

SALEM TOWNSHIP BOARD OF SUPERVISORS
MEETING MINUTES
October 16, 2024
7 :00pm

23608

- ⌘ Call the meeting to order Bob Zundel, Kenneth Trumbetta and Kerry Jobe
Atty. Falatovich and Secy. Otto
- ⦿ Pledge of Allegiance
- ⦿ Prayer
- ⦿ Introduction
- ⦿ Public discussion from residents and taxpayers taken during the course of the meeting, as each item is brought up for motion
- ⦿ Announcements: No smoking during the meeting;
: Residents please give your name when addressing Supervisors
: Please turn off all cell phones

PRELIMINARY:

1. ADMINISTRATION

- 1A. Motion made by Kerry Jobe and seconded by Ken Trumbetta to approve the Minutes of the September 18, 2024 public meeting.

Vote: Bob Zundel, Ken Trumbetta and Kerry Jobe voted for the motion.
 Motion passed unanimously.

- 1B. Motion made by Ken Trumbetta and seconded by Kerry Jobe to approve the Minutes of the September 24, 2024 Special meeting.

Vote: Bob Zundel, Ken Trumbetta and Kerry Jobe voted for the motion.
 Motion passed unanimously.

- 1C. Motion made by Kerry Jobe and seconded by Ken Trumbetta 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	\$45,574.71
Payroll Fund	\$39,849.02
Fire Protection	\$3,039.75
Sewage	\$2,269.00
Liquid Fuels	\$21,412.56
Street Light	\$394.96
Special Projects	\$720.00
Machinery	\$2,200.00

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TOTAL \$115,460

Resident Tom Ridella asked for clarification on some of Solicitor Falatovich's billing items.

Resident Connie Mattei stated that our Stormwater ordinance allows for the Township Engineer's meeting attendance and initial reviews of stormwater to be billed. When will we begin to implement that? Solicitor Falatovich said that the only thing that we have been charging off for Doug relating to our Stormwater Management Ordinance is his inspections. Solicitor Falatovich doesn't recall that type of provision being in the Ordinance but he will review it.

Vote: Bob Zundel, Ken Trumbetta and Kerry Jobe voted for the motion.
Motion passed unanimously.

- 1D. Motion made by Ken Trumbetta and seconded by Kerry Jobe to approve a \$1,000 donation to the Westmoreland County Food Bank.

Vote: Bob Zundel, Ken Trumbetta and Kerry Jobe voted for the motion.
Motion passed unanimously.

- 1E. Motion made by Kerry Jobe and seconded by Ken Trumbetta to approve Resolution No. 27-2024 entitled;

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SALEM,
COUNTY OF WESTMORELAND, COMMONWEALTH OF PENNSYLVANIA AMENDING
FEES FOR OVERWEIGHT VEHICLE PERMITS PURSUANT
TO ORDINANCE NO. 01-2024**

Vote: Bob Zundel, Ken Trumbetta and Kerry Jobe voted for the motion.
Motion passed unanimously.

- 1F. Motion made by Kerry Jobe and seconded by Ken Trumbetta to approve Resolution No. 28-2024 entitled:

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SALEM,
COUNTY OF WESTMORELAND, COMMONWEALTH OF PENNSYLVANIA APPROVING
THE FIRST AMENDMENT TO THE CONSENT ORDER AND AGREEMENT ENTERED BY
AND BETWEEN THE COMMONWEALTH OF PENNSYLVANIA, DEPARTMENT OF
ENVIRONMENTAL PROTECTION ("DEP"), SALEM TOWNSHIP ("SALEM") BOROUGH OF
EXPORT ("EXPORT"), BOROUGH OF DELMONT ("DELMONT"), FRANKLIN TOWNSHIP**

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**MUNICIPAL SANITARY AUTHORITY ("FTMSA"), PENN TOWNSHIP SEWAGE
AUTHORITY ("PTSA"), MONROEVILLE MUNICIPAL AUTHORITY ("MMA"),
MUNICIPALITY OF MURRYSVILLE ("MURRYSVILLE"), PENN TOWNSHIP ("PENN
TOWNSHIP"), AND THE MUNICIPALITY OF MONROEVILLE ("MONROEVILLE") AND
DESIGNATING REPRESENTATIVES OF SALEM TO EXECUTE SAME ON BEHALF OF THE
TOWNSHIP**

Vote: Bob Zundel, Ken Trumbetta and Kerry Jobe voted for the motion.
Motion passed unanimously.

- 1G. Motion made by Kerry Jobe and seconded by Ken Trumbetta to advertise a special meeting to hire for the Road Crew position and approve Statewide LSA grant applications.

Vote: Bob Zundel, Ken Trumbetta and Kerry Jobe voted for the motion.
Motion passed unanimously.

- 1H. Motion made by Ken Trumbetta and seconded by Kerry Jobe to authorize the transfer of \$8,515 from the "Special Projects Account" to the Sewage Revenue account to cover Feasibility Study Fees from Morris Knowles for the Crabtree area sewage expansion.

Resident Connie Mattei asked if there are any details to pass on to the public concerning the service area. Kerry responded by saying the feasibility study by Morris Knowles is almost complete. The PowerPoint presentation is complete. Everything looks promising but we must review it internally and discuss it with Unity before sharing with the public. The current designs that are out there include Forbes Road, Coal Hollow, Crabtree, and Hannastown. Totteridge won't be tied in initially. There will not be construction of a plant. Everything will get pumped to 14 mile run that is running at 30% capacity. This would add another 22% to the system.

Resident Dwight Sarver asked about the timing of a public meeting.

Resident Ed Rebitch mentioned a group called Sustainability Partners. They will fund a project. There is private investment money out there. It stays off the books of the Township and any authority. There is no debt. They will allow for repayment through user fees. If it is backed by revenues it is a win-win.

Vote: Bob Zundel, Ken Trumbetta and Kerry Jobe voted for the motion.

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Motion passed unanimously.

- 1I. Motion made by Kerry Jobe and seconded by Ken Trumbetta to approve a \$35,000 donation request made by Slickville V.F.D.

This will go towards purchasing a new generator for the Slickville VFD for a warming and cooling station for when the power is out. Slickville received a grant of \$10K for the generator as well. Kerry Jobe said this will also complete one of our Hazard Mitigation checklists.

Resident Debbie Perino said that we have two Fire Departments. Will Forbes Road get anything?

Kerry Jobe said a couple years ago we donated \$60K to Forbes Road VFD to help pay off their truck.

Vote: Bob Zundel, Ken Trumbetta and Kerry Jobe voted for the motion.
Motion passed unanimously.

- 1J. Motion made by Ken Trumbetta and seconded by Kerry Jobe to approve the request of Mark Drive LLC's designated Agent, Cherry Hills LP, for an increase in density of the Miranda Place Plan. In 2021, the Supervisors granted conditional approval of a Preliminary Site Plan dated March 31, 2021, for "Miranda Place", a 24-unit Single Family Development of duplex style patio homes located off Mark Drive on property bearing Tax Map No. 57-12-00-0-020. Cherry Hills is a successor in interest to Mark Drive, LLC and now desires to construct a 31-Unit Townhome development. Cherry Hills has submitted proof of NPDES Permit approval for the 31 Unit Development. Approval is based on the following conditions being met:

1. Stormwater Management Plan Approval is required. Township Engineer Doug Regola recommended the following be submitted to the Township:
 - All of the Plans (PCSM, E & S, Profiles, etc.) should be updated to reflect the new layout;
 - The PCSM should be updated to show the impervious area for the new design. The narrative should be revised as necessary. A comparison of impervious areas to the detention facilities for both the previously reviewed PCSM and the current layout is necessary. Based on this information it can be determined if a new analysis is required.

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2. FTMSA/DEP/Township approval of sanitary sewer tap increase is required.
 - The information provided at the meeting appears to indicate that 25 Taps have been currently allocated with additional taps requested. The additional taps must be approved, and the total taps approved for the site must match the density increase of 31 units.
3. The Township Engineer has recommended the installation of traffic calming devices, including but not limited to the use of stop signs, and advance warning signs, along Mark Drive, to ensure safe entry to and from the Plan from Mark Drive.
 - The Applicant would need to work with the Township in locating stop signs and advance warning devices, providing additional plans if necessary.
4. That the Developer provide a revised plan, in a recordable form consistent with the drafting requirements of the Township's SALDO, containing plan notations associated with any modifications approved by the supervisors for the plan and any other required documentation (e.g. HOA Documents, proof of compliance of those requirements referenced above, etc.). The Township Solicitor will provide Cherry Hills with the required plan notations and, once completed, the Developer would return to the Planning Commission for consideration of the revised plan for final approval.

Solicitor Falatovich explained that in 2021 the Miranda Place Development was approved by the Supervisors for a 24-unit duplex style condominium development. Mark Drive LLC was the original applicant on the plan. They received approval subject to SWM approval, NPDES approval, sanitary sewage tap approval, and approval from the township Engineer for access from the plan onto Mark Drive. After the approval was given subject to those conditions, Mark Drive LLC sought to assign the rights under the plan to Cherry Hills, LP. Cherry Hills LP wanted to come in and increase the density from a 24-unit duplex development to a 31-unit townhome development. The only thing being requested at this time was an increase in density.

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Resident Connie Mattei asked how they will procedurally file a final plan application and will there be fees. Solicitor Falatovich said they will submit a revised plan to be reviewed at the next PC meeting.

Vote: Bob Zundel, Ken Trumbetta and Kerry Jobe voted for the motion.
Motion passed unanimously.

2. COMMUNITY DEVELOPMENT

3. SEWAGE

At the July 17 and August 21, 2024 Supervisor meetings, resolutions were passed to approve Intergovernmental Cooperation Agreements with FTMSA for the correction of grade 4 and 5 defects in the Township's sewer lines and the installation of a variable frequency drive. FTMSA is to place the resolutions on their October agenda for consideration of approval to do the work.

Kerry Jobe explained that one of the grants was for the Variable Frequency Drive. We still have \$80-90K money left over after the lines were cameraed. It will cost a little over \$100K to repair the defects. If we can't apply the cost of repairs to the leftover money from the grant we will have to pay for the repairs out of the sewage fund.

4. COMMITTEE REPORT

- 4A. Solicitor's Report
- 4B. Treasurer's Report - submitted for the month ending September 2024
- 4C. Park Initiative Report

Ken Trumbetta has the plans for the ballfield for the park from Fahringer, McCarty, & Grey . Not much will be done by the end of the year. Job Corp. will have to renew their NPDES permit for next year.

5. OLD BUSINESS

Resident Lisa Segina was asked by abutting property owners as well as several residents to attend this meeting to address concerns. There was a meeting on September 30th with the three supervisors to discuss land developments in the township that was off topic in many areas. The concerns evolve around industrial complexes that are popping up in residential backyards. She mentioned Lutterman and Daniels in particular. Lisa shared a petition that she initiated. The 28 names on the petition wish to remain private. It talks about the need to enforce all developers to meet township requirements before proceeding with their project. Lisa also requested that an e-mail dated October 14, 2024 be

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read aloud from resident Linda Helman expressing safety, noise, and air pollution concerns regarding Daniel's Cement Plant and Lutterman excavation. The letter was not read aloud but it is entered into the minutes below as a public record.

From: Linda Helman <helmanlinda@yahoo.com>
Sent: Monday, October 14, 2024 2:15 PM
To: Salemtwp@comcast.net
Subject: Cement plant
Sent from Linda's iPad

To the Supervisors of Salem Township,

I am writing as a long time, tax paying resident of Salem Township. We live on Sidehamer Lane, where we have been for the past 47 years. My Husband and I built our home ourselves. We lived in the foundation while we completed the upper floors. Over the years we have worked hard to maintain a beautiful property with very good value. Now, thanks to Daniel's Cement Plant and Lutterman's excavation, we are living a nightmare and losing property value at an alarming rate. Since we are older, we cannot attend the meeting, but we are requesting that this letter be read aloud at the meeting and entered into the public record.

We would like to voice two main complaints:

1. The danger that they pose to our families who must drive on route 819 to get to school, to Greensburg, and to the grocery store etc. We have encountered cement trucks speeding down route 819 in the middle of the road with no regard for other drivers. This blatant disregard for the safety of other drivers is unacceptable. On dark mornings when our high school students must pass the plants to get to school, these trucks are pulling out in front of them. Route 819 has had plenty of fatalities over the years. We do not need to have more.
2. As these plants continue to expand, they are creating noise and air pollution at levels that are unacceptable to the families living around them. Also, we have had nights where they kept us awake all night running machinery. Then they start their machinery in the early, early morning causing everyone to wake up at an unwelcome hour. They also create an eyesore that brings blight to our beautiful township. We feel strongly that these businesses should be trying to be partners with the people living around them. Fencing in these noisy, unsightly plants would be a good start. There are many ways that this problem can be resolved in a way that is satisfactory to all the parties involved. We are hoping that our supervisors realize that they have a duty to represent all of the families living in Salem township. We want to remain a rural, beautiful, and safe place to live. Thank you for your consideration of this matter.

Sincerely,
Gary and Linda Helman

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Solicitor Falatovich assured Lisa that the Township has attempted to address these things by bringing Daniels through the Planning Process. We are in the middle of that. We are hoping to have as-built plans soon. The deadline for submission is December 31, 2024.

6. NEW BUSINESS – Trick or Treating is on 10/31 6-8pm

Resident Jack Dunaway inquired about the status of the SALDO revisions. Solicitor Falatovich said we are in the process of scheduling a public meeting with the Planning Commission to get public input on the proposed changes: 1) the changes to the provisions that would allow us to assess consultant fees consistent with the terms of the MPC. 2) breaking out definitions of minor and major subdivisions, side-lot additions.

Resident Ed Rebitch commended the Supervisors for being forthcoming with information. He also asked for help concerning the depth of the manholes associated with the sewage line that is running through his property. The original proposal was to keep the manholes below the surface by a foot. The plan has changed. Now they will be at grade or slightly above. This creates an issue for the use of the property. It is easier to navigate with equipment if they are below grade. Ed asked for support from the Supervisors to keep them below grade by approaching Delmont council. This is outside of the DEP. It doesn't have anything to do with the function of the system.

Ed also mentioned that Delmont Boro is taking a municipal line and converting it to a private lateral connection. He questioned the legality of doing this.

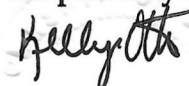
7. ADJOURNMENT

7. Motion made by Kerry Jobe and seconded by Ken Trumbetta to adjourn the meeting with the next meeting being a special meeting on October 30, 2024 followed by a regular meeting to be held November 20, 2024. at 7:00 P.M. at the Salem Township Municipal Building.

Vote: Bob Zundel, Ken Trumbetta and Kerry Jobe voted for the motion.
 Motion passed unanimously.

Time of adjournment: 8:22pm

Respectfully submitted,



Kelly Otto