

SALEM TOWNSHIP PLANNING COMISSION
MEETING MINUTES
MUNICIPAL BUILDING -244 CONGRUITY RD GREENSBURG
6:00 P.M.
April 1, 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
Doug Regola, Township Engineer & SEO
Kelly Otto, Township and PC Secretary
Melissa DeHaven, Township Asst. Secretary

4. ADMINISRATIVE

- A. Motion made by Paul Holleran and seconded by John Wright to approve the Minutes, as amended, of the previous Planning Commission meeting of March 4, 2026 (Ross & Steel, Tresco LD, Penn Home & Farm-Hutter, Donald Jones, Demary, Tresco Lot Consolidation, Dunlap, Schlemmer LD)**

Connie pointed out that the conditions for Demary in the minutes were the minutes for Tresco. The conditions were duplicated. The correction will be made.

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

5. NEW BUSINESS

A. Robert & Alice Brinker Plan No. 4

- 1. Motion made by Paul Holleran and seconded by John Wright to review and accept the Robert & Alice Brinker Plan No. 4 application as complete.**

Connie stated that the statement of purpose differs from what is on the plan, but it won't affect the application being accepted or denied.

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 **table** the plan making the following informal comments to the agent for the Robert & Alice Brinker Plan No. 4 to subdivide a portion of lot 2R remaining tract which is to be consolidated with Lot #1 in the plan of subdivision Robert J. and Alice M. Brinker plan as recorded in Instrument No. 200105250026271 tax map parcel # 57-08-00-0-004.**

SALEM TOWNSHIP PLANNING COMISSION
MEETING MINUTES
MUNICIPAL BUILDING -244 CONGRUITY RD GREENSBURG
6:00 P.M.
April 1, 2026

The Supervisors have not wanted to see so many conditions on their agenda. They have asked the PC to clean up the plans a bit before it comes to their agenda. That is the reason for tabling the plan.

Present: Donn Bartram, Morris Knowles & Associates. Jeff Ripple, Senior Survey Project Manager with Morris Knowles was not able to attend and Donn attended in his place to represent the plan.

1. Amend the Instrument Number for Lot 3 to read "20162120004794" (Section 307.A.6);
2. A deed should be executed for Lot 3 and must be provided to the Township;
3. The Statement of Purpose should be consistent with the Application and shown on the Plan (Section 307.A.8);
4. As per the Township Engineer, the way some of the courses and distances are written on the Plan, the incorrect quadrant is referenced (Section 307.D.1);
5. A land hook "Z" should be shown on the Plan between Parcel A and Lot 1R (Section 307.D.1);
6. A 30' front building set back line for Lauffer Mine Road must be shown on the Plan (Section 307.E.5);
7. The location of existing watercourses and flood ways must be shown on the Plan (Section 307.D.4);
8. The structure on Lot 2R Remaining must be shown on the Plan (Section 307.D.5);
9. The location of the existing on-lot septic system on Lot 1R must be shown on the Plan (Section 307.D.5);
10. The location of the existing private water well on Lot 1R must be shown on the Plan (Section 307.D.5);
11. Show on the Plan the Road Identification and R/W width for Defrancis Road (Section 307.D.6).
12. An Owner's Certification for each Owner must be added to the plan with a Notary seal (Section 502.H.26).
 - a. A separate certification is required for Alice Brinker, James Brinker and Karen Brinker.
 - b. A death certificate must be submitted to the Township for Robert Brinker.
13. The following signature nomenclature must be shown on the plan for Planning Commission's Review (Section 501.H.5.b):

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

Chairperson

Secretary

SALEM TOWNSHIP PLANNING COMISSION
MEETING MINUTES
MUNICIPAL BUILDING -244 CONGRUITY RD GREENSBURG
6:00 P.M.
April 1, 2026

14. The Drafting Checklist language for Item #1 of the "Additional Requirements for Minor Subdivisions" must be shown on the plan (Section 502.A.2).
15. A Non-Building Waiver form for Parcel A must be signed by the Owners and submitted to the Township for SEO and Township approval;
16. Non-Building Waiver language must be shown on the Plan; and
17. 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.

6. OLD BUSINESS

A. Penn Home & Farm Plan of Lots 2 – Hutter

This plan was reviewed at the March 4th Planning Commission meeting, and the PC recommended that a modification request be submitted to the Supervisors for approval and informal comments were made. On March 18, 2026, the supervisors granted approval of the modification request. The non-buildable waiver was submitted to DEP on March 10, 2026.

1. Motion made by Paul Holleran and seconded by John Wright to discuss and recommend **conditional approval** for the Penn Home & Farm Plan of Lots 2 plan to add lot 3 to tax parcel 57-12-08-0-013 and add lot 4 and lot 5 to tax parcel 57-12-00-0-021.

Present: Wes Nicholson, Survey Tech McMillen Engineering, Inc.

Solicitor Thomas, explained that if all the conditions have been met with the revised plan before the Supervisors meeting, the conditions do not need to be placed on their agenda.

The Members voted to recommend a written request be made to the Board of Supervisors for a Modification of the minimum front and side building setback requirements in the Township's Subdivision and Land Development Ordinance to 1) allow Mr. Gerald J. Hutter to maintain the twenty-five (25) foot front building setback established in the Garden Courts Plan of Lots PBV 41 PG 10, and 2) to address the existing garage which encroaches into the side yard setback along the adjoining property, Tax Map Parcel No. 57-12-08-0-012, and the front building line. The Board of Supervisors approved the modification request at its March 18th meeting.

SALEM TOWNSHIP PLANNING COMISSION
MEETING MINUTES
MUNICIPAL BUILDING -244 CONGRUITY RD GREENSBURG
6:00 P.M.
April 1, 2026

To reflect the modification, a 25' front building set back line and 6' side yard building set back line should be shown on the plan, including the information in the "Building Setbacks" table, and the following Notes must **be added** to the Plan:

"An exemption from Section 412(A) establishing a minimum 30' front building setback line distance on all streets except Route 22, 66, 119 and 819 for Lots 3, 4 and 5, and Section 412(D) establishing a minimum 10' side building setback line for any residential property was granted for Lot 3 by the Supervisors at the March 18, 2026 regular meeting."

"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 March 18, 2026, a 22 foot set back was granted from Mark Drive and a minimum 6 foot set back from the property line was granted for the property line abutting Tax Parcel 57-12-08-0-012."

"Lots in this plan are subject to a 25' set back as shown in the Garden Courts Plan of Lots in PBV 41 PG 10. 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 Garden Courts Plan of Lots."

Having satisfied the following conditions, the Planning Commission members voted to **recommend conditional approval** of the Plan:

1. The language for Lot 4 and Lot 5 should be changed from "To be Vacated and Conveyed" to "Vacated and Conveyed" with the appropriate instrument number to be provided by Solicitor Thomas (Section 501.H.6);
2. The building set back line for each street must be shown on the plan. If the Supervisors grant the recommended modification, the front and side yard setbacks should reflect the modification;
3. All existing sewers and water mains should be shown on the plan as public utilities (Section 307.D.5);
4. The Township Certification needs amended according to Drafting Requirements - Item #27;
5. The following signature nomenclature should 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__.

Chairperson

Secretary

6. A Non-Building Waiver form has been signed by the Owners and Township, and submitted to the DEP;

**SALEM TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
MUNICIPAL BUILDING -244 CONGRUITY RD GREENSBURG
6:00 P.M.
April 1, 2026**

7. A driveway permit has been applied for to access Mark Drive;
8. A typo appears in the Plan Purpose for Tax Map Parcel 57-12-08-0-“013”;
9. Check the spelling of ‘acreage’ in the Area Table; and
10. 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.

B. Donald Jones Subdivision

This plan was reviewed at the March 4th Planning Commission meeting, and the PC recommended that a modification request be submitted to the Supervisors for approval and informal comments were made. On March 18, 2026, the supervisors granted approval of the modification request.

Present: Michael Vadas, LSSE Civil Engineers and Surveyors

1. Motion made by Paul Holleran and seconded by John Wright to discuss and recommend **conditional approval** for the Donald Jones Subdivision Plan to subdivide lot B from Westmoreland County tax parcel ID 57-15-00-0-012.

The Planning Commission met on April 1, 2026 to review the Donald Jones Subdivision to subdivide Lot B from Tax Map Parcel No. 57-15-00-0-012. Lot B is to be conveyed to William T. Ahlborn, Tax Map Parcel No. 57-15-000-013.

The Planning Commission members reviewed the Application voting to accept it as administratively complete at its March meeting. As part of the Application, a request was made for an exception to Section 414.A.iii of the Township’s SALDO for the minimum lot size of one and one-fourth (1 ¼) acres for lots served by on-site sanitary sewerage disposal systems and public water distribution systems due to the configuration of the existing property and the location of a metal building within Lot B. In order for the new lot line to meet the side/rear yard setback requirements with the existing metal building, the remaining land of Donald Jones (Lot A) cannot meet the one and one-fourth (1 ¼) acres with reasonable and practical lot line configuration.

The Members reviewed the exception request acknowledging that the post-subdivision Lot A would not meet the minimum lot size requirements given the location of the metal building on Lot B, and voted to recommend a written request be made to the Board of Supervisors for a Modification of the minimum requirements of the Township’s Subdivision and Land Development Ordinance Section 414.A.iii for Lot A. The Board of Supervisors approved the modification request its March meeting, and the following Note is to be added to the Plan:

SALEM TOWNSHIP PLANNING COMISSION
MEETING MINUTES
MUNICIPAL BUILDING -244 CONGRUITY RD GREENSBURG
6:00 P.M.
April 1, 2026

“An exemption from Section 414(A)(iii) establishing a minimum of 1 ¼ acre lot with frontage of 150’ applying to lots with on-lot sewage facilities and served by public water was granted for Lot A by the Supervisors at the March 18, 2026 regular meeting.”

Having satisfied the following conditions, the Planning Commission members voted to **recommend conditional approval:**

1. The Deed Book Volume and Tax Map reference, including previous Plan Book Volume and page number, of the parcel being developed must be shown on the Plan, preferable within the boundaries of each lot where appropriate (Section 307.A.6).
2. Existing and proposed areas of Lots A and B should be shown on the plan within the boundaries of each lot (Section 307.D.1).
3. As per Solicitor Thomas, the sentence “Lot B shall not be conveyed separately from Tax Parcel 57-15-00-0-013 without prior approval of the Salem Township Board of Supervisors” should be removed from the Statement of Purpose (Section 307.A.8)
4. The front building line on Lot B is not consistent along the particular lot line. A front building line is required to be shown on the Plan as per Section 501.H.11. A thirty foot (30’) building line from the edge of the right-of-way is required as per Section 412.A on all streets except Routs 22, 66, 119 and 819. The front building line can vary across the lot line since Lot B does not front a road across the entire front property line.
5. The location of the existing on-lot septic system for the dwelling on Lot A must be shown on the plan (Section 307.D.5).
6. The application states that the existing house on Lot A is serviced by public water. The location of the water line needs to be shown on the Plan and labeled “public” (Section 307.D.5).
7. An Owner’s Certification for William T. Ahlborn must be added to the plan with a Notary seal (Section 502.H.26).
8. The circle for the Planning Commission can be removed from the plan.
9. 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

10. The Drafting Checklist language for Item #1 of the “Additional Requirements for Minor Subdivisions” must be shown on the plan (Section 502.A.2).

SALEM TOWNSHIP PLANNING COMISSION
MEETING MINUTES
MUNICIPAL BUILDING -244 CONGRUITY RD GREENSBURG
6:00 P.M.
April 1, 2026

11. A Non-Building Waiver form has been signed by the Owners, SEO and Township, and will be submitted to the DEP.
12. 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.

2. Motion made by Paul Holleran and seconded by John Wright to **complete and sign** the Non-Building Declaration Section D for Lot B of the Donald Jones Side-Lot addition plan.

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

C. Jeffrey L. Demary Lot Line Revision Plan

This plan was tabled at the February 4th PC agenda and requested an exemption request be sent to the Township for supervisor approval at their February 18th, 2026, meeting. The request was granted on February 18th. On March 4, 2026, the PC recommended adding 7 modifications to the plan in addition to the 11 conditions as listed on the March 12, 2026 PC memo. The non-buildable waiver was submitted to DEP on March 10, 2026.

1. Motion made by Paul Holleran and seconded by John Wright to discuss and recommend **approval with no conditions** 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.

Present: David Lentz, Surveyor

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

D. 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. The plan was tabled at the February 4, 2026, PC meeting due to ownership concerns of Plant Road. A time waiver was submitted February 4, 2026, and revised plans were submitted February 25th, 2026. On March 4th the PC recommended additional changes to the plan. On March 4th a time waiver was submitted extending the date of official action due to August 1, 2026.

SALEM TOWNSHIP PLANNING COMISSION
MEETING MINUTES
MUNICIPAL BUILDING -244 CONGRUITY RD GREENSBURG
6:00 P.M.
April 1, 2026

Present: Joe Anglim, KU Resources
Vince Tresco, property owner

1. Motion made by Paul Holleran and seconded by John Wright to discuss and recommend **approval with no conditions** of 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.

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

E. Tresco Land Development

On February 4th, the PC voted to not accept the application as administratively complete and did not provide a review of the plan because Tresco Paving Corporation is the actual owner of the property, the application must be submitted by Tresco Paving Corporation.

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

Connie mentioned that the printed name of the owner is not Tresco Paving Corp. it is Vince Tresco.

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 recommend **preliminary approval with conditions** 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.

Present: Joe Anglim, KU Resources
Vince Tresco, property owner

1. The Note referencing the Instrument Number for the Lot Consolidation must be shown on the Plan (Section 307.A.6);
2. A Statement of Purpose must be added to the Plan (Section 307.A.8);
3. The easement that is to be entered into between Tresco Paving Corporation and Damimo must be added to the Plan with appropriate metes and bounds (Section 307.D.7);
4. A calculation showing the lot size must be shown on the Plan to ensure compliance with the 2- acre minimum lot size for non-residential development (Section 601.B.2);

SALEM TOWNSHIP PLANNING COMISSION
MEETING MINUTES
MUNICIPAL BUILDING -244 CONGRUITY RD GREENSBURG
6:00 P.M.
April 1, 2026

5. The height of the building must be included in the Plan: "No building shall be located less than a distance equal to its height from any property line except that such distance shall be not less than 15 feet from any side or rear line and not less than forty (40) feed from the street Right-of-Way line." (Section 601.B.3.b);
6. The location of the building shall be indicated showing the area and minimum distances between setbacks (Section 307.E.8);
7. 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__.

Chairperson

Secretary

8. WCCD and DEP approval is required;
9. Stormwater approval by the Township Engineer is required;
10. As per the Township SEO, an application for an On-Lot Sewage System Permit needs to be submitted to the Township for approval of the existing on-lot system to be reused and tied into the new garage; and
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.

F. 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. This plan was tabled at the February 4th, 2026 meeting by the PC per the applicants request. A time waiver was received from the applicant 2/27/26 extending the 90 day time period to 180 days (10/4/26)

1. 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 _____

SALEM TOWNSHIP PLANNING COMISSION
MEETING MINUTES
MUNICIPAL BUILDING -244 CONGRUITY RD GREENSBURG
6:00 P.M.
April 1, 2026

2. Motion made by _____ and seconded by _____ to complete and sign the Non-Building Declaration Section D for Parcel A of the Donna Dunlap side lot addition project.

Vote on the motion: **Wright**_____ **Holleran**_____ **Mattei**_____

G. Schlemmer Land Development Project

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. Time waiver submitted February 3, 2026. Revised plans were received February 23, 2026. This plan was reviewed by the PC on March 4th, 2026 and additional comments were made. Revised plans were received on March 24th, 2026.

1. Motion made by Paul Holleran and seconded by John Wright to discuss and recommend **preliminary approval with conditions** 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.

Present: Jason Beranek, Cenkner Engineering
Bob Schlemmer, property owner

1. Solicitor Thomas noted that the parcel under development lies within an Agricultural Security Area. During the meeting there was discussion about whether this would restrict development. After reviewing the applicable restrictions under the Agricultural Area Security Law, 3 P.S. §§ 901–915, it was determined that the proposed project does not conflict with the requirements for development in such an area. The Agricultural Security Area designation does not implicate whether the property is subject to an agricultural conservation easement, nor does it implicate if the property is participating in or under the restrictions of a Clean and Green program. Both programs have greater restrictions on development.

A letter requesting removal of parcel 57-15-00-0-202 from Agricultural Security should be submitted to the Township as the Gettysburg Plan of lots had removal as a condition of approval.

2. The proposed parking lot appears to extend into the adjacent parcel. Solicitor Thomas advised that the entire development must remain within a single parcel's boundaries unless an exception is obtained for the encroachment. Under the Township's SALDO, constructing a parking space beyond the required setback lines is expressly prohibited. Article VI, Section 602(D). It is recommended that the Applicant explore options such as lot consolidation, a side lot addition, or applying for the necessary exception, all of which would require submitting an additional application.
- a. The revised Plan decreased the parking area to fit onto the same parcel. The proposed parking area, however, encroaches into the side yard setback. ***A Side-Lot Addition Plan will be submitted to the Township to eliminate the parking lot encroachment.***

SALEM TOWNSHIP PLANNING COMISSION
MEETING MINUTES
MUNICIPAL BUILDING -244 CONGRUITY RD GREENSBURG
6:00 P.M.
April 1, 2026

3. A revised Title Sheet T-1 be submitted showing the following:

- a. The certification and license number of the Professional Engineer who prepared the Plan (Item #8, Section 307.A.7); *Appears to be satisfied.*
- b. Owner's Certification requires a Name of the Owner; *Appears to be satisfied.*

4. Amend the General Notes Sheet GN-1 information block with general requirements to "Salem"; *Appears to be satisfied.*

5. A revised Site Plan Sheet SP-1 be submitted showing the following:

- a. The parcel(s) is not clearly identified on the Site Plan. Show the exterior tract boundaries as prepared by a Professional Land Surveyor (Item #12, as per Section 307.D.1);

Minor contours are to be removed to improve the clarity of details on the plan.

- b. A forty-foot (40') front building setback off US Route 22 (Item #13, as per Section 412.B);

Label the front building set back line.

- c. A thirty-foot (30') front building setback off Hornock Road (Item #13, as per Section 412.A);

Label the building set back line.

- d. A fifteen-foot (15') side and rear set back (Item #13, as per Section 412.D);

Show the side and rear set backs on parcel 57-15-00-0-202.

- e. The water line should be identified on the Plan as "public"; *Appears to be satisfied.*

- f. A Driveway permit must be approved by the Township.

Outstanding.

- g. Adjacent property owner's name, property lines, tax map # (Item 16, as per Section 307.D.2)

NOTE: The information could be removed from Sheet EC-1 and added to the Site Plan (Sheet SP-1); *Appears to be satisfied.*

- h. Right of Way for Route 22 and Hornock Road need shown on the Plan (Item #22, Section 307.D.6); *Appears to be satisfied.*

SALEM TOWNSHIP PLANNING COMISSION
MEETING MINUTES
MUNICIPAL BUILDING -244 CONGRUITY RD GREENSBURG
6:00 P.M.
April 1, 2026

- i. The dimensions and area of the proposed building as per Section 307.E.8; *Appears to be satisfied.*
- j. The length and width of the parking lot should be shown on the plan as per Section 307.E.8;

Outstanding.

- k. The Site Plan contains insufficient information to determine the “Off-Street Parking” and “Loading” requirements as per Section 602, specifically:
 - i. Number and size of spaces provided for the facility must be identified.

The number and size of the parking spaces is still being discussed. The SALDO does not have a clear definition to fit a wedding venue. A parking exhibit is recommended to show the size and number of spaces based on a category within the SALDO that reflects the use of the building as closely as possible. ***The plan contains a parking chart with calculations for 1 space per every 4 seats requiring 63 spaces. The parking lot provides for 120 spaces. Appears to be satisfied.***

- ii. Parking spaces shall be at least nine (9) feet in width and twenty (20) feet in length (Section 602.F.1);

To provide additional parking spaces due to the loss of area, the Applicant is requesting a modification of the parking space dimensions. The Members did not recommend the modification at this time. ***Parking spots will be maintained as 9x20. Appears to be satisfied.***

- iii. Distance between the rows must be identified. Rows are not to be less than twenty-four (24) feet in width;

To provide additional parking spaces due to the loss of area, the Applicant is requesting a modification of the distance between parking lanes. The Members did not recommend modification at this time. ***Distance between rows will be maintained at 24' wide. Appears to be satisfied.***

- iv. Label the proposed loading docks and size of each loading space (Section 603);
 - 1. Number of loading spaces: Page 46 based on gross floor area;
 - 2. Location: 603.D – not located in any ‘front yard’

The proposed building falls under the minimum square footage in the SALDO that require a loading area. A discussion of the traffic pattern in relation to loading and unloading may take place during the review of a future revised plan. ***Appears to be satisfied.***

SALEM TOWNSHIP PLANNING COMISSION
MEETING MINUTES
MUNICIPAL BUILDING -244 CONGRUITY RD GREENSBURG
6:00 P.M.
April 1, 2026

v. Internal traffic circulation patterns must be shown; *Appears to be satisfied.*

6. Township Engineer approval of the Stormwater Management Plan is required;

Outstanding – currently under review.

7. WCCD approval of the Erosion and Sedimentation Control Plan and NPDES permit is required;

Outstanding – currently under review.

8. Sewage Facilities Planning Component 2 approval is required; SEO, Township and DEP approval has been received. *Appears to be satisfied.*

9. MAWC verification letter of the public water availability and tap is required;

Outstanding – Working with MAWC to extend the water main along US Route 22. A water availability letter is to be provided to the Township.

10. The entrance/access roadway need to be fully described by courses and distances, and located on the Site Plan respect to the multiple tax map parcels implicated by this plan. *Appears to be satisfied.*

11. Access easements will need to be reserved over other tax map parcels without a lot consolidation. Those instruments must be recorded and the instrument numbers for those should appear on the plan.

Outstanding.

12. 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.

7. SEWAGE

8. ADJOURNMENT

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

SALEM TOWNSHIP PLANNING COMISSION
MEETING MINUTES
MUNICIPAL BUILDING -244 CONGRUITY RD GREENSBURG
6:00 P.M.
April 1, 2026

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

Meeting adjourned 7:50pm

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Kelly Otto", written over a faint circular stamp.

Kelly Otto