

**SALEM TOWNSHIP PLANNING COMISSION  
MEETING MINUTES  
MUNICIPAL BUILDING  
244 CONGRUITY RD GREENSBURG PA 15601  
July 3, 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 (Remote)  
Doug Regola, Township Engineer  
Kelly Otto, Township and PC Secretary

Welcome Jeffrey Richards, Westmoreland County Parks Planning Coordinator. Westmoreland County Bureau of Parks and Recreation. WHT Project discussion.

Mr. Richards has been involved with project since 2013

1998-Present the goal is to create a 23-mile multi-purpose biking trail from Saltsburg to Trafford. Currently on the Eastern side there is 8.5 miles of built trail between Saltsburg and the Rango's Trailhead in Salem Township. The western side from Trafford to Murrys ville, was built in 2017-2019. The most recent piece of 750ft was added in Export. It was as challenging to build as 2.5 miles was.

The next project is to run from the Rangos trailhead in Salem Township off of Athena Dr. to Morosini Farm Road near Ringertown Rd. This would be a 1.5-mile project. This project has been named the Westmorleand Heritage trail middle gap. This will involve the construction of a pedestrian tunnel which will make it more of a challenge. They Have been funded with a federal grant that will give enough funding to hire an engineering firm to prepare the construction drawings that would be bid ready. Federal funding does not provide enough money to construct it at this time. The project is estimated to be complete in 3 years.

Resident Debbie Perino asked how they obtain the property for the trail. Mr. Richards said we secured easements, acquired property, and property was donated.

**4. ADMINISRATIVE**

- A. Motion made by Paul Holleran and seconded by John Durco to approve the Minutes of the previous Planning Commission meeting of May 1, 2024 (Gallagher)**

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

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**5. NEW BUSINESS**

**A. Review the request of: James Daniels**

**Present: Holly Lorenzo, Senior Project Engineer, Apex Companies LLC**  
**James Daniels, Property Owner**

1. For the development of a storage yard and concrete batch plant constructed at 1855 State Route 819, Greensburg, PA.

**Discussion/Conditions follow:**

**Ms. Lorenzo provided information to bring everyone up to date on developments that have already occurred on the property. Still need information from the conservation district. She is aware that there are updates that are needed for the drawings.**

1. The Deed Book Volume and Tax Map reference, including previous Plan Book Volume and page number, of the parcel or tract being developed must be shown on the Plan as per Section 307(A)(6);
2. A statement describing the purpose of the proposed land development and what is sought to be accomplished by same must be shown on the Plan as per Section 307(A)(8);
3. The total acreage for the property must be shown on the Plan as per Section 307(D)(1);
4. Topographic contour lines must be shown on the Plan for the “existing conditions” as of the 6-17-24 engineer’s date stamped on the drawing per Section 307(D)(3);
5. All existing buildings must be shown on the Plan as of the 6-17-24 engineer’s date stamped on the drawing as per Section 307(D)(5);
6. The location of the water line and fire hydrants servicing the property must be shown on the Plan as per Section 307(D)(5);
7. As per Section 307(D)(6) all existing streets and roads on and abutting the tract including, name, identification number, right-of-way width and pavement width must be shown on the Plan for the following:

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- a. Boggs Hollow Road;
  - b. Kennan Drive;
  - c. SR 819; and
  - d. River Lane must be shown on the Plan as a gravel "private" lane;
8. A minimum side/rear setback line of fifteen (15) feet must be shown on the Plan as per Section 307(E)(1) and Section 412(D);
9. Applicant must produce all information necessary and required to obtain the following as per Section 307(E)(6) and Section 411:
- a. Stormwater Management Plan approval as reviewed by the Township Engineer is required;
  - b. SEO/DEP approval of all on-lot sanitary sewer facilities is required;
  - c. WCD/DEP Erosion & Sedimentation Control Plan/NPDES permit approval for the site is required;
10. The dimensions showing the area of all buildings and structures shall be shown on the Plan as per Section 307(E)(8);
11. The minimum distances between the forty (40) foot front set back and the fifteen (15) foot side and rear for all buildings and structures must be shown on the Plan as per Section 307(E)(8) and Section 412(B)&(D);
12. The areas designated for off-street parking must be shown on the Plan, and the Plan must identify the number of off-street parking spaces required for the use conducted on the property with the number of spaces provided, as well as interior circulation within the parking area, as per Section 307(E)(8), Section 602(B)&(F)(1);
13. Current and proposed ingress and egress points from the site to SR 819 and Boggs Hollow Road for all entrances must be identified on the Plan as per Section 307(E)(8) and Section 602(B);
14. A Township driveway permit is required for site access onto Boggs Hollow Road as per Section 301(E);
15. Show on the Plan the road frontage distance along SR 819 as per Section 414;

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16. PennDOT Highway Occupancy Permit is required as per Section 309 and the following Note must be added to the Plan:
- “A highway occupancy permit is required pursuant to Section 420 of the Act of June 1, 1945 (P.L.1242, No.428), known as the “State Highway Law,” before driveway access to a State highway is permitted.”
17. The General Notes on Sheet CS-01 must be modified to reflect what “has been done” or what “has been constructed” on the site and the manner in which buildings, utilities and other facilities have been installed to ensure compliance;
18. Show on Sheet CS-01 labeled circles 2 ½ inches in diameter with centers not more than two (2) inches from the edge of the paper as per Section 502(H)(5), for locating the seals of:
- a. the engineer or surveyor;
  - b. the Westmoreland County Planning Department;
  - c. the Salem Township Board of Supervisors; and
  - d. Recorder of Deeds;
19. The Nomenclatures for Preliminary Plan Approvals should be removed from Sheet CS-01;
20. The Nomenclature for the Westmoreland County Planning Department on Sheet CS-01 should be amended as follows:

**Westmoreland County Planning Certification:**

“This Plan was reviewed and approved by the Westmoreland County Planning Department this \_\_\_\_\_ day of \_\_\_\_\_, 2024.”

Attest: \_\_\_\_\_  
Director, Westmorland County Planning Department

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

**Resident Lisa Segina expressed concerns about the danger that cement trucks pose when exiting Mr. Daniel’s property onto heavily traveled State Rt 819. Since a Highway Occupancy permit application has not been filed, what does the state and township do in the meantime? She doesn’t understand how this**

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happened without anyone questioning it until now. She believes it looks like a cover up and clean up. What year did development begin? Connie responded by saying construction of the concrete batch began in August of 2020. In 2017 the subdivision plan was turned in. No plans were submitted to the Township for any part of the development. Lisa made remarks concerning excessive noise from banging forms and truck backup alarms, decreased property value, truck traffic from early morning to later in the evening, millings leaking tar into natural springs and well water, contaminants and dirt and dust are also an issue. Lisa believes Jim Daniels should be responsible for paying the legal fees billed from our solicitor and he should pay extra planning fees as an example to others to prevent this from occurring in the future. The solicitor and supervisors should be held accountable. Lisa was advised to express her concerns with the Supervisor's at their meeting on July 17, 2024.

Holly Lorenzo advised Lisa that a requirement as part of the existing permit with the DEP is a 6-month sampling needs to be taken. The results are submitted to the DEP. Since the permit was issued, there has not been any contamination in the runoff from the cement. Jim Daniels stated that the DEP advised him that millings can't sit for more than two years. He stated that they are rotated often.

Resident Debbie Perino expressed concerns with Mr. Daniels not having building permits and consequently is not being taxed adequately.

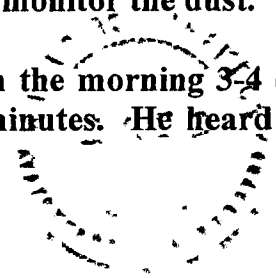
Lisa believes there are different rules for different residents. How do we stop this from occurring again? Connie said that they are currently working on changing the SALDO and there will be an opportunity for public comment.

Resident Lynn Ticherich asked if there is Zoning in Salem Township. She lives on Kennan and worries about the speed of oncoming traffic when pulling out onto 819.

Residents Matthew & Roxanne Humes are new residents in Salem Township. He acquired the property at 819 and Kennan. He has some regrets due to the noise. He is worried about where the driveway is going to be moved at the Daniels property and potential runoff.

Resident Carmine Pontillo lives adjacent to the Humes property. He asked if an environmental impact study was performed. Holly said that it was addressed with the DEP in a report from July 5, 2022. The report stated that the concrete plant was exempt from plan approval and operating permit requirements based on the calculation of dust emissions. There is a dust collector that is a part of the batch plant. Carmine asked who is responsible for monitoring the dust. Connie stated that it is DEP's understanding that preventative measures are in place. Jim said that they have an Engineer to monitor the dust.

Resident Ron Muir complained of noise coming from the plant at 3 or 4:00 in the morning 3-4 days a week. Today at 5:08am he heard a cement truck mixer spinning for 20-30 minutes. He heard forms



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being moved and beat on in the early hours of the morning. He said that it would be common courtesy not to cause that kind of noise at that hour.

Solicitor Falatovich stated that there isn't a noise ordinance.

Resident Carol Durco remembers what the property looked like growing up. She said the employment and business is wonderful for the township. She asked Lisa if she was friends with Andy Johnson and why she didn't purchase the property to prevent a business from going in near her. Lisa said the problem is development occurring without anyone knowing about it.

Resident Eric Hageder asked if the HOP approval and DEP/SEO approval should be given before the next meeting. Connie said that the supervisors can give final approval on a plan with 3<sup>rd</sup> party requirements being outstanding. The mylar, however, will not be able to be signed and recorded until the requirements are satisfied.

**Motion made by Paul Holleran and seconded by John Durco to table the application due to the various issues noted 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**

Connie advised that we have had two meetings with the supervisors and are planning a third meeting in the near future to discuss Solicitor Falatovich's latest revision.

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Motion made by Paul Holleran and seconded by John Durco to adjourn this meeting with the next regular meeting to be held on August 7, 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 7:26pm**

Respectfully submitted,

  
Kelly Otto