

**SALEM TOWNSHIP BOARD OF SUPERVISORS  
MEETING MINUTES  
MUNICIPAL BUILDING - 7:00 P.M.  
244 CONGRUITY RD - GREENSBURG  
FEBRUARY 18, 2026**

- ⌘ Call the meeting to order
- ⊙ Pledge of Allegiance
- ⊙ Prayer
- ⊙ Introduction: Kerry Jobe, Bob Zundel, and Todd Paulich  
Sol. Muscante and Secy. Otto
- ⊙ 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

**State Representative Jill Cooper honored Ken Trumbetta upon his retirement with a citation after 35 years of serving Salem Township.**

**1. ADMINISTRATION**

- 1A. Motion made by Bob Zundel and seconded by Todd Paulich to approve the Minutes of the January 21, 2026 Supervisor Meeting.

**Vote on the motion:** Kerry Jobe, Bob Zundel, and Todd Paulich voted for the motion. Motion passed unanimously.

- 1B. Motion made by Todd Paulich and seconded by Bob Zundel to approve the Minutes of the January 25, 2026 Emergency Meeting.

**On this day when the storm was hitting, the supervisors had a phone conference and had an emergency meeting to declare a disaster. A resolution got posted that makes us eligible for utilizing other resources if needed. Fortunately, we didn't need to utilize other resources.**

**Vote on the motion:** Kerry Jobe, Bob Zundel, and Todd Paulich voted for the motion. Motion passed unanimously.

- 1C. Motion made by Bob Zundel and seconded by Todd Paulich to approve the Minutes of the February 11, 2026 special meeting.

**This was a special meeting to vote on advertising for a secondary Tractor and Boom mower. Todd stated that he preferred buying new but after looking at the budget that**

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wouldn't be an option this year. This motion is to advertise for a used one. We have one that is worn out and a new one that was purchased last year.

**Vote on the motion:** Kerry Jobe, Bob Zundel, and Todd Paulich voted for the motion. Motion passed unanimously.

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- 1D. Motion made by Todd Paulich and seconded by Bob Zundel 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	\$124,177.62
Payroll Fund	\$50,892.53
Sewage	\$825.00
Liquid Fuels	\$21,681.74
Street Lights	\$499.54
Machinery	\$2,273.17
<b>TOTAL</b>	<b>\$200,349.60</b>

**Vote on the motion:** Kerry Jobe, Bob Zundel, and Todd Paulich voted for the motion. Motion passed unanimously.

- 1E. Motion made by Bob Zundel and seconded by Todd Paulich to approve reimbursing the Recreation Board \$2000 out of Act 13 funds for the PORT A JOHN.

**Vote on the motion:** Kerry Jobe, Bob Zundel, and Todd Paulich voted for the motion. Motion passed unanimously.

- 1F. Motion made by Todd Paulich and seconded by Bob Zundel to hire Blaise Defrances as a Full-Time Road Crew employee for Salem Township.

**Vote on the motion:** Kerry Jobe, Bob Zundel, and Todd Paulich voted for the motion. Motion passed unanimously.

- 1G. Motion made by Bob Zundel and seconded by Todd Paulich to approve a revised Memorandum of Understanding between the Westmoreland Conservation District and Salem Township.

**Resident Connie Mattei requested a copy of the signed revised Memorandum of Understanding.**

**Vote on the motion:** Kerry Jobe, Bob Zundel, and Todd Paulich voted for the motion. Motion passed unanimously.

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- 1H. Motion made by Todd Paulich and seconded by Bob Zundel to approve the **Release of a Bond under an Excess Maintenance Agreement Permit No. 3-2025** with DeNoon Lumber Company LLC, for the use of .12 miles of Porter Run Road. The Township Engineer's post-use inspection report confirmed that no damage has occurred. (all inspection fees have been paid by the vendor). The Bond to be returned is \$1500.

**Vote on the motion:** Kerry Jobe, Bob Zundel, and Todd Paulich voted for the motion. Motion passed unanimously.

- 1I. Motion made by Bob Zundel and seconded by Todd Paulich to approve resolution **9-2026** 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  
TOWER LANE AND APPLE LANE WATERLINE EXTENSION PROJECT.**

**Kerry explained that this was for the \$340,000 that we asked for under the PA small sewer & water grant program. This allows us to sign the agreements.**

**Vote on the motion:** Kerry Jobe, Bob Zundel, and Todd Paulich voted for the motion. Motion passed unanimously.

- 1J. Motion made by Todd Paulich and seconded by Bob Zundel to approve ordinance **1-2026** entitled;

**AN ORDINANCE OF THE TOWNSHIP OF SALEM, WESTMORELAND COUNTY,  
PENNSYLVANIA TO VACATE A CERTAIN UNOPENED ROADWAY EXTENDING  
FROM THE WESTERN SIDE OF MARK DRIVE ALONG THE SOUTHERN SIDE OF  
WESTMORELAND COUNTY TAX MAP PARCEL NO. 57-12-08-0-013 TO ITS  
TERMINUS AT WESTMORELAND COUNTY TAX MAP PARCEL NO. 57-12-00-0-021.**

**Kerry Jobe stated that we just came out of a hearing to vacate the roadway. Testimony was taken documents were entered into the record. There were no questions. They have an agreement when they vacate the land they will do a land swap. This is currently in planning and is on the PC agenda for next month.**

**Vote on the motion:** Kerry Jobe, Bob Zundel, and Todd Paulich voted for the motion. Motion passed unanimously.

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- 1K. Motion made by Todd Paulich and seconded by Bob Zundel to approve a proposal from Gibson-Thomas Engineering to provide traffic engineering services associated with the "Repairs to the 119/22 damaged mast arm assembly" project for the sum of \$6000. This fee will not be exceeded without prior written authorization by the Supervisors.

**This is the third one in recent history, four overall where there have been accidents involving our traffic signals. Repairs are being done tomorrow to make sure the pole is stabilized. This proposal is for our Traffic Engineer to put together the specs. And bid documents.**

**Vote on the motion:** Kerry Jobe, Bob Zundel, and Todd Paulich voted for the motion. Motion passed unanimously.

- 1L. Motion made by Bob Zundel and seconded by Todd Paulich to advertise bid specifications for the permanent repair of the 119/22 intersection for damages resulting from a vehicular accident.

**Vote on the motion:** Kerry Jobe, Bob Zundel, and Todd Paulich voted for the motion. Motion passed unanimously.

- 1M. Motion made by Todd Paulich and seconded by Bob Zundel to advertise for a Building Code Official to fill the vacancy.

**Kerry explained that we have a vacancy due to Dave Jobe's resignation. We will need to have a special meeting to fill this position because there are too many things pending to wait a month.**

**Vote on the motion:** Kerry Jobe, Bob Zundel, and Todd Paulich voted for the motion. Motion passed unanimously.

- 1N. Motion made by Bob Zundel and seconded by Todd Paulich to approve the Volunteer Fireman tax credit roster from Slickville and Forbes Road VFD

**Vote on the motion:** Kerry Jobe, Bob Zundel, and Todd Paulich voted for the motion. Motion passed unanimously.

- 1O. Motion made by Todd Paulich and seconded by Bob Zundel to ratify the advertisement of an Ordinance of the Township of Salem, Westmoreland County, Pennsylvania, Amending the Township's Restricted Roadways Ordinance No. 1-2024 Exhibit A by adding Additional Roadway's to the Weight Restricted Highway, Roadway or Bridge list.

**Kerry said we are ratifying the advertisement because we already threw the advertisement into the paper to make this happen sooner than later. We ran into an issue where there is a road that isn't on the weight restricted list and should be and is getting hit hard. We authorized Township Engineer Doug Regola to do studies on the roads and he submitted a list back to us. This is likely to be voted**

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on at a special meeting. This is to save our road. The roads to be added to the list are Quarry, Thorn Run, McQuaide, & Orr. Todd said you can't put a weight limit on the road without the Township Engineer doing a study.

Resident Tim Kepple expressed concerns of residents being made to bond the road and not businesses. Todd said we received complaints from neighbors, and he was hauling a lot of dirt in a short amount of time by heavy trucks clearly damaging the road.

**Vote on the motion:** Kerry Jobe, Bob Zundel, and Todd Paulich voted for the motion. Motion passed unanimously.

1P. Motion made by Bob Zundel and seconded by Todd Paulich to authorize a letter of intent to purchase a 2000 Ford truck at a fee of \$17,000 from the Borough of Homestead through an Intergovernmental Agreement for use by Salem Township's Emergency Management and Code Enforcement Officer.

**Fred Cecchini is our Emergency Management Coordinator and Code Enforcement Officer. He requested that the Township pick up a vehicle for him that would fit the Emergency Management Coordinator's needs so he doesn't need to use his personal vehicle. Fred has done his homework and has found something. The vehicle will be looked over by Todd tomorrow.**

**Vote on the motion:** Kerry Jobe, Bob Zundel, and Todd Paulich voted for the motion. Motion passed unanimously.

1Q. Motion made by Todd Paulich and seconded by Bob Zundel to authorize Connie Mattei, as Salem Township's Planning Commission Chair, to participate in Westmoreland County's Comprehensive ~~Plan revision~~ project Planning District Project.

**Kerry corrected the motion and said it is the Westmoreland County's Comprehensive planning district project. 5-6 years ago, the County passed their comprehensive plan. Salem's Board had several meetings about potential issues that may have reflected the Comprehensive Plan and how it might affect our Township. Recently they are looking at planning districts. Our planning district is Avonmore, Bell Twp, Derry Boro, Derry Twp, Loyalhanna, New Alex. And Salem. They just need an e-mail authorizing our interest in participating in that process. Kerry said that if we do not participate the County will do it without us and we won't have a say. Connie will be a representative. She won't make decisions or approve of anything. She will just be the voice of the Board and bring back information to the Board as to what is happening with Salem Township and what they might want to see happen in our area.**

**Vote on the motion:** Kerry Jobe, Bob Zundel, and Todd Paulich voted for the motion. Motion passed unanimously.

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- 1R. Motion made by Todd Paulich and seconded by Bob Zundel to approve (7)modification requests made by Jeffrey L. Demary. Modifications of the minimum requirements of the Township's Subdivision and Land Development Ordinance as follows:
1. Prior to the subdivision, residential Lot 1 was nonconforming for the minimum lot size and frontage requirements. Post-subdivision acreage of .5760 with no frontage is also non-conforming. Therefore, an exemption from Section 414(A)(iii) establishing a minimum of 1 1/4 acre lot with frontage of 150' applying to lots with on-lot sewage facilities and served by public water in recommended.
  2. Prior to the subdivision, Lot 2 was nonconforming for the minimum lot size. Post-subdivision acreage of .5461 is non-conforming. Therefore, an exemption from Section 601(B)(2) establishing a minimum 2-acre lot size for non-residential development is recommended.
  3. The existing commercial buildings and the holding tank on Lot 2 are not in conformance with the minimum building setback line. Section 412(B) establishes a 40' minimum front building setback line for properties abutting Route 119, therefore an exemption from Section 412-B is recommended.
  4. An existing garage on residential Lot 1 encroaches into the minimum 10' side setback. Therefore, an exemption from Section 412(D) is recommended for Lot 1.
  5. The existing blacktop parking/turnaround area on commercial Lot 2 encroaches into the minimum 15' side setback and into the isolation distances established for parking/loading areas established by Section 601(B)(3)(a) requiring a distance of not less than 10' from any property line. Therefore, an exemption from Section 412(D) and 601(B)(3)(a) is recommended for Lot 2.
  6. An exemption from Section 405-F is recommended to allow for a forty (40) foot private right-of-way for ingress and egress to Lot 1.
  7. An exemption from Section 307-B-2 is recommended to allow for the surveyor's preferred scale.

**Connie Mattei provided background information on the plan. This business has been here for years, and they are subdividing to move an easement that serviced a residential parcel in the back. The holding tank was permitted to be in the easement. They don't meet the minimum requirements of our SALDO.**

**Vote on the motion:** Kerry Jobe, Bob Zundel, and Todd Paulich voted for the motion. Motion passed unanimously.

- 1S. Motion made by Bob Zundel and seconded by Todd Paulich to **grant conditional approval** of 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:

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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 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."

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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.

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

**Connie Mattei said there are potentially three conditions that have not been met. Our SALDO allows an applicant to submit a revised plan anytime between the PC meeting and the Supervisor meeting that would satisfy the conditions that have been recommended and potentially gain final approval. Since they didn't meet the conditions, it would be conditional approval. She said they are pretty much drafting requirements. They are standard things on the plan.**

**Kerry said we either send it back to planning or revise the plan and bring it back to the Board. We want to vote on clean plans with no conditions.**

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**Kerry said we are voting to send it back to them, highlight what they have to do, and put it on the agenda for March for final approval.**

**Vote on the motion:** Kerry Jobe, Bob Zundel, and Todd Paulich voted for the motion. Motion passed unanimously.

1T. Motion made by Todd Paulich and seconded by Bon Zundel to **grant final approval** of the Penn Home and Farm LLC Plan to add Lot 1 (0.1617 acres) to the property of John and Patricia Kilpatrick (57-12-08-0-006) and to add Lot 2 (0.09127) to the property of Penn Home and Farm (57-12-00-0-021) as side lot additions. Approval is subject to the following conditions being met:

1. There must be three Owner’s Certifications shown on the Plan with a place for the Notary Seal for each Owner (Section 501.H.22).
2. The following signature nomenclature must 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

3. The following Note needs added to the Plan that indicates the 25’ setback line is not in accordance with the Township Ordinances:

“In accordance with the Township’s decision to grant a modification for the minimum front building setback requirements in the Township’s Subdivision and Land Development Ordinance on January 21, 2026, the 25 foot setback as outlined in the Garden Courts Plan of Lots PBV 41 PG 10 were maintained for the property.”

4. Item #1 of the “Additional Requirements for Minor Subdivisions” in the Drafting Requirement Checklist needs added to the Plan.
5. A revision number and date must be added to the Plan.

**Connie said the conditions have been met.**

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Final approval is given with all the conditions having been met.

Vote on the motion: Kerry Jobe, Bob Zundel, and Todd Paulich voted for the motion.  
Motion passed unanimously.

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- 2. COMMUNITY DEVELOPMENT – Easter Egg hunt is on March 28, 2026 at Seanor Farm.
- 3. SEWAGE – Kerry spoke to Nick Kerr at FTMSA. He confirmed that all their pumps are in and installed.
- 4. COMMITTEE REPORT
  - 4A. Solicitor's Report – Sol. Muscante provided a Solicitor’s report to the Board

Resident John Wright said that at the last meeting, the solicitor’s report isn’t for the public’s eyes due to attorney client privilege, but he asked for a summary. Kerry highlighted a couple things: Planning Commission reviews, tax assessment appeals, documentation on our sanitary sewer project, Crabtree Authority discussion, Cramer Plan stormwater project, Redstone paving process, Code Enforcement issues, Collective Bargaining agreement, and any other agreements.

4B. Treasurer's Report - submitted for the month ending January 31, 2026.

Kerry mentioned that we recently moved \$1mill from the General Fund to a CD earning 3.25%.

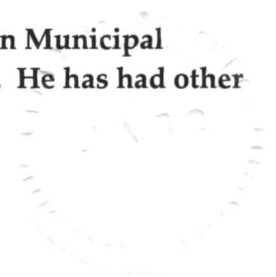
4C. Park Initiative Report - Pavilion Rentals are picking up

- 5. OLD BUSINESS
- 6. NEW BUSINESS

516 Sears Drive resident Don Bosley has lived here for 48 years and has only come to a couple meetings because everything that the township is doing has been good. Mr. Bosley expressed concerns with his fence along the road being destroyed by a vehicle. Pieces of fence are on his sidewalk which is 70 feet from the fence. If someone was in the yard, someone would have gotten seriously hurt. The stop sign that was put up is not doing any good. People don’t slow down. They know cops aren’t sitting there. He asked if speed bumps can be installed to rectify the problem. Mr. Bosley clarified that it wasn’t a township employee that damaged his fence. He also suggested a cul-de-sac be installed before 22 to limit traffic flow and slow people down.

Kerry suggested installing the “your speed is” sign that we have in the garage.

Fred Cecchini asked Sol. Muscante if it is fact that speed bumps are not permitted on Municipal Roads. Sol. Muscante said it is not his understanding, but he wants to confirm that. He has had other communities that have installed devices on local roads.



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Kerry stated that PennDOT is going to be doing a paving preservation project starting in July. They are going from Delmont Boro North. They will be milling 2" of pavement and resurfacing it. They are not expecting any issues with Salem Township infrastructure. Kerry said it is possible Traffic may be slowed down around Story Rd.

Code Enforcement Officer, Fred Cecchini said there are four properties that he has been working on for two years that he has reached the maximum enforcement that can be done with our current nuisance and junk ordinance. The language in the ordinance is very simple and open ended. It has to do with junk on the property and people that have passed away and the property is sitting vacant filled with garbage. After discussing with Sol. Muscante, there is a possibility of amending the ordinance to allow language where if there is a situation where someone is deceased and their property is left abandoned because there isn't family, and neighbors are complaining that there are rats and trash, we can go through the legal system to abate the nuisance through the courts and clean up the property.

Kerry explained that there was an ordinance considered to allow us to collect 10% escrow of the insurance money when a house burns down. That was brought up for a vote and the people that attended the meeting weren't happy about it. They said it is not our money. People that don't live here are collecting insurance money and are not cleaning up the property. The insurance companies call us when there is a claim and ask us where to send the escrow money. We don't have an ordinance. We don't have the money to clean it up and the house will sit there burned down. When someone gets hurt because they wonder onto that property it is called an attractive nuisance and the courts will end up arguing that Salem didn't do anything in the way of public safety. We decided at that point not to take action on the ordinance.

There was a lengthy discussion about the hiring of a BCO to fill the vacancy of Dave Jobe. There were concerns regarding the turnaround time for permits.

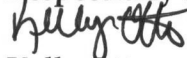
## 7. ADJOURNMENT

Motion made by Bob Zundel and seconded by Todd Paulich to adjourn meeting with the next being a special meeting to be held on February 24<sup>th</sup>, 2026 at 6:00pm and March 5<sup>th</sup> at 9:00am, followed by the regular meeting on March 18, 2026, at 7:00 P.M. at the Salem Township Municipal Building.

**Vote on the motion:** Kerry Jobe, Bob Zundel, and Todd Paulich voted for the motion. Motion passed unanimously.

**Time of adjournment:** 9:05PM

Respectfully Submitted,

  
Kelly Otto