

SALEM TOWNSHIP BOARD OF SUPERVISORS
MEETING AGENDA
244 CONGRUITY RD GREENSBURG, PA
October 21, 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 September 16, 2026, public meeting.

Motion_____ Second_____ Vote: Jobe_____ Zundel_____ Paulich _____

- 1B. Motion to approve the Minutes of the September 22, 2026, special meeting. (Authorize signing Cramer Plan Stormwater Project agreement, authorize signing a change order for the Route 66 ARLE project).

Motion_____ Second_____ Vote: Jobe_____ Zundel_____ Paulich _____

- 1C. Motion to approve the Minutes of the September 29, 2026, special meeting. (Approve payment of the Cramer Plan Stormwater Project invoices).

Motion_____ Second_____ Vote: Jobe_____ Zundel_____ Paulich _____

- 1D. 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	\$327,417.89
Payroll Fund	\$48,901.01
Act 13	\$6,718.73
Fire Protection	\$3,301.00
Liquid Fuels	\$8,887.93

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Machinery	\$4,704.41
Park Initiative	\$19,696.88
Sewage	\$465.00
Special Projects	\$6,430.50
Street Light	\$507.50

TOTAL \$427,030.85

Motion_____ Second_____ Vote: Jobe_____ Zundel_____ Paulich _____

- 1E. Motion to approve a \$1,000 donation to the Westmoreland County Food Bank.

Motion_____ Second_____ Vote: Jobe_____ Zundel_____ Paulich _____

- 1F. Motion to approve a \$1000 donation to Mutual Aid Emergency Medical Services.

Motion_____ Second_____ Vote: Jobe_____ Zundel_____ Paulich _____

- 1G. Motion to hire _____ as a Full-Time Road Crew employee for Salem Township.

Motion_____ Second_____ Vote: Jobe_____ Zundel_____ Paulich _____

- 1H. Motion to hire _____ as a Part-Time Road Crew employee for Salem Township.

Motion_____ Second_____ Vote: Jobe_____ Zundel_____ Paulich _____

- 1I. Motion to approve the renewal of the existing agreement with Primepay for the administration of payments and reimbursements under the Township Employees' HRA Account. The agreement is set to renew on November 1, 2026, at a monthly rate of \$85.71 up 7% from \$80.10 and an annual enrollment fee of \$325.

Motion_____ Second_____ Vote: Jobe_____ Zundel_____ Paulich _____

- 1J. Motion to approve the UPMC Health Plan 2026 Contract Renewal, effective November 1, 2026, (14.2% increase). The current monthly premium is \$14,750. The new estimated monthly premium is \$16,848.22.

Motion_____ Second_____ Vote: Jobe_____ Zundel_____ Paulich _____

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- 1K. Motion to approve and authorize signing a change order issued on October 8, 2026, by Bronder Technical Services for the Route 66 ARLE Project. The change order results in an increase of \$20,044 of the contract price.

Motion_____ Second_____ Vote: Jobe_____ Zundel_____ Paulich _____

- 1L. Motion to authorize MBM Law to begin drafting a Data Center Ordinance to address regulatory concerns.

Motion_____ Second_____ Vote: Jobe_____ Zundel_____ Paulich _____

- 1M. Motion to authorize MBM Law to begin drafting a Solar Farm Ordinance to address regulatory concerns.

Motion_____ Second_____ Vote: Jobe_____ Zundel_____ Paulich _____

- 1N. Motion to authorize signing an Access, Waiver, Release, Indemnity, and Maintenance agreement with Piccolomini Contractors, Vaia Associates, LP, and Eric and Christa Vaia for the Cramer Plan Stormwater Improvement Project.

Motion_____ Second_____ Vote: Jobe_____ Zundel_____ Paulich _____

- 1O. Motion to approve the following modification request dated October 12, 2026, submitted by KU Resources, Inc. for the KoolRay Autobody Building Addition Land Development:

Exception to SALDO Section 601.B.3.b: No building shall be located less than a distance equal to its height from any property line except that such distance shall be not less than 15 feet from any side or rear lot line and not less than forty (40) feet from the street Right-of-Way line.

Exception Request: The proposed building addition will have a height of 21.5 feet and will be located 19.94 feet from the side property line. Because this configuration does not satisfy the isolation distance required by Section 601.B.3.b, the applicant requests approval of a modification permitting the proposed addition at the stated 19.94-foot side property line distance.

Motion_____ Second_____ Vote: Jobe_____ Zundel_____ Paulich _____

- 1P. Motion to approve the following modification request dated October 12, 2026, submitted by KU Resources, Inc. for the KoolRay Autobody Building Addition Land Development:

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Exception to SALDO Section 602.H: The provisions of this Ordinance shall constitute the minimum parking requirements applicable to any building, improvement or use of land approved after the date of adoption of this Ordinance, in accordance with the provisions of this Ordinance. Nothing in this Ordinance shall be deemed or construed to prevent the Board of Supervisors from imposing additional off-street parking requirements upon any development of use of property where such additional space is necessary to facilitate ingress and egress, accommodate a particular use, prevent congestion on public thoroughfares or otherwise protect the public health, safety and well-being.

Exception Request: The applicant requests that the Board of Supervisors determine, pursuant to Section 602.G, that the proposed use/addition is an unclassified parking use and establish a parking requirement of zero additional spaces for the proposed addition. Accordingly, the proposed plan would provide no new parking spaces beyond the parking presently serving the existing business. The proposed addition will not create a separate use or new parking-generating activity. The addition is intended solely to support the current operations of the existing business, and will not increase the operational parking demand for the business.

Motion_____ Second_____ Vote: Jobe_____ Zundel_____ Paulich_____

- 1Q. Motion to approve the following modification request dated October 12, 2026, submitted by KU Resources, Inc. for the KoolRay Autobody Building Addition Land Development:

Exception to SALDO Section 412.D: The minimum side and rear building setback line distance shall be ten (10) feet for any residential use and fifteen (15) feet for any commercial use.

Exception Request: The existing structures were established as part of the residential use of the property and presently lie within the minimum side and/or rear yard setback areas identified in Section 412.D. These structures are not part of required for, or functionally associated with the proposed expansion. The proposed expansion will not enlarge, extend, relocate, or intensify the setback encroachments created by the existing residential structures.

Motion_____ Second_____ Vote: Jobe_____ Zundel_____ Paulich_____

- 1R. Motion to approve the Koolray Autobody Building Addition plan to construct a 1,600 square foot building addition off the existing Auto Body shop to be utilized for storage to support existing operations of the current business. **All the conditions that the Planning**

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Commission recommended at the October 7, 2026, Planning Commission meeting have been satisfied on the Revision 1 plan dated October 9, 2026, with one exception. Township approval is conditioned upon receiving the following 3rd party approval:

- **Erosion and Sedimentation Plan approval by WCCD**

Motion_____ Second_____ Vote: Jobe_____ Zundel_____ Paulich _____

- 1T. Motion to grant final approval of the Tresco Land Development Plan to construct a new 7,000 square foot garage building at 165 Plant Road Export, Pa. bearing tax map parcel # 57-04-00-0-181. **All the conditions that the Planning Commission recommended at the April 7, 2026, Planning Commission meeting have been satisfied on the Revision 001 plan dated May 6, 2026. Preliminary approval was granted by the Supervisors at their April 15, 2026, meeting.**

Motion_____ Second_____ Vote: Jobe_____ Zundel_____ Paulich _____

- 1U. Motion to approve the Operating Engineers Storage Building Land Development plan to construct a 12,500 square foot building for the purpose of providing additional storage space for equipment. All the conditions that the Planning Commission recommended at the October 7, 2026, meeting have been satisfied on the Revision 5 plan dated October 16, 2026, with one exception. **Township approval is conditioned upon receiving the following 3rd party approval:**

- **Erosion and Sedimentation Plan approval by WCCD**

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 September 2026
- 4C. Park Initiative Report

5. OLD BUSINESS

6. NEW BUSINESS – Trick or Treating

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7. ADJOURNMENT

7. Motion to adjourn the meeting with the next meeting being a regular meeting to be held November 18, 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:	OCTOBER 2026	
General Fund		
Acrisure East Insurance Services	2027 MMO Prep/Actuarial services 3rd qtr	\$1,760.00
Advance Auto Parts	parts	\$623.96
American Building Inspection	building permits	\$19,620.40
Arthur J. Gallagher Risk Mgt Services	Secretary-treasurer bond renewal	\$475.00
Bankosh Sanitation	trash collection	\$151.20
Bronder Technical services	Rt 819/22 final invoice for repairs	\$53,803.42
Comcast	fax/internet	\$167.12
Dearborn Group	life insurance	\$216.79
Export Fuel	diesel/gasoline	\$7,631.03
First Commonwealth credit card	Two way radios	\$61.36
First Commonwealth credit card	office supplies	\$172.45
First Commonwealth credit card	Go Daddy renewal	\$597.46
FirstNet/At&T	EOC Center phone bill	\$117.69
Ford	Remote workstation support	\$259.98
Ford	phone service	\$278.85
Ford	microsoft 365 monthly licensing	\$33.20
Fred Cecchini	Code Enforcement	\$387.50
Greg Muffie Window Cleaning	Municipal Bldg outside windows	\$30.00
Heidelberg Materials	#67 Aggregate	\$6,129.86
Hoffman	dog control	\$210.00
Jean Downes	janitor municipal bldg & restrooms at park	\$490.00
Lone Maple	Oil	\$196.10
Lowe's	Flashlights	\$365.61
MAWC	Municipal Bldg/Seanor Park	\$206.47
MBM Law	August Legal Services	\$15,158.00
MBM Law	August Legal Services ESCROW	\$3,377.50
MEIT	insurances/sht.&llong term disabil.	\$758.52
Melissa DeHaven	reimbursement for tolls and milage for PSATS forum	\$85.81
MSC Indsutrial Supply Co.	6 Barricades	\$467.76
Murray Automotive	parts	\$68.72
Piccolomini Contractors	Cramer Plan Stormwater Improvement Project	\$176,160.82
PA one call	one call fees	\$123.58
PSATS CDL Program	1 random drug test 3rd qtr	\$70.00
Regola consulting	consulting	\$2,500.00
Salandro Refuse Inc	Forbes Road dumpster for spoiled food	\$550.00
Sam's Club	lunchroom/office supplies	\$99.22
Schultheis Electric	Service, Labor, Equipment to repair (SuperLoad)	\$1,665.00
The Fastener Stop	Safety Cones	\$365.20
Thrift Supply	Parts	\$126.71
Tractor Supply	booster cables & kneeling pads	\$94.96
Tribune Review	advertising	\$643.25
Tresco Paving Corp	19MM	\$976.05
UPMC Health Plan	health insurance	\$19,000.00
Vector Security	security system	\$140.58
Victor P. Regola and Associates	engineering	\$7,900.15
West Penn Power	traffic lights/utilities	\$3,100.61
	T O T A L:	\$327,417.89
ACT 13		
Export Fuel	Fuel for excavator at Seanor Farm Park	\$6,718.73
	TOTAL:	\$6,718.73
Fire Protection		
MAWC	Hydrants 3rd qtr	\$3,301.00
	TOTAL:	\$3,301.00
		

Liquid Fuels		
Tresco Paving	19MM	\$546.46
Heidelberg Materials	#2A	\$7,105.89
Hei-Way	bituminous material	\$392.27
Daniels Concrete	Hoffman heights bridge masonry repairs	\$843.31
	TOTAL:	\$8,887.93
Machinery		
National Hydraulic	Repairs to Hydraulic Cylinder	\$1,000.00
Stephenson Equipment	Parts	\$380.17
West Central Equipment	Gearbox	\$3,324.24
	TOTAL:	\$4,704.41
Park Initiative		
Petroleum Service Partners	Gas line relocation/install	\$6,765.38
Point Design Group	Seanor Park completion of previous design docs	\$12,931.50
	TOTAL:	\$19,696.88
Sewer Revenue		
Point Design Group	engineering	\$465.00
	T O T A L:	\$465.00
Special Projects		
Point Design Group	Kennan/Tucker/Apple Ln waterline ext.	\$6,430.50
	TOTAL:	\$6,430.50
Street Lights		
West Penn Power	street lights	\$507.50
	T O T A L:	\$507.50

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

	<i>Debit</i>	<i>Credit</i>	<i>Balance</i>
100-160 · Road Project Account			505.85
Total 100-160 · Road Project Account			505.85
100.010 · ACT 13 Funds			223,527.69
Total 100.010 · ACT 13 Funds	3.76	2,566.37	220,965.08
100.020 · Emergency Operation Center Acct			22,506.88
Total 100.020 · Emergency Operation Center Acct			22,506.88
100.030 · Fire Protection Fund			76,377.51
Total 100.030 · Fire Protection Fund	80.64	69,364.71	7,093.44
100.040 · General Fund			714,721.08
Total 100.040 · General Fund	216,534.44	438,872.49	492,383.03
100.050 · Health Maintenance Account			160,540.90
Total 100.050 · Health Maintenance Account	19,002.70	16,024.81	163,518.79
100.060 · Machinery Fund			120,027.66
Total 100.060 · Machinery Fund	81.49	1,485.42	118,623.73
100.070 · Park Initiative Account			21,092.22
Total 100.070 · Park Initiative Account	742.80	6,799.38	15,035.64
100.080 · Payroll Account			44,588.14
Total 100.080 · Payroll Account	37,000.80	37,754.91	43,834.03
100.090 · Petty Cash			122.65
Total 100.090 · Petty Cash	4.30	48.80	78.15
100.100 · Recreation Fund			17,480.41
Total 100.100 · Recreation Fund	0.29		17,480.70
100.110 · Seanor Park Grant Fund			40,113.35
Total 100.110 · Seanor Park Grant Fund	0.66		40,114.01
100.120 · Sewage Fund			501,250.49
Total 100.120 · Sewage Fund	4,639.86	930.00	504,960.35
100.130 · Small Stream Discharge Account			17,587.09
Total 100.130 · Small Stream Discharge Account	0.29		17,587.38
			

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	<i>Debit</i>	<i>Credit</i>	<i>Balance</i>
100.140 · State Fund / Liquid Fuels			558,670.80
Total 100.140 · State Fund / Liquid Fuels	9.14	11,217.04	547,462.90
100.150 · Street Light Account			6,633.09
Total 100.150 · Street Light Account	40.93	1,015.00	5,659.02
100.160 · Special Projects Account			510,418.92
Total 100.160 · Special Projects Account		685.00	509,733.92
100.180 · ESCROW ACCOUNT			16,765.74
Total 100.180 · ESCROW ACCOUNT	3,800.30	2,815.14	17,750.90
107.000 · Money Market (General Funds)			1,051,993.32
Total 107.000 · Money Market (General Funds)	6,118.60		1,058,111.92
109.000 · Certificate of Deposit			1,827,866.06
109.001 · 6 Month CD (Sewage Funds)			540,641.45
Total 109.001 · 6 Month CD (Sewage Funds)	1,403.70		542,045.15
109.002 · 3 Month CD (Sewage Funds)			270,073.56
Total 109.002 · 3 Month CD (Sewage Funds)	688.14		270,761.70
109.003 · 3 Month CD (General Funds)			1,017,151.05
Total 109.003 · 3 Month CD (General Funds)	2,555.70		1,019,706.75
Total 109.000 · Certificate of Deposit	4,647.54		1,832,513.60