

SALEM TOWNSHIP BOARD OF SUPERVISORS

MEETING AGENDA

June 17, 2026

7:00PM

⌘ Call the meeting to order Kerry Jobe, Bob Zundel, Todd Paulich
Atty. Muscante, 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 15, 2026, special meeting (Bid opening for aggregate bids and Cramer Stormwater Project bids)

Motion_____ Second_____ Vote: Jobe____ Zundel_____ Paulich _____

1B. Motion to approve the Minutes of the May 20, 2026, public Supervisor meeting.

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	\$76,576.91
Payroll Fund	\$51,714.97
Machinery Fund	\$314.46
Sewage	\$720.00
Special Projects	\$1,010.00
Liquid Fuels	\$214,067.03
Street Lights	\$500.03

TOTAL \$344,903.40

Motion_____ Second_____ Vote: Jobe____ Zundel_____ Paulich _____

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- 1D. Motion to approve and award the following bids received to _____ for the following aggregate materials. (all quantities are more or less). Bids were received, opened, and Recorded at a special advertised meeting on June 15, 2026: (Independent Bids)

1

DUST	500	\$24.15
#8 AGGREGATE Washed (#1B) as per Pub 408 Sec 703.2	1500	N/A
#57 AGGREGATE Washed (#2B)as per Pub 408 Sec 703.2	1000	\$29.10
2RC AGGREGATE (#2A Modified)	2000	\$24.10
#1 AGGREGATE (#4)	400	\$29.10
RIP RAP -R5	500	\$36.60
ANTI-SKID	500	No bid

Bidder#1 Heidelberg Materials

Motion_____ Second_____ Vote: Jobe____ Zundel_____ Paulich _____

- 1E. Motion to approve and award the following bids received to _____ for the Cramer Plan Storm Sewer Improvement Project Contract 2026-3.

Bidder# 1	Murin Construction	\$519,400
Bidder #2	W.A. Petrakis Contracting	\$510,736.25
Bidder #3	Roto Rooter Services Co	\$679, 265
Bidder #4	Piccolomini Contractors Inc	\$402,025

Motion_____ Second_____ Vote: Jobe____ Zundel_____ Paulich _____

- 1F. Motion to approve the purchase of a 12’ Liftmaster T-501L5 garage door opener with 15 remotes at an estimated cost of \$2,875.

Motion_____ Second_____ Vote: Jobe____ Zundel_____ Paulich _____

- 1G. Motion to approve the purchase of a used diamond flail mower at an asking price of \$6,800.

Motion_____ Second_____ Vote: Jobe____ Zundel_____ Paulich _____

- 1H. Motion to approve a Fireworks Display Permit for the Delmont Area Athletic Association and waive any permit fees, subject to the Township receiving a completed application and Emergency Management approval.

Motion_____ Second_____ Vote: Jobe____ Zundel_____ Paulich _____

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1I. Motion to approve signing an agreement with Auctions International, Inc. for the sale of government assets by online auction with no commission being charged to the seller.

Motion____ Second____ Vote: Jobe____ Zundel____ Paulich____

1J. Motion to transfer \$5,000 from the Escrow account to the Small Stream Discharge account. This is the financial security submitted by CNX for the maintenance of two holding tanks to be located at the Fatur Well Pad at 617 Church Street.

Motion____ Second____ Vote: Jobe____ Zundel____ Paulich____

1K. 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 to allow solicitor review of the contract.

Motion____ Second____ Vote: Jobe____ Zundel____ Paulich____

1L. 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 to allow solicitor review of the contract.

Motion____ Second____ Vote: Jobe____ Zundel____ Paulich____

1M. Motion to approve an Arts Grant Contract with the Westmoreland County Commissioners for a grant that was awarded to the Salem Township Recreation Board for \$1,000.

Motion____ Second____ Vote: Jobe____ Zundel____ Paulich____

1N. Motion to advertise a hearing to discuss the petition from Zachary and Julia Wnek to vacate Maple Lodge Road located in Salem Township and Loyalhanna Township.

Motion____ Second____ Vote: Jobe____ Zundel____ Paulich____

1O. Motion to approve Resolution #: 17-2026 entitled;

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SALEM, COUNTY OF WESTMORELAND, COMMONWEALTH OF PENNSYLVANIA APPROVING A RESOLUTION FOR PLAN REVISION FOR THE CONSTRUCTION OF THE SAUER SMALL FLOW TREATMENT FACILITY AND A MAINTENANCE AGREEMENT FOR SAME

Motion____ Second____ Vote: Jobe____ Zundel____ Paulich____

SALEM TOWNSHIP BOARD OF SUPERVISORS
MEETING AGENDA
June 17, 2026
7:00PM

1P. Motion to approve Resolution #: 18-2026 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 TYLAVSKY SUBDIVISION COMPONENT 1 PLAN

Motion_____ Second_____ Vote: Jobe____ Zundel_____ Paulich _____

1Q. Motion to approve the request of the applicant to withdraw the Crum-Prascus Lot Line Revision Plan that was submitted on January 21, 2026. This plan was approved by the supervisors on March 18, 2026, and will not be recorded.

Motion_____ Second_____ Vote: Jobe____ Zundel_____ Paulich _____

1R. Motion to approve the Crum-Prascus Lot Line Revision plan to adjust the boundary line common to lot 21 and lot 22 in the Totteridge unit number 3 plan as recorded in instrument no. 200608290042465. The Tax Map #'s are 57-23-02-0-009 and 57-23-02-0-010 The existing gravel drive has been constructed over the property line. This plan and subsequent deed conveyance will eliminate this encroachment. **The Revision 1 plan dated June 9, 2026, has met all of the conditions recommended by the planning commission except for one.** Approval is conditioned upon the following:

1. The width of all private driveways should be shown on the plan (Section 501.H.12)

Motion_____ Second_____ Vote: Jobe____ Zundel_____ Paulich _____

1S. Motion to approve the Schlemmer side lot addition plan to add parcel A containing 0.3737 acres from lot 2 containing 8.9981 acres to lot 1 containing 40.3739 acres in order to build the proposed parking lot in the Schlemmer Land Development and contain the parking lot on one parcel. The tax map parcels are 57-15-00-0-202 and 57-15-00-0-067. **The Revision 2 plan dated June 4, 2026, has met all conditions recommended by the planning commission.**

Motion_____ Second_____ Vote: Jobe____ Zundel_____ Paulich _____

1T. Motion to approve the following modification request dated June 9, 2026 submitted by Kimley Horn for the Clean Express Auto Wash:

SALEM TOWNSHIP BOARD OF SUPERVISORS

MEETING AGENDA

June 17, 2026

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1. Exception to SALDO Section 601.B.3(a) for the required loading space isolation distance of not less than ten (10) feet from any property boundary except road boundaries.

Exception Request: The applicant is requesting an exception from the ten (10) feet isolation distance and evergreen hedge for the fifteen (15) parking spaces along US-22, the eleven (11) parking spaces along Hollywood Boulevard, and the one (1) 12-foot by 35-foot loading space adjacent to the eastern parcel (tax parcel 57-12-00-0-041) as well as all vacuum spot associated vacuums, producers and signage. The project is a redevelopment with the goal of maintaining as much of the existing conditions as possible. The design reuses the location and orientation of parking, existing landscape conditions without a hedgerow, and utilizing a customer bailout lane in the stacking queue as a loading space for delivery vans.

Motion _____ Second _____ Vote: Jobe _____ Zundel _____ Paulich _____

- 1U. Motion to approve the following modification request dated June 9, 2026, submitted by Kimley Horn for the Clean Express Auto Wash:

1. Exception to SALDO Section 602.D for the existing 15 parking spaces along Route 22 within the minimum forty (40) foot building setback and the existing 11 parking spaces along Hollywood Boulevard within the minimum thirty (30) foot building setback allowing those spaces to be located within those prescribed setbacks.

Exception Request: The applicant is requesting an exception for parking spaces located in the setback area; the fifteen (15) parking spaces along US-22 and the eleven (11) parking spaces along Hollywood Boulevard as well as all vacuum spot associated vacuums, producers and signage. The existing parking spots are currently within the setback area and are non-conforming. The project is a redevelopment with the goal of maintaining as much of the existing conditions as possible. To repurpose the existing building, only internal modifications are being made, therefore, to meet parking requirements with minimal disturbance to the existing site, the existing parking areas are maintained in the proposed site location.

Motion _____ Second _____ Vote: Jobe _____ Zundel _____ Paulich _____

- 1V. Motion to approve the following modification request dated June 9, 2026, submitted by Kimley Horn for the Clean Express Auto Wash:

1. Exception to SALDO Section 604.A, the requirement for the minimum loading space setback of fifteen (15) feet.

SALEM TOWNSHIP BOARD OF SUPERVISORS

MEETING AGENDA

June 17, 2026

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Exception Request: The applicant is requesting an exception for the proposed loading space set within the set-back location; the one (1) 12-foot by 35-foot loading space adjacent to the eastern parcel (tax parcel 57-12-00-0-041). Based on the existing building location, maintaining the existing parking spaces and vehicle circulation areas, the most feasible option for the required loading space is to have the proposed stacking queue bailout lane serve a dual purpose as a loading zone for delivery vans within the setback distance. This location will not disrupt vehicle circulation throughout the site nor ingress or egress into the building for washing or vacuuming. Additionally, this location has convenient access to both the maintenance and retail areas of the building for the purpose of deliveries.

Motion_____ Second_____ Vote: Jobe____ Zundel_____ Paulich _____

2. COMMUNITY DEVELOPMENT

3. SEWAGE

4. COMMITTEE REPORT

4A. Solicitor's Report

4B. Treasurer's Report - submitted for the month ending May 31, 2026.

4C. Park Initiative Report

5. OLD BUSINESS

6. NEW BUSINESS

7. ADJOURNMENT

7A. Motion to adjourn the meeting with the next meeting being a regular meeting to be held on July 15, 2026, at 7:00 P.M. at the Salem Township Municipal Building.

Motion_____ Second_____ Vote: Jobe____ Zundel_____ Paulich _____


Time of adjournment: _____

Bill Sheet for Meeting of:	June 2026	
General Fund		
Advance Auto Parts	parts	\$255.56
Bankosh Sanitation	trash collection	\$142.04
Comcast	fax/internet	\$166.59
ComDoc	xerox copies	\$310.96
Commercial Tire & Suspension	parts	\$43.92
Connie Mattei	ink for printing PC related documents	\$73.06
Dearborn Group	life insurance	\$193.97
Diamond Communication Solutions	spring tax printing and mailing	\$3,236.67
Export Fuel	diesel/gasoline	\$8,005.26
Export Tire	tire	\$151.94
First Commonwealth credit card	checks/office supplies	\$279.89
First Commonwealth credit card	3 rolls stamps/postage/shredding	\$342.87
First Net	Emergency Mgt coordinator phone	\$152.92
Ford	Remote workstation support	\$259.98
Ford	phone service	\$278.85
Ford	microsoft 365 monthly licensing	\$33.20
Fred Cecchini	Code Enforcement	\$387.50
Fred Cecchini	totes for EMA files (reimbursement)	\$47.67
Hoffman	dog control	\$210.00
Jean Downs	janitor municipal bldg /restrooms at park	\$530.00
Jeff Long	straw for repairing edge of road	\$100.00
MBM	legal services (April)	\$14,615.25
MBM	paid from escrow	\$420.00
MEIT	insurances/sht.&long term disabil.	\$674.24
Murray Automotive	parts	\$22.53
ODP Business Solutions	4 toner cartridges	\$316.68
Pa One Call	one call subscription fees	\$36.47
Regola & Assoc.	engineering	\$14,958.52
Regola consulting	consulting	\$2,500.00
Sams Club	seanor park kitchen/pavilion supplies/lunchroom supplies	\$157.34
Salandro Refuse, Inc	Clean up day recycling	\$2,491.40
Schultheis Electric	traffic light call out. 22/119. signal facing wrong direction	\$1,185.00
Stephenson Equipment	parts	\$403.53
Thrift Supply	parts	\$124.59
Trib Total Media	stone re-bid, cramer plan bid, PC workshop notice, audit availability	\$1,676.75
UPMC Health Plan	health insurance	\$19,000.00
Vector Security	security system	\$105.58
West Penn Power	traffic lights/utilities	\$2,686.18
	TOTAL:	\$76,576.91
Liquid Fuels		
Tresco Paving	2025 Price Forbes Rod bituminous material	\$214,067.03
	TOTAL:	\$214,067.03
Machinery		
Kovac Enterprises	10W30 Oil	\$314.46
	TOTAL:	\$314.46
Sewer Revenue		
Morris Knowles	Engineering fees	\$720.00
	TOTAL:	\$720.00



Special Projects		
Morris Knowles	Kennan Dr waterline ext	\$310.00
Morris Knowles	Tucker Rd waterline ext	\$700.00
	TOTAL:	\$1,010.00
Street Lights		
West Penn Power	street lights	\$500.03
	T O T A L:	\$500.03

SALEM TOWNSHIP
Treasurer's Report - General Use
As of May 31, 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			187,911.35
Total 100.010 · ACT 13 Funds	3.20		187,914.55
100.020 · Emergency Operation Center Acct			22,506.88
Total 100.020 · Emergency Operation Center Acct			22,506.88
100.030 · Fire Protection Fund			38,314.36
Total 100.030 · Fire Protection Fund	36,172.64		74,487.00
100.040 · General Fund			635,381.64
100.046 · SALDO FEES ESCROW-SCHLEMMER			1,075.00
Total 100.046 · SALDO FEES ESCROW-SCHLEMMER		1,077.50	(2.50)
100.047 · SALDO FEES ESCROW-TRESCO			1,970.00
Total 100.047 · SALDO FEES ESCROW-TRESCO		185.00	1,785.00
Total 100.040 · General Fund	480,873.08	342,459.07	773,795.65
100.050 · Health Maintenance Account			152,555.88
Total 100.050 · Health Maintenance Account	19,002.56	18,891.54	152,666.90
100.060 · Machinery Fund			93,739.88
Total 100.060 · Machinery Fund	36,173.57	1,188.45	128,725.00
100.070 · Park Initiative Account			17,162.61
Total 100.070 · Park Initiative Account	1,475.36	100.00	18,537.97
100.080 · Payroll Account			45,343.83
Total 100.080 · Payroll Account	48,000.87	48,168.83	45,175.87
100.090 · Petty Cash			60.53
Total 100.090 · Petty Cash	200.00	53.70	206.83
100.100 · Recreation Fund			16,479.28
Total 100.100 · Recreation Fund	0.28		16,479.56
100.110 · Seanor Park Grant Fund			86,922.63
Total 100.110 · Seanor Park Grant Fund	3,881.36	50,692.66	40,111.33
			

SALEM TOWNSHIP
Treasurer's Report - General Use
As of May 31, 2026

	<i>Deposit</i>	<i>Debit</i>	<i>Balance</i>
100.120 · Sewage Fund			502,854.96
Total 100.120 · Sewage Fund	358.54	2,236.00	500,977.50
100.130 · Small Stream Discharge Account			7,586.27
Total 100.130 · Small Stream Discharge Account	0.12		7,586.39
100.140 · State Fund / Liquid Fuels			820,955.31
Total 100.140 · State Fund / Liquid Fuels	13.93	5,261.39	815,707.85
100.150 · Street Light Account			6,052.85
Total 100.150 · Street Light Account	2,256.76	499.54	7,810.07
100.160 · Special Projects Account			604,313.92
Total 100.160 · Special Projects Account		3,487.50	600,826.42
100.180 · ESCROW ACCOUNT			3,700.01
Total 100.180 · ESCROW ACCOUNT	8,800.07	35.92	12,464.16
107.000 · Money Market (General Funds)			1,047,167.00
Total 107.000 · Money Market (General Funds)	2,223.44		1,049,390.44
109.000 · Certificate of Deposit			1,807,609.50
109.001 · 6 Month CD (Sewage Funds)			535,043.05
Total 109.001 · 6 Month CD (Sewage Funds)	1,365.46		536,408.51
109.002 · 3 Month CD (Sewage Funds)			267,382.31
Total 109.002 · 3 Month CD (Sewage Funds)	659.31		268,041.62
109.003 · 3 Month CD (General Funds)			1,005,184.14
Total 109.003 · 3 Month CD (General Funds)	2,734.45		1,007,918.59
Total 109.000 · Certificate of Deposit	4,759.22		1,812,368.72