

SALEM TOWNSHIP BOARD OF SUPERVISORS
MEETING AGENDA
July 15, 2026
7:00pm

- ⌘ Call the meeting to order Kerry Jobe, Bob Zundel, and Todd Paulich
Atty. Markulin, Secy. Otto, Asst. Secy. DeHaven
- ζ Pledge of Allegiance
- ζ Prayer
- ζ Introduction
- 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 June 17, 2026 Regular Meeting.

Motion_____ Second_____ Vote: Jobe_____ Zundel_____ Paulich _____

- 1B. Motion to approve the minutes of the July 6, 2026 special meeting to authorize signing a GP3 permit for the Crabtree Creek Stabilization Project.

Motion_____ Second_____ Vote: Jobe_____ Zundel_____ Paulich _____

- 1C. 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	\$65,561.76
Payroll Fund	\$42,495.21
Act 13	\$3,035.39
Sewage	\$1,414.00
Liquid Fuels	\$1,599.80
Streetlights	\$506.92
Special Project	\$4,767.50
Machinery	\$9,163.29
Fire	\$3,301.00

TOTAL \$131,844.87

Motion_____ Second_____ Vote: Jobe_____ Zundel_____ Paulich _____

SALEM TOWNSHIP BOARD OF SUPERVISORS
MEETING AGENDA
July 15, 2026
7:00pm

- 1D. Motion to approve a Fireworks Display Permit for the Slickville VFD and waive any permit fees, subject to the Township receiving a completed application and Emergency Management approval. The date of the display is scheduled for August 8, 2026 at 9:30P.M. The application is complete.

Motion_____ Second_____ Vote: Jobe_____ Zundel_____ Paulich _____

- 1E. Motion to approve or deny the petition to vacate the portion of Maple Lodge Road extending from its southern terminus at the intersection of Cells Lane and Remington Road in the Township of Salem to its location at the township of Loyalhanna line.

Motion_____ Second_____ Vote: Jobe_____ Zundel_____ Paulich _____

- 1F. Motion to advertise the intent to adopt ordinance No. **3-2026** entitled;

**AN ORDINANCE OF THE TOWNSHIP OF SALEM, WESTMORELAND
COUNTY, PENNSYLVANIA TO VACATE THE PORTION OF MAPLE LODGE
ROAD EXTENDING FROM ITS SOUTHERN TERMINUS AT THE
INTERSECTION OF CELLS LANE AND REMINGTON ROAD IN THE
TOWNSHIP OF SALEM TO ITS LOCATION AT THE TOWNSHIP OF
LOYALHANNA LINE.**

Motion_____ Second_____ Vote: Jobe_____ Zundel_____ Paulich _____

- 1G. Motion to transfer \$49,786.53 from the General Account to the Act 13 account. The Public Utility Commission inadvertently deposited via ACH into the General Account instead of Act 13.

Motion_____ Second_____ Vote: Jobe_____ Zundel_____ Paulich _____

- 1H. Motion to approve a clothing allowance in the amount of \$_____ for the Salem Township Union employees.

Motion_____ Second_____ Vote: Jobe_____ Zundel_____ Paulich _____

- 1I. Motion to set the Assistant Secretary-Treasurer wages at \$_____ per hour.

SALEM TOWNSHIP BOARD OF SUPERVISORS
MEETING AGENDA
July 15, 2026
7:00pm

Motion_____ Second_____ Vote: Jobe_____ Zundel_____ Paulich _____

- 1J. Motion to approve the release of road bond No. CMS0637543 under an Excess Maintenance and Road Bonding Agreement Permit No. 1-2026 with Peoples Natural Gas Company LLC, for the use of .57 miles of Greene Drive. The Township Engineer's letter dated July 1, 2026, confirmed that no damage has occurred and recommendation was made to return the financial security. (all inspection fees have been paid by the vendor). The Bond to be returned is for \$7,125.

Motion_____ Second_____ Vote: Jobe_____ Zundel_____ Paulich _____

- 1K. Motion to approve signing an Excess Maintenance and Repair Agreement with Texas Eastern Transmission LP for the Dig 12292 Project in accordance with Ordinance No. 1-2024, § 3(3) subject to Solicitor's approval. The road to be used under this agreement is .4 miles of Davis Road (T-635). All fees have been paid, and the financial security has been received.

Motion_____ Second_____ Vote: Jobe_____ Zundel_____ Paulich _____

- 1L. Motion to approve the release of road bond No. 1142839 under an Excess Maintenance and Road Bonding Agreement dated October 31, 2016, with Apex Energy, LLC for the use of .9 miles of Church Street. The Township Engineer's letter dated July 13, 2026, confirmed that no damage has occurred and recommendation was made to return the financial security. The Bond to be released is for \$11,250.

Motion_____ Second_____ Vote: Jobe_____ Zundel_____ Paulich _____

- 1M. Motion to approve the release of road bond No. 1142917 under an Excess Maintenance and Road Bonding Agreement dated January 5, 2017, with Apex Energy, LLC for the use of Church Street Bridge. The Township Engineer's letter dated July 13, 2026, confirmed that the Church Street Bridge has been replaced by the culvert and recommendation was made to release the financial security. The Bond to be released is for \$15,000.

Motion_____ Second_____ Vote: Jobe_____ Zundel_____ Paulich _____

- 1N. Motion to approve the release of road bond No. EACX4048683 under an Easement and Right of Entry Agreement dated December 21, 2018, with Apex Energy, LLC for the construction of a

SALEM TOWNSHIP BOARD OF SUPERVISORS
MEETING AGENDA
July 15, 2026
7:00pm

culvert on Church Street. The Township Engineer's letter dated July 13, 2026, confirmed that the culvert appears to have been constructed in accordance with the proposed plans and in compliance with the DEP GP-11. Recommendation was made to release the financial security. The Bond to be released is for \$20,746.

Motion_____ Second_____ Vote: Jobe_____ Zundel_____ Paulich _____

- 1O. Motion to approve signing an Excess Maintenance and Repair Agreement with CNX Gas Company LLC for truck access to the Fatur M&R in accordance with Ordinance No. 1-2024, § 3(3) subject to Solicitor's approval. The road to be used under this agreement is . 88 miles of Church Street (T-921). All fees have been paid, and the financial security has been received.

Motion_____ Second_____ Vote: Jobe_____ Zundel_____ Paulich _____

- 1P. Motion to advertise for bids for the 2026 summer paving project.

Motion_____ Second_____ Vote: Jobe_____ Zundel_____ Paulich _____

- 1Q. Motion to approve the request of Bayt Development LLC for a reduction of \$78,949.50 in the Irrevocable Letter of Credit pertaining to the Developer's Agreement ROW related items for Salem Ridge. After confirming the quantities and observing construction of the items listed in request No. 3, by Salem Township Engineer, Victor P. Regola and Associates, Inc. recommendation was made on July 13, 2026 to reduce the ILOC as requested.

Motion_____ Second_____ Vote: Jobe_____ Zundel_____ Paulich _____

- 1R. Motion to approve the request of Bayt Development LLC for a reduction of \$15,267.34 in the Irrevocable Letter of Credit pertaining to the O&M Agreement outside ROW related items for Salem Ridge. After confirming the quantities and observing construction of the items listed in request no. 3 by Salem Township Engineer, Victor P. Regola and Associates, Inc, recommendation was made on July 13, 2026 to reduce the ILOC as requested.

Motion_____ Second_____ Vote: Jobe_____ Zundel_____ Paulich _____

- 1S. Motion to approve quote# 100002697 for the Managed VoIP Renewal through Ford Office Technologies at a monthly fee of \$278.85 for 36 months. This motion was tabled in May and June to allow solicitor review of the contract.

Motion_____ Second_____ Vote: Jobe_____ Zundel_____ Paulich _____

SALEM TOWNSHIP BOARD OF SUPERVISORS
MEETING AGENDA
July 15, 2026
7:00pm

- 1T. Motion to approve quote# 100002696 for the Managed Compute Renewal through Ford Office Technologies at a monthly fee of \$334.64 for 36 months. The quote includes four management workstations. This motion was tabled in May and June to allow solicitor review of the contract.

Motion_____ Second_____ Vote: Jobe_____ Zundel_____ Paulich _____

- 1U. Motion to approve Resolution No. **19-2026** entitled;

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
TOWNSHIP OF SALEM, COUNTY OF WESTMORELAND,
COMMONWEALTH OF PENNSYLVANIA APPROVING A SEWAGE
FACILITIES PLANNING MODULE FOR THE PROPERTY OF REED
COMMERCE LLC AT 113 OAK HILL ROAD GREENSBURG, PA
15601**

Motion_____ Second_____ Vote: Jobe_____ Zundel_____ Paulich _____

- 1V. Motion to approve Resolution No. **20-2026** entitled;

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF
SALEM, COUNTY OF WESTMORELAND, COMMONWEALTH OF PENNSYLVANIA
APPROVING A HOLDING TANK AGREEMENT FOR THE PROPERTY OF CNX GAS
COMPANY LLC BEARING WESTMORELAND COUNTY TAX MAP PARCEL NO. 57-
08-00-0-092**

Motion_____ Second_____ Vote: Jobe_____ Zundel_____ Paulich _____

- 1W. Motion to approve Resolution No. **21-2026** entitled;

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF
SALEM, COUNTY OF WESTMORELAND, COMMONWEALTH OF PENNSYLVANIA
APPROVING A SEWAGE FACILITIES PLANNING MODULE FOR THE RIDELLA
SUBDIVISION COMPONENT 1 PLAN**

Motion_____ Second_____ Vote: Jobe_____ Zundel_____ Paulich _____

SALEM TOWNSHIP BOARD OF SUPERVISORS
MEETING AGENDA
July 15, 2026
7:00pm

1X. Motion to approve the Ridella Subdivision plan to subdivide one lot from tax map parcel 57-23-00-0-031 named Lot 1. All conditions recommended by the Planning Commission have been met on the Ridella Subdivision Revision 2 plan dated July 7, 2026. The only outstanding 3rd part condition is DEP approval:

1. A Planning Module must be submitted to the Township for SEO, Township and DEP approvals;

- **A Planning module has been submitted and has been signed by the SEO and Planning Commission. Township and DEP approval is required**

Motion_____ Second_____ Vote: Jobe_____ Zundel_____ Paulich_____

1Y. Motion to approve the Tylavsky Subdivision plan to subdivide tax map parcel number 57-09-00-0-049 into two parcels, named Lot 1 (containing 60.266 acres) and Lot 2 (containing 33.013 acres). All conditions recommended by the Planning Commission have been met on the Tylavsky Subdivision Revision 3 plan dated July 7, 2026.

- ***The planning module was approved by the township supervisors on June 17, 2026 and submitted to the DEP on June 23, 2026. DEP approved on July 14, 2026***

Motion_____ Second_____ Vote: Jobe_____ Zundel_____ Paulich_____

1Z. Motion to approve the following modification request dated July 8, 2026 submitted by Kimley Horn for the Clean Express Auto Wash:

Exception to SALDO Sections 307.E.5 and 412.A: A thirty-foot (30') building setback off Hollywood Boulevard.

Exception Request: The applicant is requesting an exception for the placement of vacuum equipment structures located in the set-back within the eleven (11) parking spaces along Hollywood Boulevard. The vacuum equipment consists of a 1-foot square base, a vacuum extension, filter and trash can. The total width of these elements is approximately 3 feet and straddles over the proposed curb and into the landscape area. The edge of trash can is 3 feet 10 inches away from the property line, and 22 feet 8 inches away from the travel lane of Hollywood Boulevard; each at its narrowest point respectively. The narrowest point of the trash can to the property is behind the existing Hollywood Square marquee signage, as typical dimension from the property line to trash can is 5 feet 3 inches. This equipment is mounted at the head-in edge of the parking stall striping against face of curb. This position does not impact parking stall width,

SALEM TOWNSHIP BOARD OF SUPERVISORS
MEETING AGENDA
July 15, 2026
7:00pm

as the narrowest point between two posts is 11 feet, exceeding the Township's parking stall requirement of 9-foot-wide.

Motion_____ Second_____ Vote: Jobe_____ Zundel_____ Paulich _____

- 1Z1. Motion to approve the following modification request dated July 8, 2026 submitted by Kimley Horn for the Clean Express Auto Wash:

Exception to SALDO section 602.F.1 For the purposes of this Ordinance, a "parking space" shall mean a space at least 9' in width and 20' in length, arranged in rows or in a design to insure ingress, egress and turning aisles of not less than 24' between rows.

Exception Request: The applicant is requesting an exception to allow for the thirteen (13) parking spaces and existing conditions along US-22 to maintain their existing non-conforming dimensions of 9' x 18', within the setback, and within 10 feet of the road boundary. Due to the project being a redevelopment, the intent is to disturb the existing site as little as possible. The existing parking spots in this location are already non-conforming and to maintain the ordinance required 24' drive aisle and maintain the same curb location along US-22, these thirteen parking spaces would have to remain 18' in length and at their location.

Motion_____ Second_____ Vote: Jobe_____ Zundel_____ Paulich _____

- 1Z2. Motion to approve Resolution No. **22-2026** 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 CLEAN EXPRESS AUTO WASH #625 LAND
DEVELOPMENT 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: Jobe_____ Zundel_____ Paulich _____

- 1Z3. Motion to grant final approval with conditions of the Clean Express Auto Wash #625 plan for a proposed redevelopment project to retrofit an existing building on the site into an automated car wash with associated parking and stacking lanes. The tax map parcel is 57-12-00-0-096. Approval is contingent on the following conditions being met:

SALEM TOWNSHIP BOARD OF SUPERVISORS
MEETING AGENDA
July 15, 2026
7:00pm

1. The Cover Sheet should contain the following items:
 - a. The modifications granted by the Board of Supervisors must appear on the plan as approved. ***Partially satisfied.***

If granted, language for an exception to Section 602.F.1 to allow for a reduction in the minimum parking space size for the 13 proposed retail spaces along the Route 22 boundary must appear on the Plan.

2. A revised Site Plan should be submitted showing the following:

- a. A thirty-foot (30') building setback off Hollywood Boulevard (Sections 307.E.5 and 412.A); ***Partially satisfied.***

The Members in attendance reviewed the modification request submitted to the Township on July 6th as recommended at the July 1st meeting for an exception to Section 412.A to allow the vacuum equipment structures to be constructed within the 30' setback along Hollywood Boulevard.

If granted, language for an exception to Section 412.A to allow for the vacuum equipment structures to be constructed within the 30' setback along Hollywood Boulevard must appear on the Plan.

- b. Any restrictions upon the use of the property per Section 307(D)(8).

A Declaration of Reciprocal Easements and Restrictions has been submitted to the Township for review by the Solicitor. ***As per Solicitor Markulin, this condition has been satisfied.***

3. DEP approval of a Component 3 is required; ***in progress***
4. FTMSA and Township approval of tap allocations are required; ***In progress***
5. MAWC verification letter; ***In progress. Availability letter issued by MAWC on March 20, 2026 and service line installation agreement received by MAWC dated April 22, 2026.***
6. A Revision Number and Date must be added to the Plan.

Motion_____ Second_____ Vote: Jobe_____ Zundel_____ Paulich_____

SALEM TOWNSHIP BOARD OF SUPERVISORS
MEETING AGENDA
July 15, 2026
7:00pm

2. COMMUNITY DEVELOPMENT

3. SEWAGE

4. COMMITTEE REPORT

4A. Solicitor's Report

4B. Treasurer's Report - submitted for the month ending June 30, 2026

4C. Park Initiative Report

5. OLD BUSINESS

6. NEW BUSINESS

1. Discuss MAWC Developer's Agreement

2. Authorization to proceed with the Kennan Dr waterline

7. ADJOURNMENT

7. Motion to adjourn the meeting with the next meeting being a regular meeting to be held on August 19, 2026, at 7:00 P.M. at the Salem Township Municipal Building.

Motion_____ Second_____ Vote: Zundel_____ Trumbetta _____ Jobe _____

Time of adjournment: _____

[illegible]

ACT 13		
Export Fuel	Seanor Park Offroad Diesel	\$3,035.39
	TOTAL:	\$3,035.39
Machinery		
CAT	parts	\$952.48
Ron Svonavek	Diamond Flail Mower	\$6,200.00
Advance Auto Parts	parts	\$827.27
US Municipal Supply	parts	\$1,183.54
	TOTAL:	\$9,163.29
Sewer Revenue		
Point Design Group(Morris Knowles)	engineering	\$714.00
McElhinny Plumbing	sewage laterals 41 Mark Dr, 102 Kenneth Dr	\$700.00
	T O T A L:	\$1,414.00
Special Projects		
Point Design Group(Morris Knowles)	Kennan/Tucker waterline engineering	\$4,767.50
	TOTAL:	\$4,767.50
Street Lights		
West Penn Power	street lights	\$506.92
	T O T A L:	\$506.92

SALEM TOWNSHIP
Treasurer's Report - General Use
As of June 30, 2026

	<i>Deposit</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			187,914.55
Total 100.010 · ACT 13 Funds	3.09		187,917.64
100.020 · Emergency Operation Center Acct			22,506.88
Total 100.020 · Emergency Operation Center Acct			22,506.88
100.030 · Fire Protection Fund			74,487.00
Total 100.030 · Fire Protection Fund	669.82	3,301.00	71,855.82
100.040 · General Fund			773,795.65
100.046 · SALDO FEES ESCROW-SCHLEMMER			(2.50)
Total 100.046 · SALDO FEES ESCROW-SCHLEMMER	3,500.00	247.50	3,250.00
100.047 · SALDO FEES ESCROW-TRESCO			1,785.00
Total 100.047 · SALDO FEES ESCROW-TRESCO		35.00	1,750.00
Total 100.040 · General Fund	213,583.02	133,935.03	853,443.64
100.050 · Health Maintenance Account			152,666.90
Total 100.050 · Health Maintenance Account	19,002.52	14,943.09	156,726.33
100.060 · Machinery Fund			128,725.00
Total 100.060 · Machinery Fund	670.69	7,466.94	121,928.75
100.070 · Park Initiative Account			18,537.97
Total 100.070 · Park Initiative Account	1,034.81	240.00	19,332.78
100.080 · Payroll Account			45,175.87
Total 100.080 · Payroll Account	36,000.79	35,898.82	45,277.84
100.090 · Petty Cash			206.83
Total 100.090 · Petty Cash		41.05	165.78
100.100 · Recreation Fund			16,479.56
Total 100.100 · Recreation Fund	0.27		16,479.83
100.110 · Seanor Park Grant Fund			40,111.33
Total 100.110 · Seanor Park Grant Fund	0.66		40,111.99
			

SALEM TOWNSHIP
Treasurer's Report - General Use
As of June 30, 2026

	<i>Deposit</i>	<i>Debit</i>	<i>Balance</i>
100.120 · Sewage Fund			500,977.50
Total 100.120 · Sewage Fund	3,845.53	720.00	504,103.03
100.130 · Small Stream Discharge Account			7,586.39
Total 100.130 · Small Stream Discharge Account	5,000.15		12,586.54
100.140 · State Fund / Liquid Fuels			815,707.85
Total 100.140 · State Fund / Liquid Fuels	12.36	214,067.03	601,653.18
100.150 · Street Light Account			7,810.07
Total 100.150 · Street Light Account	46.21	500.03	7,356.25
100.160 · Special Projects Account			600,826.42
Total 100.160 · Special Projects Account		1,010.00	599,816.42
100.180 · ESCROW ACCOUNT			12,464.16
Total 100.180 · ESCROW ACCOUNT	172.54	5,673.94	6,962.76
107.000 · Money Market (General Funds)			1,049,390.44
Total 107.000 · Money Market (General Funds)	2,156.28		1,051,546.72
109.000 · Certificate of Deposit			1,812,368.72
109.001 · 6 Month CD (Sewage Funds)			536,408.51
Total 109.001 · 6 Month CD (Sewage Funds)	1,414.57		537,823.08
109.002 · 3 Month CD (Sewage Funds)			268,041.62
Total 109.002 · 3 Month CD (Sewage Funds)	682.95		268,724.57
109.003 · 3 Month CD (General Funds)			1,007,918.59
Total 109.003 · 3 Month CD (General Funds)	2,616.92		1,010,535.51
Total 109.000 · Certificate of Deposit	4,714.44		1,817,083.16