

SALEM TOWNSHIP BOARD OF SUPERVISORS
MEETING AGENDA
November 15, 2023
7:00pm

⌘ Call the meeting to order Bob Zundel, Kenneth Trumbetta and Kerry Jobe
Atty. Falatovich and Secy. Otto

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

Is there a Motion to amend this agenda?

Motion_____ Second_____ Vote: Zundel_____ Trumbetta _____ Jobe _____

1. ADMINISTRATION

1A. Motion to approve the Minutes of the October 18, 2023 public 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	\$39,379.72
Payroll Fund	\$45,892.81
Sewage	\$3,586.00
Street Lights	\$401.04
Liquid Fuels	\$6,812.98
ACT 13	\$275.00
ARPA	\$154,686.20
TOTAL	\$251,033.75

Motion_____ Second_____ Vote: Zundel_____ Trumbetta _____ Jobe _____

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1C. Motion to preliminarily approve and advertise the 2024 Proposed Budget for Salem Township with final approval to be considered at the Board of Supervisors public Meeting on December 20, 2023 at 7:00pm .

Motion_____ Second_____ Vote: Zundel_____ Trumbetta _____ Jobe _____

1D. Motion to advertise notice of the Township’s intent to appoint a certified or competent public accountant, or a firm of certified competent accounts to replace the elected auditors and conduct the township’s 2023 fiscal year audit, and to solicit quotes for same. Quotes will be solicited prior to December 11, 2023, and an appointment will be made at the Salem Township Reorganization Meeting of January 2, 2024.

Motion_____ Second_____ Vote: Zundel_____ Trumbetta _____ Jobe _____

1E. Motion to approve a proposal dated September 12, 2023, from Fahringer, McCarty, Grey, Inc. for \$6100 for amended Professional Design Services for the Seanor Farm Park-New Baseball Field Location NPDES and PCSM Permit.

Motion_____ Second_____ Vote: Zundel_____ Trumbetta _____ Jobe _____

1F. Motion to approve a proposal dated September 12, 2023, from Fahringer, McCarty, Grey, Inc. for \$15,800 for Anticipated Professional Design Services for the Seanor Farm Park-New Baseball Field Location Final Site Plans and Contract Documents.

Motion_____ Second_____ Vote: Zundel_____ Trumbetta _____ Jobe _____

1G. Motion to approve Grant Application and Resolution number , **11-2023** entitled:

A RESOLUTION OF THE TOWNSHIP OF SALEM, COUNTY OF WESTMORELAND,
COMMONWEALTH OF PENNSYLVANIA APPROVING GRANT APPLICATIONS FOR
FUNDS SUPPLIED UNDER THE PENNSYLVANIA RACE HORSE AND GAMING ACT
THROUGH THE COMMONWEALTH FUNDING AGENCY FOR THE CLOVERLEAF
PUMP STATION IMPROVEMENT PROJECT, DESIGNATING AN AGENT TO ACT ON
BEHALF OF THE TOWNSHIP IN ALL MATTERS ASSOCIATED WITH THE GRANT AND
APPROVING THE EXECUTION AND SUBMISSION OF PRO FORMA DOCUMENTS IN
FURTHERANCE OF SAME

Motion_____ Second_____ Vote: Zundel_____ Trumbetta _____ Jobe _____

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1H. Motion to approve Grant Application and Resolution number **12-2023**, entitled:

A RESOLUTION OF THE TOWNSHIP OF SALEM, COUNTY OF WESTMORELAND,
COMMONWEALTH OF PENNSYLVANIA APPROVING GRANT APPLICATIONS FOR
FUNDS SUPPLIED UNDER THE PENNSYLVANIA RACE HORSE AND GAMING ACT
THROUGH THE COMMONWEALTH FUNDING AGENCY FOR THE GRADALL
EQUIPMENT PURCHASE PROJECT, DESIGNATING AN AGENT TO ACT ON BEHALF
OF THE TOWNSHIP IN ALL MATTERS ASSOCIATED WITH THE GRANT AND
APPROVING THE EXECUTION AND SUBMISSION OF PRO FORMA DOCUMENTS IN
FURTHERANCE OF SAME

Motion_____ Second_____ Vote: Zundel_____ Trumbetta _____ Jobe _____

1I. Motion to approve Grant Application and Resolution No. **13-2023**, entitled:

A RESOLUTION OF THE TOWNSHIP OF SALEM, COUNTY OF WESTMORELAND,
COMMONWEALTH OF PENNSYLVANIA APPROVING GRANT APPLICATIONS FOR
FUNDS SUPPLIED UNDER THE PENNSYLVANIA RACE HORSE AND GAMING ACT
THROUGH THE COMMONWEALTH FUNDING AGENCY FOR THE SALEM TOWNSHIP
MULTI-AREA WATERLINE EXTENSION PROJECT, DESIGNATING AN AGENT TO ACT
ON BEHALF OF THE TOWNSHIP IN ALL MATTERS ASSOCIATED WITH THE GRANT
AND APPROVING THE EXECUTION AND SUBMISSION OF PRO FORMA DOCUMENTS
IN FURTHERANCE OF SAME

Motion_____ Second_____ Vote: Zundel_____ Trumbetta _____ Jobe _____

1J. Motion to approve Resolution No. **14-2023**, entitled:

A RESOLUTION OF THE TOWNSHIP OF SALEM, COUNTY OF WESTMORELAND,
COMMONWEALTH OF PENNSYLVANIA APPROVING AN INTERGOVERNMENTAL
COOPERATION AGREEMENT WITH THE MUNICIPALITY OF MURRYSVILLE FOR THE
DELMONT (66) DPP, LLC Delmont (66) DPP, LLC DOLLAR GENERAL PROJECT

Motion_____ Second_____ Vote: Zundel_____ Trumbetta _____ Jobe _____

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1K. Motion to approve the Bayura-Miller Subdivision Plan to revise the lot line between tax parcels 57-23-09-0-048 and 57-23-09-0-049. Parcel A will be removed from parcel 57-23-09-0-049 and will be added to parcel 57-23-09-0-048. Approval is subject to the following conditions:

1. Amend the statement of purpose on the Plan to read as follows (Section 307.A.8):

“The purpose of this plan is to (1) enable the conveyance Lot 31 in the Forbes Road Plan of Lots (identified on the Plan as Parcel A) from Donald L. Miller to Adam R. Bayura and Samantha M. Costlow, (2) consolidate Lot 31/Parcel A with property owned by Adam R. Bayura and Samantha M. Costlow bearing Westmoreland County Tax Map Parcel No. 57-23-09-0-078, and (3) consolidate Tax Map Parcel No. 57-23-09-0-078 and Lot 31/Parcel A with property owned by Adam R. Bayura and Samantha M. Costlow bearing Westmoreland County Tax Map Parcel No. 57-23-09-0-048.”

2. Amend the subdivision name or identifying title as follows (Section 502.H.1): “Bayura-Miller Lot Line Revision and Lot Consolidation Plan.”

3. Amend the street name in the address of owner Donald Miller to “Trees Mills Road”.

4. Label on the Plan the location of the water and septic systems for each parcel. If the locations cannot be located, a Note must be added to the Plan to indicate that public water is available with a disclaimer that the Township acknowledges the on-lot septic systems are available for Lot 30 and 32 (Section 307.D.5).

If the on-lot system for the Miller Property cannot be located, then the following note must be added to the plan:

“The precise location of the on-lot sanitary sewer system for Tax Map Parcel No. 57-23-09-0-049 (“Lot 30”) could not be identified on the plan. To the extent all or portions of the sanitary sewer system serving the home on Tax Map Parcel No. 57-23-09-0-049 (“Lot 30”) encroaches onto or is otherwise located within Lot 31/Parcel A, the Applicant, Donald L. Miller, hereby reserves a permanent easement and right of way in, under, over and through Lot 31/Parcel A for the use, upkeep, maintenance and repair of such sanitary sewer system wherever same is determined to be located.”

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If the on-lot system for the Miller Property can be located and encroaches onto the adjoining property, then the following note must be added to the plan:

“The location of the on-lot sanitary sewer system for Tax Map Parcel No. 57-23-09-0-049 (“Lot 30”) identified on the plan encroaches onto Lot 31 in the area depicted on the Plan. To the extent such sanitary sewer system serving the home on Tax Map Parcel No. 57-23-09-0-049 (“Lot 30”) encroaches onto or is otherwise located within Lot 31/Parcel A, the Applicant, Donald L. Miller, hereby reserves a permanent easement and right of way in, under, over and through Lot 31/Parcel A for the use, upkeep, maintenance and repair of such sanitary sewer system in the location depicted on the plan.”

5. The references to the Plan Book Volume and Page for the Old Forbes Road Plan should be changed on the plan to PBV 6, Page 95 (Section 307.A.6).
6. The Tax Map Parcel Nos. contained within the survey of the properties begin with “59”. This should be changed to “57” to reflect Salem Township (Section 307.A.6).
7. Amend the notation on the Plan for the “Existing Non-Conforming Structure’ to indicate that the shed is to be removed from Parcel A (Section 307.A.6).
8. Amend the Township Certification on the Plan to read as follows (Section 502.H.22):

Township Certification:

“Approved by the Board of Supervisors of Salem Township, Westmoreland County this ____ day of _____, 2023. Approval of this Plan by the Salem Township Board of Supervisors is for recording purposes only and does not constitute acceptance of any dedicated roads into the township road system.”

Attest: _____

Secretary

Chairman

9. Amend the Westmoreland County Planning Certification to read as follows:

Westmoreland County Planning Certification:

“This subdivision was reviewed and approved by the Westmoreland County Planning Department this ____ day of _____, 2023.

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Attest: _____
Director, Westmorland County Planning Department

- 10. A Non-Buildable Waiver form must be signed by the Owners of the property and submitted to the Township for approval by the SEO.
- 11. The appropriate nomenclature for a “Side-Lot Addition” must be added to the Plan.
- 12. The following Notes must be added to the Plan:

“By approval of this plan, the Board of Supervisors of Salem Township acknowledge that all existing structures shown on this plan are legally nonconforming in their current locations.”

And

“By approval of this plan, the Board of Supervisors of Salem Township acknowledge that the property of Donald L. Miller bearing Westmoreland County Tax Map Parcel No. is an existing lot of record created by the Forbes Road Plan of Lots as recorded with the Recorder of Deeds of Westmoreland County, PA in Plan Book 6, Page 95.”

And

“This plan modifies the Forbes Road Plan of Lots as same is recorded with the Recorder of Deeds of Westmoreland County in Plan Book 6, Pages 95”

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

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

2. COMMUNITY DEVELOPMENT

3. SEWAGE

4. COMMITTEE REPORT

4A. Solicitor's Report –

Shifko/Latshaw time waiver received November 7, 2023

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- 4B. Treasurer's Report - submitted for the month ending October 31, 2023.
- 4C. Park Initiative Report

- 5. **OLD BUSINESS**
- 6. **NEW BUSINESS**
- 7. **ADJOURNMENT**

Motion to adjourn meeting with the next meeting being a Regular meeting to be held on December 20, 2023, at 7:00 P.M. at the Salem Township Municipal Building.

Motion_____ Second_____ Vote: Zundel_____ Trumbetta _____ Jobe _____

Time of adjournment: _____