

New Salem Borough Planning Commission  
November 24, 2020 Meeting Report

Present were:

John McLucas – Zoning Officer for New Salem

Peter Partridge – Planning Commission

Cheryl Bahn – Planning Commission

Kim Martin – Planning Commission

Jerry Stahlman – J.T. Stahlman, LLC – Engineer for M3 Property Solutions, LLC.

Applicant present was Nick Mirch – M3 Properties, LLC

Kim Martin, as previous chair, called the meeting to order with the pledge to the flag.

Peter Partridge noted in the interest of full disclosure that Sherwood II, of which Pete is president, is a customer of Forbes Lawn Care business.

Minutes from August 27, 2019 were accepted by Peter and Cheryl.

Reorganization as follows:

Kim Martin – Chairperson

Peter Partridge – Vice Chairman

Cheryl Bahn – Chairman Pro-tem

It was noted that there are two vacancies on the planning commission.

Discussion began regarding application from M3 Property Solution LLC for the property at 301 N. Main St. in the mixed-use zone.

M3 Property Solution was requesting a Special Exception for an Automobile Dealership.

Jerry Stallman described that there are currently two uses. One use is leaving and the car dealership will replace that use.

Cheryl stated, in her opinion, that this property is zoned for one use only. A Contractor's Office by Special Exception was approved in May of 2007. John was in agreement that the property is zoned for single use. He stated that the zoning hearing board would need to grant dual use.

Cooke's Sharpening was added as an accessory service to Forbes. There was no permission for it to have commercial activity. Cheryl described that F under Dual Use Lots states that they would need separate sewer connections and separate EDUs.

It was after May 2007 that Cooke's Sharpening opened to customers.

The recommendation of the planning commission is that this needs to be further researched to make a determination if a dual use can be there.

The meeting was to be continued December 22, 2020.

Note: Applicant withdrew their request prior to the December 22 meeting.

Submitted by Kim Martin

Approved 4/13/21 by Cheryl Bahn, Peter Partridge, and Kim Martin