

SALEM TOWNSHIP BOARD OF SUPERVISORS
MEETING AGENDA
244 CONGRUITY RD, GREENSBURG
November 19, 2025
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

1. ADMINISTRATION

- 1A.** Motion to approve the Minutes of the October 15, 2025 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	\$67,979.18
Payroll Fund	\$41,488.17
Sewage	\$1,082.00
Street Lights	\$493.72
Liquid Fuels	\$32,021.98
 TOTAL	 \$143,065.05

Motion_____ Second_____ Vote: Zundel_____ Trumbetta _____ Jobe _____

- 1C.** Motion to preliminarily approve and advertise the 2026 Proposed Budget for Salem Township with final approval to be considered at the Board of Supervisors public Meeting on December 17, 2025 at 7:00 p.m .

Motion_____ Second_____ Vote: Zundel_____ Trumbetta _____ Jobe _____

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- 1D.** Motion to approve an agreement with UPMC Health Plan for the 2025-26 renewal period.

Motion_____ Second_____ Vote: Zundel_____ Trumbetta _____ Jobe _____

- 1E.** Motion to approve a 9% increase to the premium rates on the Aetna dental plan for the 2026 plan year. There are no changes to the current benefit plan designs. The new premium will be \$5,337.18 paid bi-annually.

Motion_____ Second_____ Vote: Zundel_____ Trumbetta _____ Jobe _____

- 1F.** Motion to hire _____ as a Road Crew employee for Salem Township.
(this Motion has been tabled every month since November 2024)

Motion_____ Second_____ Vote: Zundel_____ Trumbetta _____ Jobe _____

- 1G.** Motion to approve a proposal from Gibson-Thomas Engineering to provide bidding and construction services for required repairs to the traffic signals located at State Route 22 & Hollywood Boulevard and State Route 22 and State Route 819. A total fee limit of \$12,000 is proposed for this scope of work. This fee will not be exceeded without prior written authorization from the Township.

Motion_____ Second_____ Vote: Zundel_____ Trumbetta _____ Jobe _____

- 1H.** Motion to accept the contract effective January 1, 2026-December 31, 2027 from Hoffman Boarding Kennels for dog control. (\$210.00 per month \$120.00 per call out)

Motion_____ Second_____ Vote: Zundel_____ Trumbetta _____ Jobe _____

- 1I.** Motion to approve the transfer of \$50,000 from the Special Projects account to the General Fund for funds that were distributed to Forbes Road and Slickville VFD in August out of the General Fund.

Motion_____ Second_____ Vote: Zundel_____ Trumbetta _____ Jobe _____

- 1J.** Motion to approve advertising in the Tribune-Review and Municibid for the sale of old Traffic light equipment that has recently been upgraded.

Motion_____ Second_____ Vote: Zundel_____ Trumbetta _____ Jobe _____

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- 1K.** Motion to advertise a special meeting to be held on Tuesday November 25, 2025 at 9:30am to approve grant applications for funds supplied under the Pennsylvania Race Horse and Gaming Act through the Commonwealth Funding Agency.

Motion_____ Second_____ Vote: Zundel_____ Trumbetta _____ Jobe _____

- 1L.** Motion to approve Resolution No. **20-2025** 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 JAMES AND THERESA DANIELS / DANIELS EXCAVATING
BEARING WESTMORELAND COUNTY TAX MAP PARCEL NO. 57-19-00-0-090**

Motion_____ Second_____ Vote: Zundel_____ Trumbetta _____ Jobe _____

- 1M.** Motion to approve the Porter-Stone Lot Line Revision Plan contingent on the following conditions being met:

1. As per Section 502(H)(6), tract boundaries with bearings and distances for each lot (Lot 23 and Lot 24) should be shown on the Plan.
2. Show on the Plan the width of the area of the Porter parcel to be joined to the Stone parcel.
3. The area to be joined to the Stone parcel must be linked to the existing Stone parcel with a “land hook.”
4. The setback lines shown on the Plan are not consistent with the Township’s setback lines, but are consistent with the setbacks approved on the recorded plan for Lots 23 and 24 in the Totteridge Development. To clarify this on the Plan, the following Note must be added:

“The setback lines shown on the plan are required by the Totteridge Unit Number 3 Subdivision as recorded with the Recorder of Deeds of Westmoreland County at Instrument No. 200608290042465 and exceed the minimum setback requirements of the Township’s Subdivision and Land Development Ordinance.”

5. Both the Owners’ Certifications indicate that “no building or structure” would be constructed within the required setbacks. However, stone walls on the Stone property extend into the required

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setbacks in three (3) places, and a modification of the Township's SALDO must be requested and approved to allow the encroachments into the minimum side and rear yard setbacks required under the Township's SALDO.

6. Although Lots 23 and 24 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 23 and 24 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."

7. If the modifications are granted, the following Note must appear on the Plan:

"By approval of this plan the Board of Supervisors of Salem Township, (a) approve the Applicants' requests for modifications to the Township's minimum side and rear yard requirements to allow the encroachment of the stone walls into same, (b) acknowledge that the Totteridge Planned Community may have private rules and regulations for encroachments into required setbacks and how they are to be addressed, (c) 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 (d) 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 referenced herein."

8. As per Section 502(H)(15), Totteridge Drive must be labeled on the Plan as a "Private Road."
9. The Owners' Certifications should both be amended to fix the typo for "road."
10. The Planning Commission Certification is not required and can be removed.
11. A Revision Number and Date must be shown on the Plan.

Motion_____ Second_____ Vote: Zundel_____ Trumbetta _____ Jobe _____

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2. COMMUNITY DEVELOPMENT

3. SEWAGE

4. COMMITTEE REPORT

4A. Solicitor's Report – **Ag Security addition request from William & Chelsey Smail**

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

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 17, 2025, at 7:00 P.M. at the Salem Township Municipal Building.

Motion_____ Second_____ Vote: Zundel_____ Trumbetta _____ Jobe _____

Time of adjournment: _____

Preliminary Adoption															
Final Adoption:															
2025-- Assessed Value -\$															
General 6 mill Mach. 1 mill/ Fire 1 mill															
(incr. from 4 mill to 6 mill in 2010)															
	GENERAL	STATE	MACHINERY	Street Lts	FIRE	Act 13	EOC	Sewage	Health Mnt.	Recreation	Park Initiat.	Seanor Grant	Road Projects	Sm. Stream Discharge	Special Projects
Cash Brought Forward 1-1-2026	\$1,789,464.84	512,000	107,174	5,801	5,486	200,816	22,507	636,361	152,956	16,452	27,028	0	506	7,570	609,197
300 Taxes	1,723,000		80,000	5,100	80,000										
320 Licenses/Permits	100,500														
330 Fines	1,000														
340 Interest	42,000	6,000	2,000	80	500	1,600	0	6,000	1,600	170	300	0	0	75	0
342 Rents/ Royalties/Refunds	108,900														
350 Intergov.Allocat/Grants	224,000	374,301													
360 Charges for Services	84,000							186,200							
380 Misc./Scrap Revenue/Rfnds	62,750														
390 Inter-Fund Transfers									228,000						
Total Revenue	2,346,150	380,301	82,000	5,180	80,500	1,600	0	192,200	229,600	170	300	0	0	75	0
Revenue & Cash on Hand Brought Fwd	4,135,615	892,301	189,174	10,981	85,986	202,416	22,507	828,561	382,556	16,622	27,328	0	506	7,645	609,197
EXPENDITURES															
400 General Government	310,350														
410 Public Safety	160,500	786,000													
420 Health & Welfare	5,000				81,000			33,900							
430 Public Works	981,000		95,000												
431 Street Light Fund				6,000											
435 Health Maint. Expenses	228,000								229,500						
440 Park Initiative						3,000									
450 EOC Cntr/Phone	1,800														
450 Recreation															
470 Storm Water Management															
480 Misc. / Prop. Acquisition	0														
481 Payroll Withholds	175,000														
483 Pension Obligation	47,500														
483 Emp. 457 Contrib.	10,000														
484 Commerc.Ins. & W/Comp	97,000														
486 Employee Insurances	27,000														
487 Admin fees	300														
TOTAL EXPENDITURES:	2,043,450	786,000	95,000	6,000	81,000	0	0	33,900	229,500	0	0	0	0	0	0
ASSETS 12/31/2026	2,092,165	106,301	94,174	4,981	4,986	202,416	22,507	794,661	153,056	16,622	27,328	0	506	7,645	609,197

SALEM TOWNSHIP
Treasurer's Report - General Use
As of October 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			200,229.73
Total 100.010 · ACT 13 Funds	186.04		200,415.77
100.020 · Emergency Operation Center Acct			22,506.88
Total 100.020 · Emergency Operation Center Acct			22,506.88
100.030 · Fire Protection Fund			9,657.53
Total 100.030 · Fire Protection Fund	220.69	4,296.22	5,582.00
100.040 · General Fund			1,313,966.11
Total 100.040 · General Fund	155,042.85	556,908.53	912,100.43
100.050 · Health Maintenance Account			150,606.66
Total 100.050 · Health Maintenance Account	16,139.56	15,890.00	150,856.22
100.060 · Machinery Fund			108,652.64
Total 100.060 · Machinery Fund	298.54	1,795.51	107,155.67
100.070 · Park Initiative Account			26,279.67
Total 100.070 · Park Initiative Account	644.73		26,924.40
100.080 · Payroll Account			49,860.32
Total 100.080 · Payroll Account	28,049.00	28,882.53	49,026.79
100.090 · Petty Cash			140.16
Total 100.090 · Petty Cash			140.16
100.100 · Recreation Fund			16,406.28
Total 100.100 · Recreation Fund	15.24		16,421.52
100.120 · Sewage Fund			631,861.31
Total 100.120 · Sewage Fund	11,861.77	110,897.64	532,825.44
100.130 · Small Stream Discharge Account			7,552.66
Total 100.130 · Small Stream Discharge Account	7.02		7,559.68
100.140 · State Fund / Liquid Fuels			550,607.90
Total 100.140 · State Fund / Liquid Fuels	507.85	12,078.89	539,036.86
			

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

		<i>Credit</i>	<i>Debit</i>	<i>Balance</i>
100.150 · Street Light Account				7,179.56
Total 100.150 · Street Light Account		46.80	493.72	6,732.64
100.160 · Special Projects Account				659,064.96
Total 100.160 · Special Projects Account		132.46		659,197.42
107.000 · Money Market				1,035,008.73
Total 107.000 · Money Market		2,472.76		1,037,481.49
109.000 · Certificate of Deposit				786,869.16
109.001 · 6 Month CD				524,579.77
Total 109.001 · 6 Month CD		1,589.69		526,169.46
109.002 · 3 Month CD				262,289.39
Total 109.002 · 3 Month CD		751.52		263,040.91
Total 109.000 · Certificate of Deposit		2,341.21		789,210.37

Bill Sheet for Meeting of:	NOVEMBER 2025	
General Fund		
66 Auto	propane	\$139.90
380 Discount Warehouse	tarp for salt	\$50.99
Air Witch of Salem	Thermocouples for hot tar machine	\$50.00
Bankosh Sanitation	trash collection	\$140.70
Comcast	fax/internet	\$195.69
Dearborn Group	life insurance	\$205.38
Export Fuel	diesel/gasoline	\$1,273.45
Export Tire	tires for tar buggy	\$209.88
First Commonwealth credit card	toner/office supplies	\$214.29
First Commonwealth credit card	grant application fees	\$200.00
FirstNet/At&T	EOC Center phone bill	\$150.92
Ford	Remote workstation support	\$259.98
Ford	phone service	\$276.59
Ford	microsoft 365 monthly licensing	\$24.90
Fred Cecchini	Code Enforcement	\$375.00
Gary Falatovich	legal services	\$2,205.00
Greg Muffie Window Cleaning	municipal bldg	\$30.00
Hoffman	dog control	\$210.00
Jean Downes	janitor municipal bldg & restrooms at park	\$650.00
Jeannette Steel	grating	\$200.00
Jobe Inspection	building/spetic permits	\$34,770.58
Lowe's	Garage supplies	\$55.39
MEIT	insurances/sht.&llong term disabil.	\$758.52
Murray Automotive	parts	\$69.39
PA one call	one call fees	\$74.88
Redi-Mix Stone & Co	cement	\$184.13
Regola consulting	consulting	\$2,500.00
Schultheis Electric	call out for emergency preemption not working	\$465.00
Thrift Supply	parts	\$22.49
UPMC Health Plan	health insurance	\$16,000.00
Vector Security	security system	\$78.73
VP & Associates	engineering	\$3,518.75
West Penn Power	traffic lights/utilities	\$2,418.65
	T O T A L:	\$67,979.18
Liquid Fuels		
Tresco Paving	19MM & tar	\$3,270.02
George Wilson & Co	tar to seal roads	\$2,480.40
American Rock Salt Co	salt	\$26,271.56
	TOTAL:	\$32,021.98
		

Sewer Revenue		
McElhinny Plumbing	15 & 48 Mark Dr lateral insp	\$650.00
Morris Knowles	engineering	\$432.00
	T O T A L:	\$1,082.00
Street Lights		
West Penn Power	street lights	\$493.72
	T O T A L:	\$493.72