

**SALEM TOWNSHIP BOARD OF SUPERVISORS
MEETING AGENDA
MUNICIPAL BUILDING - 7:00 P.M.
FEBRUARY 19, 2025**

- ⌘ Call the meeting to order
- ζ Pledge of Allegiance
- ζ Prayer
- ζ Introduction: Bob Zundel, Kenneth Trumbetta and Kerry Jobe
Atty. Falatovich and Secy. Otto

- ζ Public discussion from residents and taxpayers taken during the course of the meeting, as each item is brought up for motion
- ζ Announcements: No smoking during the meeting;
: Residents please give your name when addressing Supervisors
: Please turn off all cell phones

1. ADMINISTRATION

1A. Motion to approve the Minutes of the January 15, 2025 Supervisor Meeting.

Motion_____ Second_____ Vote: Zundel_____ Trumbetta _____ Jobe _____

1B. Motion to approve expenditures for the month as follows, noting those disclosures filed of record with the Township Secretary, by Supervisors of their routine business dealings with certain of those vendors whose invoices may be paid pursuant to this Motion:

General Fund	\$48,622.45
Payroll Fund	\$80,817.02
Sewage	\$1,819.00
Liquid Fuels	\$61,468.47
Street Lights	\$457.70
Machinery	\$4,051.07
Special Project	\$432.00

TOTAL \$197,667.71

Motion_____ Second_____ Vote: Zundel_____ Trumbetta _____ Jobe _____

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1C. Motion to approve the Volunteer Fireman tax credit roster from Slickville and Forbes Road VFD

Motion _____ Second _____ Vote: Zundel _____ Trumbetta _____ Jobe _____

1D. Motion to approve Resolution No. 6-2025 entitled;

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SALEM,
COUNTY OF WESTMORELAND, COMMONWEALTH OF PENNSYLVANIA,
APPROVING A PLANNING MODULE AND REVISION TO THE SALEM TOWNSHIP ACT
537 PLAN FOR THE BUSHY RUN INVESTMENTS, LP LAND DEVELOPMENT / FUSTING
CENTRE PHASE 2 PLAN AND AUTHORIZING THE EXECUTION AND DELIVERY OF
PRO FORMA DOCUMENTS TO THE COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION REGARDING SAME

Motion _____ Second _____ Vote: Zundel _____ Trumbetta _____ Jobe _____

1E. Motion to approve reimbursing the Recreation Board \$2000 out of Act 13 funds for the PORT A JOHN.

Motion _____ Second _____ Vote: Zundel _____ Trumbetta _____ Jobe _____

1F. Motion to authorize the Township Solicitor to take action necessary to cause the dissolution of the Crabtree Area Municipal Authority.

Motion _____ Second _____ Vote: Zundel _____ Trumbetta _____ Jobe _____

1G. Motion to award _____ the alternate bid for replacement of two damaged mast arms on traffic signals within the Township. This motion was tabled at the December 18, 2024 and January 15, 2025 Supervisor meetings.

Motion _____ Second _____ Vote: Zundel _____ Trumbetta _____ Jobe _____

1H. Motion to hire _____ as a Road Crew employee for Salem Township. This motion was tabled at the November 20, 2024, December 18, 2024, and January 15, 2025 Supervisor meetings.

Motion _____ Second _____ Vote: Zundel _____ Trumbetta _____ Jobe _____

1I. Motion to affirm a letter of support for Delmont Boro for a grant regarding funding a feasibility study to connect to the Westmoreland Heritage Trail.

Motion _____ Second _____ Vote: Zundel _____ Trumbetta _____ Jobe _____

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1J. Motion to authorize an agreement with Gibson-Thomas to perform a traffic study on Mark Drive for the Miranda Place Development. Fees will be paid by the Township and reimbursed by the developer.

Motion _____ Second _____ Vote: Zundel _____ Trumbetta _____ Jobe _____

1K. Motion to authorize the proposal and approve expenses for flow monitoring of the Cloverleaf sewer system.

Motion _____ Second _____ Vote: Zundel _____ Trumbetta _____ Jobe _____

1L. Motion to approve a Sale and Security Agreement with Stephenson Equipment, Inc. for the purchase of a Gradall XL 3100V 4x2 Hydraulic Excavator. The total purchase price is \$523,976.34 of which 498,526 is funded through an LSA grant award and the balance of \$25,450.34 will be paid from the Machinery Fund.

Motion _____ Second _____ Vote: Zundel _____ Trumbetta _____ Jobe _____

1M. Motion to approve the request of George Jobe to revise and consolidate the lot lines of tax map parcel nos. 57-18-00-0-172, 57-18-00-0-178, and 57-18-00-0-190. Approval is subject to the following conditions being met:

1. As per Section 307(A)(8), the Statement of Purpose should be revised to read as follows:

“The purpose of this plan is to subdivide tax map parcel number 57-18-00-0-172 into two (2) parcels, namely Parcel A (containing 4.760 acres) and Parcel B (containing 8.270 acres). Parcel A will be consolidated with Tax Map Parcel Number 57-18-00-0-178. Parcel B will be consolidated with Tax Map Parcel No. 57-18-00-0-190.”

2. As per Section 502(H)(7), the Note on Sheet 1 relating to the creation of the 40' easement should be revised to read as follows:

“A permanent 40' right of way and easement is hereby created for ingress, egress and regress from Beaver Run Road to lot 3R (Tax Map Parcel No. 57-18-00-0-190) in the location depicted on the plan. Such right-of-way and easement is intended to burden Lot 2R (Tax Map Parcel No. 57-18-00-0-178) and benefit Lot 3R (Tax Map Parcel No. 57-18-00-0-190).”

3. Form B waivers for each of the two Side-Lot Additions have been signed by the SEO and must be approved by the Township.

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

Motion ____ Second ____ Vote: Zundel ____ Trumbetta ____ Jobe ____

- 1N. Motion to approve the request of John & Alice Heasley to create a new 10-acre residential building Lot 4 from tax map parcel no. 57-18-00-0-084. Approval is subject to the following conditions being met:

1. The Statement of Purpose must be modified to reflect that the new Parcel No. 4 is being created for the purpose of constructing a single-family home (Section 307.A.8).
2. The Property is in an Agricultural Security Area. A request must be made to the Township to remove the 10-acre parcel created by the plan for the construction of the single-family home, and a Resolution approving the 10-acre parcel's removal must be approved by the Supervisors at a public meeting;
3. A request for a modification of the minimum road frontage requirements of the SALDO must be requested and approved by the Supervisors;
4. A statement must be added to the Plan indicating that the sewage facilities on Lot 4 will not be within 200' of a private water well;
5. As per Section 307.D.4, the following statement must appear on the Plan:

"No portion of the property is located within an identified flood plain."

6. The following language at the end of the Owner's Certification must be removed from the Certification:

"... and that all streets, and other property identified as proposed public property (excepting those areas identified "NOT FOR DEDICATION" are, hereby, upon recording of this plan, dedicated to the public use."

7. The following note must appear on the Plan:

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"Owners hereby create a permanent easement over, on and through the Residual Lot 3 on the Plan to provide ingress, egress and regress to Lot 4 in the area identified as Private "R/W" on the plan. Such easement shall benefit Lot 4 and burden Lot 3 in the Plan. To the extent the area of this easement or right of way may encroach on any adjoining property, if at all, nothing in the approval of this plan by the Board of Supervisors of Salem Township shall be deemed or construed as the Township's condoning of such encroachment or as a condemnation of all or any portion of the encroaching area."

8. A Form B Non-Building Waiver for Lot 3 must be prepared by the Owner and submitted to the Township for approval by the SEO and Supervisors;
9. Non-Buildable Nomenclature for Lot 3 must be added to the Plan;
10. A 10-Acre Permit Exemption Confirmation form for Lot 4 must be prepared by the Owner and submitted to the Township for SEO, Township and DEP approvals.
11. The basis for the 10-Acre Exemption for Lot 4 must be stated somewhere on the Plan; and
12. A Revision Number and Date must be added to the Plan.

Motion _____ Second _____ Vote: Zundel _____ Trumbetta _____ Jobe _____

10. Motion to approve the request of Robert M. & Carol B. Paulisick to consolidate a portion of lot 1R as shown on the Thatcher Plan of Lots from tax map parcel no. 57-04-00-0-194, with Lot 2 in the Thatcher Plan of Lots as recorded instrument no. 200705210023518. Approval is subject to the following conditions being met:
 1. The existing Parcel 57-04-00-0-137 (owned by the Thatchers) is designated as "Lot 2" in the original Thatcher Plan of Lots recorded at Instrument No. 200705210023518. The Existing Parcel 57-04-00-0-194 (owned by the Paulisicks) is designated as "Lot 1R" in the plan. Both parcels should retain the same numbers as indicated in the original Thatcher Plan.
 2. The area to be removed from the Paulisick property and consolidated with Lot 2 in the original Thatcher Plan should be clearly labeled as "Lot 2A" to identify it as a separate area on the plan and the dotted line along the common boundary of Lot 2A and Lot 2 should be a little more pronounced.
 3. As per Section 307(A)(8), the Statement of Purpose in Note 5 on Sheet 1 of the Plan should be revised to reflect the changes above:

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“The purpose of this plan is to subdivide the area identified as Lot 2A from Lot 1R of Tax Map Parcel No. 57-04-00-0-194 (now or formerly owned by Robert & Carol Paulisick), for purposes of conveyance and consolidation with Lot 2 bearing Tax Map Parcel No. 57-04-00-0-137 (now or formerly owned by Robert & Paul Thatcher).”

4. The references to Lots 2A and 2B in the Chart on Page 1 should be revised to reflect the changes above;
5. Note No. 4 can be removed as the Westmoreland County SALDO does not apply;
6. Note No. 6 can be removed from the plan as there are no apparent encroachments;
7. The location of the private driveway to the Thatcher parcel (57-04-00-0-137) should be shown on the Plan (Section 502.H.12);
8. The location of the public water line and the sewage facilities servicing the Paulisick parcel (57-04-00-0-194) should be shown on the Plan (Section 307.D.5);
9. A Form B “Non-Building/Side Lot Addition Waiver” for Lot 2A must be prepared and executed by the Owners and submitted to the Township for approval by the SEO and Supervisors;
10. Non-Buildable Nomenclature must be added to the Plan; and
11. A Revision Number and Date must be shown on the Plan

Motion ____ Second ____ Vote: Zundel ____ Trumbetta ____ Jobe ____

- 1P. Motion to advertise a public hearing for SALDO amendments recommended by the Planning Commission.

Motion ____ Second ____ Vote: Zundel ____ Trumbetta ____ Jobe ____

2. COMMUNITY DEVELOPMENT

3. SEWAGE

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4. COMMITTEE REPORT

4A. Solicitor's Report –

4B. Treasurer's Report - submitted for the month ending January 31, 2025.

4C. Park Initiative Report – Easter egg hunt details – April 12 11am-12pm, rain date April 19.

5. OLD BUSINESS

6. NEW BUSINESS

Solar Farm Discussion


7. ADJOURNMENT

Motion to adjourn meeting with the next meeting being a regular meeting to be held on March 19, 2025, at 7:00 P.M. at the Salem Township Municipal Building.

Motion_____ Second_____ Vote: Zundel_____ Trumbetta _____ Jobe _____


Time of adjournment: _____

SALEM TOWNSHIP
Treasurer's Report - General Use
As of January 31, 2025

	<i>Credit</i>	<i>Debit</i>	<i>Balance</i>
100-160 · Road Project Account			505.85
Total 100-160 · Road Project Account			505.85
100.010 · ACT 13 Funds			170,092.44
Total 100.010 · ACT 13 Funds	236.63		170,329.07
100.020 · Emergency Operation Center Acct			22,506.88
Total 100.020 · Emergency Operation Center Acct			22,506.88
100.030 · Fire Protection Fund			10,072.68
Total 100.030 · Fire Protection Fund	1,720.17	3,039.75	8,753.10
100.040 · General Fund			773,940.94
Total 100.040 · General Fund	73,512.12	153,928.99	693,524.07
100.050 · Health Maintenance Account			156,120.04
Total 100.050 · Health Maintenance Account	16,217.38	17,021.29	155,316.13
100.060 · Machinery Fund			184,432.37
Total 100.060 · Machinery Fund	1,965.21		186,397.58
100.070 · Park Initiative Account			42,151.75
Total 100.070 · Park Initiative Account	787.71	1,007.00	41,932.46
100.080 · Payroll Account			44,846.14
Total 100.080 · Payroll Account	58,071.29	53,926.87	48,990.56
100.090 · Petty Cash			35.22
Total 100.090 · Petty Cash	100.00	36.67	98.55
100.100 · Recreation Fund			15,714.12
Total 100.100 · Recreation Fund	21.86		15,735.98
100.120 · Sewage Fund			567,768.47
Total 100.120 · Sewage Fund	12,546.08	1,533.50	578,781.05
100.130 · Small Stream Discharge Account			7,485.12
Total 100.130 · Small Stream Discharge Account	10.41		7,495.53
100.140 · State Fund / Liquid Fuels			290,029.92
Total 100.140 · State Fund / Liquid Fuels	403.55	223.50	290,209.97
			

SALEM TOWNSHIP
Treasurer's Report - General Use
As of January 31, 2025

	<i>Credit</i>	<i>Debit</i>	<i>Balance</i>
100.150 · Street Light Account			5,945.03
Total 100.150 · Street Light Account	136.72	394.96	5,686.79
100.160 · Special Projects Account			662,160.96
Total 100.160 · Special Projects Account		720.00	661,440.96
107.000 · Money Market			1,013,484.84
Total 107.000 · Money Market	2,421.34		1,015,906.18
109.000 · Certificate of Deposit			762,911.73
109.001 · 6 Month CD			509,924.36
Total 109.001 · 6 Month CD	1,903.37		511,827.73
109.002 · 3 Month CD			252,987.37
Total 109.002 · 3 Month CD	10.05		252,997.42
Total 109.000 · Certificate of Deposit	1,913.42		764,825.15

Bill Sheet for Meeting of:	February 2025	
General Fund		
All American Fire Equipment	Battery for AED	\$499.69
AT&T FirstNet	Emergency Mgt coordinator phone	\$150.92
Bankosh Sanitation	trash collection	\$140.70
Cecchini, Fred	Code Enforcement	\$450.00
Cintas	uniforms/rugs	\$1,364.72
COG/Indaina-Westmoreland	signs	\$67.04
COG/Indaina-Westmoreland	2025 dues	\$100.00
Comcast	fax/internet	\$194.92
Dearborn Group	life insurance	\$211.73
Downs, Jean	janitor municipal bldg & restrooms at park	\$330.00
Export Fuel	diesel/gasoline	\$3,898.68
Falatovich, Gary	legal services	\$3,853.00
First Commonwealth credit card	intuit payroll/office supplies	\$366.23
Fletcher's	chainsaw chain	\$48.00
Ford	Remote workstation support	\$259.98
Ford	phone service	\$272.27
Ford	microsoft 365 monthly licensing	\$24.90
Greg Muffie Window Cleaning	municipal bldg outside windows	\$30.00
Henry's	inspection	\$60.00
Hoffman	dog control	\$210.00
Jobe Inspection	permits	\$1,792.05
Kovac Enterprises	oil	\$176.17
MEIT	insurances/sht.&llong term disabil.	\$674.24
Murray Automotive	parts	\$26.40
Penn Franklin News	advertising	\$255.00
PSATS	PSATS CDL program	\$150.00
Regola & Assoc.	engineering	\$6,991.25
Regola consulting	consulting	\$2,500.00
Thrift Supply	parts	\$56.39
UPMC Health Plan	health insurance	\$16,000.00
U.S. Municipal	parts	\$447.65
Vector Security	security system	\$78.73
West Penn Power	traffic lights/utilities	\$6,981.79
	TOTAL:	\$48,662.45
Liquid Fuels		
Compass Minerals	salt	\$53,908.50
Derry Stone & Lime	anti-skid	\$7,559.97
	TOTAL:	\$61,468.47
		

Machinery		
Advanced Auto	parts	\$789.07
Cresson Ridge Diesel Garage	Truck Repairs	\$1,162.00
Dansers Auto Repair and Salvage	2014 F550 Transfer case	\$2,100.00
	TOTAL:	\$4,051.07
Sewer Revenue		
Morris Knowles	engineering	\$144.00
McElhinny Plumbing	Laterals 107 Sandra Dr/4 laterals 433 Brush Run	\$1,675.00
	TOTAL:	\$1,819.00
Special Projects		
Morris Knowles	Crabtree Feasability	\$432.00
	TOTAL:	\$432.00
Street Lights		
West Penn Power	street lights	\$457.70
	TOTAL:	\$457.70