

**SALEM TOWNSHIP PLANNING COMISSION  
MEETING MINUTES  
MUNICIPAL BUILDING  
244 CONGRUITY RD GREENSBURG PA 15601  
May 1, 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 (Not Present. Attendance wasn't required)**

**Kelly Otto, Township and PC Secretary**

**4. ADMINISRATIVE**

- A. Motion made by Paul Holleran and seconded by John Durco to approve the Minutes of the previous Planning Commission meeting of April 3, 2024 (Artman,Starrett/Koenig/Shaw)**

**Vote on the motion:** Paul Holleran and Connie Mattei voted for the motion. John Durco abstained due to being absent at the April 3 meeting. Motion passed by majority vote.

**5. NEW BUSINESS**

**A. Review the request of: Brandon and Rachel Gallagher**

- 1. To create two new building lots shown as parcel "B" and Parcel "C" from the lands of Brandon Gallagher & Rachel E. Gallagher bearing tax map number 57-20-00-0-007.**

**Present: Art Kromel, Surveyor. Art summarized the plan by first explaining that two pieces of property will be cut out of the main parcel. The sewage facility module was submitted to the Township for approval by the Supervisors. SEO Dave Jobe has completed his review of the module and approved.**

**John Durco asked if everyone is aware of the gas line that runs through the property. Art stated that they are aware and marked the lines. Art assured everyone that there is plenty of space to build the house away from the existing gas line.**

**Discussion/Conditions follow:**

- 1. Amend the Township Seal to read "Salem Township Board of Supervisors" (Section 502.H.5.c).**

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2. Amend the County Seal to read “Westmoreland County Planning Department” (Section 502.H.5.d).
3. The side and rear setbacks for Parcels “B” and “C” should be ten (10) feet and labelled on the Plan (Sections 412.D and 502.H.11).
4. The SR or TR number for Tucker Road needs to be added to the Plan (Section 307.D.6).
5. Amend the Plan Data for “Utilities Available” to indicate that Parcel “B” will be serviced by public water and Parcel “C” will be serviced by a private water well.
6. Amend the Township Certification to read as follows (Section 502.H.22):

**Township Certification:**

“Approved by the Board of Supervisors of Salem Township, Westmoreland County this \_\_\_\_ day of \_\_\_\_\_, 2024. Approval of this Plan by the Salem Township Board of Supervisors is for recording purposes only and does not constitute acceptance of any dedicated roads into the township road system.”

Attest: \_\_\_\_\_  
Secretary Chairman

7. Amend the Westmoreland County Certification to read as follows (Section 502.H.22):

**Westmoreland County Planning Certification:**

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

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

8. The property is in an Agricultural Security Zone. The Owners need to submit a written request to the Supervisors to remove Parcel “B” and Parcel “C” from its Agricultural Security Area.
9. The Planning Module must be approved by the SEO, Township and DEP.
10. A Revision Number and Date must be shown on the Plan.

**Motion made by John Durco and seconded by Paul Holleran to recommend approval subject to the conditions mentioned above.**

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**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 submitted the revisions. Within the next two weeks the PC and the Supervisors will meet to discuss.**

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Motion made by John Durco and seconded by Paul Holleran to adjourn this meeting with the next regular meeting to be held on June 5, 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 6:15**

**Respectfully submitted,**

  
**Kelly Otto**