SALEM TOWNSHIP PLANNING COMISSION
WORKSHOP MINUTES
MUNICIPAL BUILDING -244 CONGRUITY RD GREENSBURG
9:30 A.M.
September 15, 2026

1. CALL WORKSHOP TO ORDER TO DISCUSS REVISIONS TO THE SALDO AND APPLICATION FILING PROCEDURE

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

John Wright PC member
Paul Holleran, PC Vice-chair (Absent due to work schedule)
Connie Mattei, PC Chair
Matt Markulin, Township Solicitor
Kelly Otto, Township and PC Secretary (Available for discussion)

4. DISCUSSION ITEMS

The following topics were discussed for inclusion and/or exclusion in the revised SALDO:

1) Definition of a Major Subdivision
2) Traffic Impact Study Requirements
3) Private Reservation of Land
4) Condominium and Homeowner Associations to be compared with the current SALDO
5) Approval of Plans discussed from the application submission, a completeness review, PC review and recommendation, criteria for submitting a final plan
6) Recording of Plans
7) Design Criteria general provisions reviewed. Minimum requirements proposed, subjective requirements eliminated.
8) Lot Criteria to be replaced by current SALDO Section 414. Minimum setbacks reduced. Language added to allow for Flag Lots and a definition.
9) Sewage Treatment and Disposal
10) Water Supply requirements including the location of fire hydrants (to be referred to the Forbes Road Fire Chief)
11) Street Improvements, Private Streets, Cul-de-Sacs (to be referred to the Township Engineer)
12) Alleys and driveways
13) Internal Access Drives and standard street construction requirements
14) Parking may be considered as designed according to the Institute of Transportation Engineers (ITE) standards
15) Notice of Reservation from Public Dedication
16) Street Addressing
17) Bicycle Routes and Bicycle Lanes to be required only if proposed on the plan
18) Sidewalks to be required only if proposed on the plan
19) Landscaping may be required to allow for buffers and screening between existing residential and proposed non-residential uses
20) Exterior Lighting may be considered in accordance with the Illuminating Engineering Society of North America (IESNA) Lighting Handbook (to be referred to the Township Engineer)
21) Noise standards/hours of operation

SALEM TOWNSHIP PLANNING COMISSION
WORKSHOP MINUTES
MUNICIPAL BUILDING -244 CONGRUITY RD GREENSBURG
9:30 A.M.
September 15, 2026

22) Environmental Conservation, Soil Erosion and Sedimentation Control, Stormwater Management – specific language may be eliminated in SALDO and replaced with a general statement that the Township's Stormwater Ordinance must be applied.
23) Will need a motion to the agenda of the October meeting to give an overview of what was discussed at the workshop and schedule another workshop at the end of October. Matt will work on compiling the revisions into a Draft SALDO.

5. ADJOURNMENT

Motion made by John Wright and seconded by Connie Mattei to adjourn this workshop with the next regular meeting to be held on October 7, 2026, at 6:00pm if there is an agenda.

Vote on the motion: John Wright and Connie Mattei voted for the motion. Motion passed by majority vote.

Workshop adjourned: 1:20PM

Respectfully submitted,

Kelly Otto