuss and to **recommend approval with conditions** for the Crum-Prascus Lot Line Revision Plan to adjust the boundary line between lots 21 and 22, bearing tax map parcel #'s 57-23-02-0-009 and 57-23-02-0-010 respectively, to accommodate the existing gravel drive of lot 22 and provide entrance to the garage for the house on lot 22. The current driveway for lot 22 encroaches on lot 21.

1. Consolidate into one Statement of Purpose the multiple references to the purpose of the Plan (Section 307.A.8).
2. The proposed side-lot addition should be designated with a lot number and fully described by metes and bounds (Section 502.H.6).
3. The side-lot addition should be joined with Lot 22 and shown with a land hook "Z".
4. The setback lines shown on the Plan are not consistent with the Township's setback requirements, but are consistent with the setbacks imposed for the Totteridge Development in that area. The lots at issue are Nos. 21 & 22. To clarify this on the proposed Plan, the following Note must be added:

"The setback lines depicted on the plan reflect those mandated by the Totteridge Unit Number 3 Subdivision, as recorded with the Recorder of Deeds of Westmoreland County at Instrument No. 200608290042465. These setback requirements exceed the minimum setbacks established under the Township's Subdivision and Land Development Ordinance."

5. The locations of the sanitary sewers and water mains serving the lots should be shown on the Plan (Section 307.D.5).
6. Totteridge Drive must be labeled on the Plan as a "Private Road" (Section 502.H.15).
7. Each Owner should have their own separate Certification and notary seal (Section 501.H.22).

SALEM TOWNSHIP PLANNING COMISSION
MEETING MINUTES
MUNICIPAL BUILDING -244 CONGRUITY RD GREENSBURG
6:00 P.M.
FEBRUARY 4, 2026

8. The following signature nomenclature must be shown on the plan for the Planning Commission review (Section 501.H.5.b):

Reviewed by the Salem Township Planning Commission this _____ day of _____, 20__.

Chairperson

Secretary

9. A typo exists on Note 6: "There are no new utility line connections needed for this plan. Existing underground utility lines are no(t) affected by the adjustment of the existing property line."
10. Although Lots 21 and 22 do not meet the minimum lot size requirements of the Township's SALDO, they were laid out prior to the enactment of the Township's SALDO and are legally nonconforming. To confirm same, the following Note must be added to the Plan:

"By approval of this Plan the Board of Supervisors acknowledge that both Lot 21 and 22 were laid out and approved prior to the enactment of the Township's Subdivision and Land Development Ordinance and, accordingly, are legally nonconforming with respect to the Township's current minimum lot size requirements."

11. The following Note must be added to the Plan:

"By approval of this plan the Board of Supervisors of Salem Township: (a) acknowledge that the Totteridge Planned Community may have private rules and regulations for encroachments into required setbacks and how they are to be addressed, (b) state that nothing in the Township's approval of this plan shall be deemed or construed as the Township's consent to or authorization of any encroachment into the minimum setbacks required within, or created for, the Totteridge Planned Community, and (c) nothing in the approval of this plan shall be deemed or construed to relieve the Applicants from any requirement to obtain any other private approvals that may be necessary for the encroachments into the setbacks imposed by the Totteridge Unit No. 3 Subdivision Instrument No. 200608290042465."

12. Note #1 under the "Additional Requirements for Minor Subdivisions" of the Drafting Requirement Checklist should be added to the Plan.
13. A Revision Number and Date must be shown on the Plan.

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

D. Tresco Land Development Plan

Present: Joe Anglim, surveyor KU resources.

**SALEM TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
MUNICIPAL BUILDING -244 CONGRUITY RD GREENSBURG
6:00 P.M.
FEBRUARY 4, 2026**

The Solicitor advised the Planning Commission and the Applicant’s representative that the Application was submitted under the name “Tresco Companies,” an entity that does not exist. Because Tresco Paving Corporation is the actual owner of the property, the Application must be submitted by Tresco Paving Corporation. The Application must also include the signature of the Owner or authorized officer of Tresco Paving Corporation, accompanied by the appropriate title. Without accurate ownership information, the Solicitor concluded that the Application is administratively incomplete since the application requires such information.

Connie informed Joe and made comment to Charlie, his colleague, to make sure the drafting requirements are verbatim because there are items that are missing.

1. Motion made by Paul Holleran and seconded by John Wright to review and **deny** the Tresco Land Development Plan application as complete.

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

Since the application was deemed administratively incomplete, the PC could not review the plan. The following motion dies.

2. Motion to discuss and make recommendations for the Tresco Land Development Plan to construct a garage building at 165 Plant Road, Export Pa 15632 bearing tax map parcel # 57-04-00-0-181.

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

Vote on the motion: Wright _____ Holleran _____ Mattei _____

6. OLD BUSINESS

A. Tresco Lot Consolidation Plan

This plan was tabled at the Dec 3, 2025 PC meeting making informal comment to the applicant. Neither the Applicant nor the Agent was present at the January 7, 2026 PC meeting to discuss the Plan and accept any conditions the Planning Commission may recommend. The Members, therefore, did not do a review but voted to table the Plan.

1. Motion made by Paul Holleran and seconded by John Wright to discuss and make recommendation to **table** 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.

A time waiver was received for this plan on February 4th, 2026. Solicitor Thomas clarified that a letter is not necessary to be placed back on the agenda. The plan is technically always on the agenda. When the revised plan is submitted, that puts it back on the agenda.

SALEM TOWNSHIP PLANNING COMISSION
MEETING MINUTES
MUNICIPAL BUILDING -244 CONGRUITY RD GREENSBURG
6:00 P.M.
FEBRUARY 4, 2026

Solicitor Thomas informed the Planning Commission and the agent for Tresco Paving Corporation that ownership of Plant Road needs to be clarified. Currently the land is owned by Damimo Storage. A lot consolidation cannot occur when the property ownership interests of the different lots are not identical. Additionally, Solicitor Thomas explained that an individual with authority and/or ownership with regard to the real estate owned by Damimo must be notified and properly informed of these proceedings. Property which they own is currently before the Commission to be extinguished. This cannot occur without the property owned by Damimo being transferred to Tresco Paving Corporation. Solicitor Thomas recommended that a deed be executed transferring the property from Damimo to Tresco Paving Corporation and a copy be provided to the Township.

The Planning Commission made the following informal comments to the Applicant's agent:

1. A deed must be executed transferring Plant Road, Tax Map Parcel No. 57-04-00-0-184, from Damimo Storage to Tresco Paving Corporation. A copy of the deed must be provided to the Township.
2. Label on the Plan the 46.5' dimension for Storey Road as the "R/W" (Section 501.H.15).
3. Solicitor Thomas will review the previously added Note below to determine its relevance:

"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.";

4. The locations and source of water must be shown on the Plan and labeled "public" or "private" (Section 307.D.5);
5. Solicitor Thomas explained that an easement must be recorded between Damimo and Tresco Paving Corporation to ensure that parcel 57-04-00-0-005 is not landlocked. The recording of an easement is a mandatory condition of any approval. Tresco Paving Corporation is to provide the Township with the recorded easement.
6. Solicitor Thomas confirmed the following Note should remain on the Plan:

"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."

**SALEM TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
MUNICIPAL BUILDING -244 CONGRUITY RD GREENSBURG
6:00 P.M.
FEBRUARY 4, 2026**

7. The Westmoreland County Planning Certification needs amended to reflect the language in Drafting Requirements Checklist Item #27;
8. The following signature nomenclature must appear on the Plan for the Planning Commission Review:

Reviewed by the Salem Township Planning Commission this _____ day of _____, 20__.

Chairperson

Secretary

9. The recording nomenclature and Notary Acknowledgement for Damimo Storage, LLC may be removed from the Plan after Plant Road is deeded over to the Tresco Paving Corporation and a copy of the deed is provided to the Township.
10. As per Solicitor Thomas, the following Note should be added to the Plan:

“The existing wall shown on the easterly line of Tax Map Parcel No. 57-04-00-0-005 encroaching into Tax Map Parcel No. 57-04-00-0-183 may continue or be removed at the discretion of the Owner of Parcel 57-04-00-0-005.”

11. A Revision Number and Date must be shown on the Plan.

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

B. Penn Home & Farm Plan of Lots and Patricia Kilpatrick

This plan was reviewed at the January 7th PC meeting. The PC voted unanimously to recommend a modification be requested to maintain the 25’ setback as outlined in the Garden Court Plan of Lots. The modification request was received and approved by the Board of Supervisors on January 21, 2026.

1. Motion made by Paul Holleran and seconded by John Wright to discuss and make **recommendation for approval with the following conditions** of the Penn Home and Farm Plan of Lots and Patricia Kiplpatrick plan to add Lot 1 to Tax Parcel 57-12-08-0-006 and add Lot 2 to Tax Parcel 57-12-00-0-021
1. There must be three Owner’s Certifications shown on the Plan with a place for the Notary Seal for each Owner (Section 501.H.22).
2. The following signature nomenclature must be added to the Plan for the Planning Commission review (Section 501.H.22):

Reviewed by the Salem Township Planning Commission this _____ day of _____, 20__.

**SALEM TOWNSHIP PLANNING COMISSION
MEETING MINUTES
MUNICIPAL BUILDING -244 CONGRUITY RD GREENSBURG
6:00 P.M.
FEBRUARY 4, 2026**

Chairperson

Secretary

3. The following Note needs added to the Plan that indicates the 25' setback line is not in accordance with the Township Ordinances:

“In accordance with the Township’s decision to grant a modification for the minimum front building setback requirements in the Township’s Subdivision and Land Development Ordinance on January 21, 2026, the 25 foot setback as outlined in the Garden Courts Plan of Lots PBV 41 PG 10 were maintained for the property.”

4. Item #1 of the “Additional Requirements for Minor Subdivisions” in the Drafting Requirement Checklist needs added to the Plan.
5. A revision number and date must be added to the Plan.

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

C. 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.

Donna Dunlap contacted Kelly Otto just prior to the meeting requesting the plan to be tabled to give her time to decide what to do with the plan.

The application was accepted as complete at the January 7, 2026 PC meeting.

- ~~1. Motion to review and accept/deny the Dunlap & Dunlap Lot Plan application as complete.~~

~~Motion made by _____ and seconded by _____ to accept/deny the application as complete.~~

~~Vote on the motion: — Wright _____ Holleran _____ Mattei _____~~

Motion made by Paul Holleran and seconded by John Wright to amend the agenda to add a motion to table the Dunlap & Dunlap Lot Line Revision Plan.

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

**SALEM TOWNSHIP PLANNING COMISSION
MEETING MINUTES
MUNICIPAL BUILDING -244 CONGRUITY RD GREENSBURG
6:00 P.M.
FEBRUARY 4, 2026**

Motion made by Paul Holleran and seconded by John Wright to table the Dunlap & Dunlap Lot Line Revision Plan.

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

The following two motions drop off due to the plan being tabled.

2. 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.

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 Non-Building Declaration Section D for Parcel A of the Donna Dunlap side lot addition project.

Motion made by _____ and seconded by _____ to recommend

Vote on the motion: Wright _____ Holleran _____ Mattei _____

D. Schlemmer Land Development Project

Nobody was present to represent the plan.

A time waiver was received from Jason Beranek, from Cenkner Engineering extending the time to make official action to July 7, 2026. This plan will remain tabled until revised plans are received.

This plan was tabled at the January 7, 2026 PC meeting due to the number of outstanding items to bring the plan into compliance with the Township SALDO.

1. Motion to discuss and make recommendations of the Schlemmer Land Development Project to construct a wedding venue facility to be located off Hornock Drive bearing tax map numbers 57-15-00-0-202, 57-15-00-0-203, 57-15-00-0-067, and 57-15-00-0-098.

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

Vote on the motion: Wright _____ Holleran _____ Mattei _____

6. SEWAGE

SALEM TOWNSHIP PLANNING COMISSION
MEETING MINUTES
MUNICIPAL BUILDING -244 CONGRUITY RD GREENSBURG
6:00 P.M.
FEBRUARY 4, 2026

Justin Lilienthal, a resident at 846 Ada Ln, submitted an application for a septic permit in August 2025. There are changes due to the placement of the house. He spoke to Supervisor Paulich today and he mentioned that Dave Jobe resigned. Justin said he was working with Dave and has sewage related questions for him. He owns 12.5 acres with two parcels on it. He and his dad are building houses on it. There is an existing building on the property. He applied for a change of use for the building which got approved. Plans were submitted for the concrete and to renovate the office and change the toilet. Justin cameraed the line and checked the tank per Dave's request. Justin also applied for a 20X 50 horse stable permit. Dave said to go ahead and build the auxiliary building. Now he is to the point where houses are going to be built, and he wants to make sure it is done correctly. He will need to do a lot line revision because 1 house that he wants to build comes in contact with the line of the parcel. Additionally, the neighbor's driveway is on his lot. He will give approximately 15'x50' of property to the neighbor and extend the lot line. He also needs to know if he needs a Component 1. He has two perc tests on each parcel but because he will be doing a lot line revision, he wants to know if he needs a backup for each lot or is he okay with the percs that were already done? Doug said that you would only need a backup if you were creating a new buildable lot. Justin is working with Jones Consulting and will relay the information to him. Justin also had water meter concerns that were questions for MAWC.

- A. Motion made by Paul Holleran and seconded by John Wright to complete and sign Component 4A section C of the Planning Module for the Daniels Concrete Batch Plant Project.

The Component 4A of the Planning Module for the Daniels Concrete Batch Plant Project was originally completed by Solicitor Falatovich and signed by Kelly Otto as secretary of the Planning Commission and sent to the DEP along with the planning module. The component 4A was rejected by the DEP. All of the information is found in the Component 2. It is not a municipal function it is a planning agency function to complete and sign. The planning commission reviewed each question one by one. Connie will draft a letter of the inconsistencies to be attached to the component 4A. The inconsistencies are the time-line, no permitting was in place (HOP, NPDES, Stormwater), and no approved Land Development plan. John Wright recalled from the meeting with DEP last month that only one employee was at the Batch Plant when operating and based on that the daily requirement was 35 gallons per day requirement. He couldn't find any area where they are asking to approve. That is an area he has highlighted. In support of the 35 gallons per day they attached two water bills. One is 559,000 gallons which is most likely for the Batch plant. Is that separate meters? It has to be separate but it wasn't explained. The other bill is 4000 for three months which equates to 43 gallons per day. It exceeds 35 gallons per day but not by an extraordinary amount.

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

SALEM TOWNSHIP PLANNING COMISSION
MEETING MINUTES
MUNICIPAL BUILDING -244 CONGRUITY RD GREENSBURG
6:00 P.M.
FEBRUARY 4, 2026

8. ADJOURNMENT

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

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

Meeting adjourned 9:05PM

Respectfully submitted,


Kelly Otto