

**SALEM TOWNSHIP BOARD OF SUPERVISORS**  
**MEETING AGENDA**  
**244 Congruity Rd Greensburg Pa**  
**March 18, 2026**  
**7:00pm**

⌘ Call the meeting to order

ζ Pledge of Allegiance

ζ Prayer

ζ Introduction Kerry Jobe, Bob Zundel, Todd Paulich

Atty. Muscante 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 February 18, 2026 public meeting.

Motion\_\_\_\_\_ Second\_\_\_\_\_ Vote: Jobe\_\_\_\_ Zundel\_\_\_\_\_ Paulich \_\_\_\_\_

1B. Motion to approve the Minutes of the February 24, 2026, special meeting.

Motion\_\_\_\_\_ Second\_\_\_\_\_ Vote: Jobe\_\_\_\_ Zundel\_\_\_\_\_ Paulich \_\_\_\_\_

1C. Motion to approve the Minutes of the February 26, 2026, special meeting.

Motion\_\_\_\_\_ Second\_\_\_\_\_ Vote: Jobe\_\_\_\_ Zundel\_\_\_\_\_ Paulich \_\_\_\_\_

1D. Motion to approve the Minutes of the March 5, 2026, special meeting.

Motion\_\_\_\_\_ Second\_\_\_\_\_ Vote: Jobe\_\_\_\_ Zundel\_\_\_\_\_ Paulich \_\_\_\_\_

1E. Motion to approve the Minutes of the March 17, 2026, special meeting.

Motion\_\_\_\_\_ Second\_\_\_\_\_ Vote: Jobe\_\_\_\_ Zundel\_\_\_\_\_ Paulich \_\_\_\_\_

1F. 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:

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General Fund	\$78,223.39
Payroll Fund	\$44,205.02
Street Lights	\$499.66
Machinery	\$6,835.39
Sewer Revenue	\$576.00
Liquid Fuels	\$12,096.38
 TOTAL	 <b>\$142,435.84</b>

Motion\_\_\_\_\_ Second\_\_\_\_\_ Vote: Jobe\_\_\_\_\_ Zundel\_\_\_\_\_ Paulich\_\_\_\_\_

1G. Motion to advertise the 2026 Clean Up Day for Saturday, May 16, 2026 between the hours of 8:00 AM and 3:00 P.M.

Motion\_\_\_\_\_ Second\_\_\_\_\_ Vote: Jobe\_\_\_\_\_ Zundel\_\_\_\_\_ Paulich\_\_\_\_\_

1H. Motion to hire \_\_\_\_\_ as a Full-Time Assistant Secretary Treasurer for Salem Township.

Motion\_\_\_\_\_ Second\_\_\_\_\_ Vote: Jobe\_\_\_\_\_ Zundel\_\_\_\_\_ Paulich\_\_\_\_\_

1I. Motion to approve signing an Excess Maintenance and Repair Agreement with Diversified Production LLC for the Seanor 4 & Seanor 1 & Bash 7 Plugging Gas & Oil Wells Project in accordance with Ordinance No. 1-2024, § 3(3) subject to Solicitor’s approval. The roads to be used under this agreement are Shortcut Rd T-732, Bigem Rd T-858, Wolfs Lake Rd T-929.

Motion\_\_\_\_\_ Second\_\_\_\_\_ Vote: Jobe\_\_\_\_\_ Zundel\_\_\_\_\_ Paulich\_\_\_\_\_

1J. Motion to approve signing an Excess Maintenance and Repair Agreement with Keystone Appalachian Transmission Company, a subsidiary of FirstEnergy Corporation, for the Stoney Springs Junction Area 138kV Reliability Enhancement Project in accordance with Ordinance No. 01-2024, § 3(3) subject to Solicitor’s approval. The roads to be used under this agreement are Sleepy Hollow Rd T-871, Old Rt 66 T-627, Greene Dr T-790, and Beechwood Dr T-788.

Motion\_\_\_\_\_ Second\_\_\_\_\_ Vote: Jobe\_\_\_\_\_ Zundel\_\_\_\_\_ Paulich\_\_\_\_\_

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1K. Motion to approve resolution #11-2026 entitled;

**A RESOLUTION OF THE TOWNSHIP OF SALEM, COUNTY OF WESTMORELAND,  
COMMONWEALTH OF PENNSYLVANIA APPROVING THE ENTRY OF A GRANT  
AGREEMENT WITH THE COMMONWEALTH FINANCING AUTHORITY FOR THE  
TUCKER ROAD WATERLINE EXTENSION PROJECT.**

Motion\_\_\_\_\_ Second\_\_\_\_\_ Vote: Jobe\_\_\_\_ Zundel\_\_\_\_\_ Paulich \_\_\_\_\_

1L. Motion to approve resolution #12-2026 entitled;

**A RESOLUTION OF THE TOWNSHIP OF SALEM, COUNTY OF  
WESTMORELAND, COMMONWEALTH OF PENNSYLVANIA ADOPTING THE  
2025 WESTMORELAND COUNTY HAZARD MITIGATION PLAN.**

Motion\_\_\_\_\_ Second\_\_\_\_\_ Vote: Jobe\_\_\_\_ Zundel\_\_\_\_\_ Paulich \_\_\_\_\_

1M. Motion to approve and authorize purchasing a Lenovo ThinkCentre Gen 5 Desktop computer, monitor, and keyboard through Ford Office Technologies at a quoted package price of \$1,428.78 which includes onsite setup and installation.

Motion\_\_\_\_\_ Second\_\_\_\_\_ Vote: Jobe\_\_\_\_ Zundel\_\_\_\_\_ Paulich \_\_\_\_\_

1N. Motion to authorize a refund of \$537.80 to the Diocese of Greensburg for LST taxes that were inadvertently paid to Salem Township rather than Delmont Boro.

Motion\_\_\_\_\_ Second\_\_\_\_\_ Vote: Jobe\_\_\_\_ Zundel\_\_\_\_\_ Paulich \_\_\_\_\_

1O. Motion to authorize a letter of support to Pennsylvania 811 to promote safety and prevent damage to underground facilities.

Motion\_\_\_\_\_ Second\_\_\_\_\_ Vote: Jobe\_\_\_\_ Zundel\_\_\_\_\_ Paulich \_\_\_\_\_

1P. Motion to authorize Kathy Hamilton, Recreation Board President, to apply for the Westmoreland County Local Arts Grant Program. The Maximum grant amount is \$600.

Motion\_\_\_\_\_ Second\_\_\_\_\_ Vote: Jobe\_\_\_\_ Zundel\_\_\_\_\_ Paulich \_\_\_\_\_

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1Q. Motion to approve and authorize signing an Agreement and Lease with Greensburg YMCA to rent Seanor Farm Park Pavilion and soccer Field for a Day Camp from June 15-August 8, 2026 pending solicitor’s final review.

Motion\_\_\_\_\_ Second\_\_\_\_\_ Vote: Jobe\_\_\_\_ Zundel\_\_\_\_\_ Paulich \_\_\_\_\_

1R. Motion to authorize Redstone Paving Corp. to proceed with the paving project that was awarded in 2025.

Motion\_\_\_\_\_ Second\_\_\_\_\_ Vote: Jobe\_\_\_\_ Zundel\_\_\_\_\_ Paulich \_\_\_\_\_

1S. Motion to advertise bids for approximately 1700 tons of materials required to complete the 2025 Redstone Paving Project.

Motion\_\_\_\_\_ Second\_\_\_\_\_ Vote: Jobe\_\_\_\_ Zundel\_\_\_\_\_ Paulich \_\_\_\_\_

1T. Motion to award the bid and authorize purchasing a Tractor with Boom Mower from West Central Equipment at a cost of \$39,500.

Motion\_\_\_\_\_ Second\_\_\_\_\_ Vote: Jobe\_\_\_\_ Zundel\_\_\_\_\_ Paulich \_\_\_\_\_

1U. Motion to approve the form of the bids for traffic signal equipment repairs at the ROUTE 22 & ROUTE 119 intersection within the Township. Bids were opened and recorded at a special advertised meeting on March 17 2026 and held for award at the March 18, 2026 Supervisor meeting.

<u><b>Bidder</b></u>	<u><b>Total Bid</b></u>
<b>Bronder Technical Services</b>	<b>\$29,958.26</b>
<b>Bruce-Merrilees Electric</b>	<b>\$29,725.00</b>

Motion\_\_\_\_\_ Second\_\_\_\_\_ Vote: Jobe\_\_\_\_ Zundel\_\_\_\_\_ Paulich \_\_\_\_\_

1V. Motion to award \_\_\_\_\_ the bid for **TRAFFIC SIGNAL REPAIRS – AT THE ROUTE 22 & ROUTE 119 INTERSECTION** within the Township.

Motion\_\_\_\_\_ Second\_\_\_\_\_ Vote: Jobe\_\_\_\_ Zundel\_\_\_\_\_ Paulich \_\_\_\_\_

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- 1W. Motion to approve a modification request made by the agent for the Penn Home and Farm Plan of Lots 2 Plan. Modifications of the minimum requirements of the Township’s Subdivision and Land Development Ordinance as follows:

“A minimum of 22 feet from the right-of-way line along Mark Drvie and a minimum of 6 feet from the property line along tax map parcel # 57-12-08-0-012. The modification to 25 feet would keep the existing structures within the building setback lines”.

Motion\_\_\_\_\_ Second\_\_\_\_\_ Vote: Jobe\_\_\_\_ Zundel\_\_\_\_\_ Paulich \_\_\_\_\_

- 1X. Motion to approve a modification request made by the agent for the Donald Jones subdivision plan. Modifications of the minimum requirements of the Township’s subdivision and Land Development Ordinance as follows:

“On the Donald Jones subdivision, Lot B (.693 acre) is being subdivided from Land of Donald Jones to be conveyed to William T. Ahlborn as a side lot addition. Lot A (1.060 acres) is the remaining land of Donald Jones. The purpose of the request is due to the geometry of the existing property as well as the location of the existing metal building on the proposed Lot B. In creating the new dividing lot line between Lots A and B while abiding by the 10” side yard setback requirement for the metal building, Lot a cannot meet the 1 ¼ acre requirement with reasonable and practical lot line configuration.”

Motion\_\_\_\_\_ Second\_\_\_\_\_ Vote: Jobe\_\_\_\_ Zundel\_\_\_\_\_ Paulich \_\_\_\_\_

- 1Y. Motion to approve the Ross and Steel Lot Line Revision Plan to revise the lot lines of Tax Map Parcel Nos. 57-05-00-0-039 and 57-09-00-0-015. Parcel A will be removed from Tax Map Parcel No. 57-09-00-0-015 and added to Tax Map Parcel No. 57-05-00-0-039.

Approval is subject to the following conditions being met:

1. Mr. Edger Steel, who is deceased, is a second owner of record. A death certificate must be provided to the Township.
2. Mr. Ross presented a Deed to the Commission showing that Mr. Ronald J. Ross is no longer an Owner of Tax Map Parcel No. 57-05-00-0-039. Solicitor Thomas reviewed the deed and recommended that the Owner Certification for Mr. Ross be removed from the Plan.

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3. The Instrument Number for the new Deed should be shown on the Plan for Lot 1 (Tax Map Parcel No. 57-05-00-0-039).
  
4. An existing structure (house) on Lot 1 is encroaching into the front building set back. A note should be added to the plan indicating the house in a non-conforming structure. "By approval of this Plan the Board of Supervisors of Salem Township acknowledge that the single-family dwelling on Tax Map Parcel No. 57-12-08-0-006 is legally nonconforming in its location shown on the Plan."
  
5. Amend the spelling of "Porter" Run Road in the address of John Steel under the Owner Information in the bottom left corner of the Plan.
  
6. The HOP language on the Plan can be removed. Highway Occupancy Permits are required for State Roads only. The roads shown on the Plan, Porter Run and Hoffman Heights, are both Township roads.
  
7. The Township certification has Mr. Zundel as Chairman. The signature nomenclature should be amended to reflect Mr. Jobe's position as Chairman.
  
8. 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

9. A Non-Building Waiver form signed by the Owners, SEO and Planning Commission has been submitted to the Township for approval.
  
10. A Revision Number and Date must be shown on the Plan.

Motion\_\_\_\_\_ Second\_\_\_\_\_ Vote: Jobe\_\_\_\_\_ Zundel\_\_\_\_\_ Paulich\_\_\_\_\_

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1Z. Motion to approve the Crum-Prascus Lot Line Revision plan to adjust the boundary line between Lots 21 and 22 in the Totteridge Unit #3 Subdivision Plan to accommodate the existing gravel drive of Lot 22 and provide entrance to the garage for the house on Lot 22. The current driveway for Lot 22 encroaches on Lot 21. Approval is subject to the following conditions being met:

1. Consolidate into one Statement of Purpose the multiple references to the purpose of the Plan (Section 307.A.8).
2. The proposed side-lot addition should be designated with a lot number and fully described by metes and bounds (Section 502.H.6).
3. The side-lot addition should be joined with Lot 22 and shown with a land hook "Z".
4. The setback lines shown on the Plan are not consistent with the Township's setback requirements, but are consistent with the setbacks imposed for the Totteridge Development in that area. The lots at issue are Nos. 21 & 22. To clarify this on the proposed Plan, the following Note must be added:

"The setback lines depicted on the plan reflect those mandated by the Totteridge Unit Number 3 Subdivision, as recorded with the Recorder of Deeds of Westmoreland County at Instrument No. 200608290042465. These setback requirements exceed the minimum setbacks established under the Township's Subdivision and Land Development Ordinance."

5. The locations of the sanitary sewers and water mains serving the lots should be shown on the Plan (Section 307.D.5).
6. Totteridge Drive must be labeled on the Plan as a "Private Road" (Section 502.H.15).
7. Each Owner should have their own separate Certification and notary seal (Section 501.H.22).
8. The following signature nomenclature must be shown on the plan for the Planning Commission

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review (Section 501.H.5.b):

Reviewed by the Salem Township Planning Commission this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Secretary

9. A typo exists on Note 6: "There are no new utility line connections needed for this plan. Existing underground utility lines are no(t) affected by the adjustment of the existing property line."
10. Although Lots 21 and 22 do not meet the minimum lot size requirements of the Township's SALDO, they were laid out prior to the enactment of the Township's SALDO and are legally nonconforming. To confirm same, the following Note must be added to the Plan:

"By approval of this Plan the Board of Supervisors acknowledge that both Lot 21 and 22 were laid out and approved prior to the enactment of the Township's Subdivision and Land Development Ordinance and, accordingly, are legally nonconforming with respect to the Township's current minimum lot size requirements."

11. The following Note must be added to the Plan:

"By approval of this plan the Board of Supervisors of Salem Township: (a) acknowledge that the Totteridge Planned Community may have private rules and regulations for encroachments into required setbacks and how they are to be addressed, (b) state that nothing in the Township's approval of this plan shall be deemed or construed as the Township's consent to or authorization of any encroachment into the minimum setbacks required within, or created for, the Totteridge Planned Community, and (c) nothing in the approval of this plan shall be deemed or construed to relieve the Applicants from any requirement to obtain any other private approvals that may be necessary for the encroachments into the setbacks imposed by the Totteridge Unit No. 3 Subdivision Instrument No. 200608290042465."

12. Note #1 under the "Additional Requirements for Minor Subdivisions" of the Drafting Requirement Checklist should be added to the Plan.

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

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 February 28, 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 special meeting on April 14<sup>th</sup>, 2026, at 10:00 A.M. followed by the regular meeting to be held on April 15, 2026 at 7:00 P.M. at the Salem Township Municipal Building.

Motion\_\_\_\_\_ Second\_\_\_\_\_ Vote: Jobe\_\_\_\_ Zundel\_\_\_\_\_ Paulich \_\_\_\_\_


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**Time of adjournment: \_\_\_\_\_**

<b>Bill Sheet for Meeting of:</b>	<b>March 2026</b>	
<b>General Fund</b>		
66 Auto Supply	Parts	\$50.52
Advanced Auto Parts	Parts	\$528.71
Bankosh Sanitation	trash collection	\$140.70
Certasite	Annual fire extinguisher inspection	\$796.13
Comcast	fax/internet	\$166.66
ComDoc	copies	\$213.91
Complete Reporting Services	Hearing - street vacation Mark Dr	\$200.00
Dearborn Group	life insurance	\$193.97
Export Fuel	diesel/gasoline	\$1,971.78
First Commonwealth credit card	Office supplies/USPS 3 rolls stamps	\$397.76
FirstNET	Emergency Mgt coordinator phone	\$152.92
Ford	Remote workstation support	\$259.98
Ford	phone service	\$278.85
Ford	microsoft 365 monthly licensing	\$24.90
Fred Cecchini	Code Enforcement	\$162.50
Gibson-Thomas	Final Engineering invoice Rt 22 upgrades	\$3,880.00
Harbor Freight	Garage supplies	\$486.94
Henry's	Inspection	\$60.00
Hoffman	dog control	\$210.00
Jean Downes	janitor municipal bldg	\$330.00
Jobe Inspection	2 septic permits	\$1,200.00
MBM Law	legal services	\$19,649.94
MBM Law	Escrow - Schlemmer LD	\$595.00
MBM Law	Escrow - Tresco LD	\$420.00
MEIT	insurances/sht.&long term disabil.	\$758.52
Murray Automotive	parts	\$125.86
Penn-Franklin News	February advertising	\$452.00
PSATS CDL Program	1 Random drug test 1st Quarter 2026	\$80.00
Regola & Assoc.	engineering	\$6,893.12
Regola & Assoc.	Escrow - Schlemmer LD	\$125.00
Regola & Assoc.	Escrow - Tresco LD	\$62.50
Regola consulting	consulting	\$2,500.00
Sams Club	office & Lunchroom supplies	\$47.72
Smail Auto Group	Parts	\$166.51
Traffic Control	Rt 22/119 Emergency repair - Insurance	\$7,696.00
Trib total Media	advertising	\$271.25
UPMC Health Plan	health insurance	\$19,000.00
Vector Security	security system	\$105.58
West Penn Power	traffic lights/utilities	\$7,568.16
	<b>TOTAL:</b>	<b>\$78,223.39</b>
		

<b>Liquid Fuels</b>		
Pleasant Unity Supply	15" pipe	\$1,023.60
Heidelberg	stone	\$11,072.78
	<b>TOTAL:</b>	<b>\$12,096.38</b>
<b>Machinery</b>		
Flail-Master	Parts	\$784.00
Kovac Enterprises	motor oil	\$652.80
Watt's Truck Center	parts	\$4,827.48
West Central Equipment	parts	\$571.11
	<b>TOTAL:</b>	<b>\$6,835.39</b>
<b>Sewer Revenue</b>		
Morris Knowles	engineering	\$576.00
	<b>T O T A L:</b>	<b>\$576.00</b>
<b>Street Lights</b>		
West Penn Power	street lights	\$499.66
	<b>T O T A L:</b>	<b>\$499.66</b>

**SALEM TOWNSHIP**  
**Treasurer's Report - General Use**  
**As of February 28, 2026**

	<i>Deposit</i>	<i>Debit</i>	<i>Balance</i>
<b>100-160 · Road Project Account</b>			<b>505.85</b>
Total 100-160 · Road Project Account			505.85
<b>100.010 · ACT 13 Funds</b>			<b>200,968.92</b>
Total 100.010 · ACT 13 Funds	145.01		201,113.93
<b>100.020 · Emergency Operation Center Acct</b>			<b>22,506.88</b>
Total 100.020 · Emergency Operation Center Acct			22,506.88
<b>100.030 · Fire Protection Fund</b>			<b>4,923.17</b>
Total 100.030 · Fire Protection Fund	3.56		4,926.73
<b>100.040 · General Fund</b>			<b>1,334,920.43</b>
<b>100.046 · SALDO FEES ESCROW-SCHLEMMER</b>			<b>2,365.00</b>
Total 100.046 · SALDO FEES ESCROW-SCHLEMMER		125.00	2,240.00
<b>100.047 · SALDO FEES ESCROW-TRESCO</b>			<b>3,500.00</b>
Total 100.047 · SALDO FEES ESCROW-TRESCO		750.00	2,750.00
Total 100.040 · General Fund	230,146.81	1,182,077.21	382,990.03
<b>100.050 · Health Maintenance Account</b>			<b>150,935.18</b>
Total 100.050 · Health Maintenance Account	19,109.28	16,588.14	153,456.32
<b>100.060 · Machinery Fund</b>			<b>108,593.40</b>
Total 100.060 · Machinery Fund	78.35	2,273.17	106,398.58
<b>100.070 · Park Initiative Account</b>			<b>27,561.67</b>
Total 100.070 · Park Initiative Account	19.89		27,581.56
<b>100.080 · Payroll Account</b>			<b>47,757.48</b>
Total 100.080 · Payroll Account	35,037.30	35,834.58	46,960.20
<b>100.090 · Petty Cash</b>			<b>112.97</b>
Total 100.090 · Petty Cash			112.97
<b>100.100 · Recreation Fund</b>			<b>16,466.84</b>
Total 100.100 · Recreation Fund	11.89		16,478.73
			

**SALEM TOWNSHIP**  
**Treasurer's Report - General Use**  
**As of February 28, 2026**

	<i>Deposit</i>	<i>Debit</i>	<i>Balance</i>
<b>100.110 · Seanor Park Grant Fund</b>			<b>40,078.43</b>
Total 100.110 · Seanor Park Grant Fund	28.92		40,107.35
<b>100.120 · Sewage Fund</b>			<b>522,838.06</b>
Total 100.120 · Sewage Fund	377.22	825.00	522,390.28
<b>100.130 · Small Stream Discharge Account</b>			<b>7,580.54</b>
Total 100.130 · Small Stream Discharge Account	5.47		7,586.01
<b>100.140 · State Fund / Liquid Fuels</b>			<b>503,818.23</b>
Total 100.140 · State Fund / Liquid Fuels	363.47	21,681.74	482,499.96
<b>100.150 · Street Light Account</b>			<b>5,371.84</b>
Total 100.150 · Street Light Account	3.57	497.42	4,877.99
<b>100.160 · Special Projects Account</b>			<b>607,940.92</b>
Total 100.160 · Special Projects Account			607,940.92
<b>107.000 · Money Market (General Funds)</b>			<b>1,043,974.76</b>
Total 107.000 · Money Market (General Funds)	800.86		1,044,775.62
<b>109.000 · Certificate of Deposit</b>			<b>796,249.15</b>
<b>109.001 · 6 Month CD (Sewage Funds)</b>			<b>530,967.50</b>
Total 109.001 · 6 Month CD (Sewage Funds)	1,400.23		532,367.73
<b>109.002 · 3 Month CD (Sewage Funds)</b>			<b>265,281.65</b>
Total 109.002 · 3 Month CD (Sewage Funds)	721.66		266,003.31
<b>109.003 · 3 Month CD (General Funds)</b>			
Total 109.003 · 3 Month CD (General Funds)	1,000,000.00		1,000,000.00
Total 109.000 · Certificate of Deposit	1,002,121.89		1,798,371.04