

SALEM TOWNSHIP PLANNING COMISSION
MEETING MINUTES
MUNICIPAL BUILDING - 6:00 P.M.
MARCH 6, 2024

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
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 3, 2024 (Reorg. Of Board/Shifko/Musgrove)

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: Delmont Builders Supply & Delmont Industrial Drive

1. For a lot revision of parcel 49-16-00-0-062 located in the Municipality of Murrys ville and parcels 57-08-00-0-195 and 57-08-00-0-111 located in Salem Township.
 1. The Tax Parcel No. for the property in Salem Township (57-08-00-0-195) must be included and shown on the plan;
 2. A land hook joining the portion of Tax Map No. 57-08-00-0-195 to Parcel 57-08-00-0-111 must be added to the plan;
 3. The following Note must be added to the Plan:

“The southern boundary line of Lot Addition “A” extends to, but does not encroach into, the “area of disturbance” identified for storm water management controls and NPDES Permitting on Tax Map Parcels 49-16-00-0-062 and 57-08-00-0-195 in the Land Development Application and Storm Water Management Control Plans submitted by Delmont (66) DPP, LLC for the proposed development of Parcels 49-16-00-0-062 and 57-08-00-0-195 dated December 5, 2023 and

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incorporated into that Stormwater Best Management Practices Operation And Maintenance Agreement approved by Salem Township and the Municipality of Murrysville for the development of such parcels.

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

Present: Adam Long

Adam gave a summary of the lot line revision. There is an old railroad bridge that goes under Rt 66. Long term there is a preliminary donation agreement between Delmont Industrial Drive and Westmoreland County to take over and extend the Westmoreland Heritage Trail the entire way out the road and connect it to Saltsburg. The county has requested a grading easement, but the end developer doesn't want an easement situation. The intent is for Westmoreland County to own it. The intent is for Delmont Industrial Drive and Delmont Builders Supply to donate the road plus the bite to Westmoreland County for the trail. Westmoreland County will then maintain the trail.

Connie Mattei sent the plans to our Stormwater Engineer, Doug Regola, and he confirmed that there is nothing that will be affected by this piece being carved out.

John Durco questioned the Egress/Regress location. Adam said they have a HOP permit. The intention is to come out and down. It is divided and you can't go across. The intent is to have traffic go North.

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.

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Review the request of: Frank Mangery

1. To subdivide Lot 4 in the Kindelberger Estate Subdivision into two new equal tracts of land to be named Lot 4A and Lot 4B. Lot 4 is referenced by Westmoreland County Tax parcel No. 57-23-00-0-112.

1. Update the Owners Information on the Plan to reflect the deed by inserting the middle initial of Frank N. Mangery, and by adding Matthew T. Mangery's name and address as per Section 502(H)(4).
2. Amend the Owner's Certifications by inserting the middle initials of Frank N. Mangery and Matthew T. Mangery as per Section 502(H)(22).
3. A Planning Module must be submitted to the Township and approved by the Township, SEO and DEP.
4. A modification of the required side set-back for Parcel 4B must be submitted in writing to the Township. If granted, the following Note must appear on the Plan:

“By approval of this Plan the Board of Supervisors of Salem Township acknowledge that the on-lot sewage absorption areas for Lot 4B encroach into required set-backs and appear to touch the northern boundary line of Lot 4B. To the extent it is necessary, the Township hereby grants a modification of the set back requirements of its Subdivision and Land Development Ordinance to authorize their construction in the locations depicted on the Plan.”

5. The following Note must appear on the Plan:

“Nothing in the Township's approval of this plan shall be deemed or construed to authorize the encroachment of any sanitary sewage facility shown on the plan, or any discharge from same, upon adjoining property. By submission of this Plan, and as a condition of its approval, Owners, for themselves and for their executors, administrators, heirs and assigns, agree to hold harmless, indemnify and defend the Township of Salem, its supervisors and other elected and/or appointed officials, their successors and assigns, from and against any and all claims or causes of action arising or resulting from the location, encroachment or discharges from the aforesaid sanitary sewer facilities onto any adjoining property.”

6. A Highway Occupancy Permit must be approved by PennDot.



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

Present: Frank Mangery

Frank questioned if the driveway is affected by setbacks. Solicitor Falatovich explained that when the surveyor does the description of the right of way for the deed, he should do a cutout of this plan when it is recorded and show the egress and regress point from the house. That way he can make reference to that drawing tying into this 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

Solicitor Falatovich stated that the remainder of the revisions will be done by the end of the month. They will be distributed to the PC and the Supervisors for final review. Then we can begin the public hearing public meeting process.

Motion made by Paul Holleran and seconded by John Durco to adjourn this meeting with the next regular meeting to be held on April 3, 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 6:44pm

Respectfully submitted,



Kelly Otto