

SALEM TOWNSHIP BOARD OF SUPERVISORS
MEETING MINUTES
MUNICIPAL BUILDING - 7:00 P.M.
FEBRUARY 19, 2025

- ⌘ Call the meeting to order
- ⌚ Pledge of Allegiance
- ⌚ Prayer
- ⌚ Introduction: Bob Zundel, Kenneth Trumbetta and Kerry Jobe
Atty. Falatovich 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

1. ADMINISTRATION

1A. Motion made by Kerry Jobe and seconded by Ken Trumbetta to approve the Minutes of the January 15, 2025 Supervisor Meeting.

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

1B. Motion made by Ken Trumbetta and seconded by Kerry Jobe 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	\$48,622.45
Payroll Fund	\$80,817.02
Sewage	\$1,819.00
Liquid Fuels	\$61,468.47
Street Lights	\$457.70
Machinery	\$4,051.07
Special Project	\$432.00
 TOTAL	 \$197,667.71

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

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1C. Motion made by Kerry Jobe and seconded by Ken Trumbetta to approve the Volunteer Fireman tax credit roster from Slickville and Forbes Road VFD

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

1D. Motion made by Ken Trumbetta and seconded by Kerry Jobe to approve Resolution No. 6-2025 entitled;

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SALEM,
 COUNTY OF WESTMORELAND, COMMONWEALTH OF PENNSYLVANIA,
 APPROVING A PLANNING MODULE AND REVISION TO THE SALEM TOWNSHIP ACT
 537 PLAN FOR THE BUSHY RUN INVESTMENTS, LP LAND DEVELOPMENT / FUSTING
 CENTRE PHASE 2 PLAN AND AUTHORIZING THE EXECUTION AND DELIVERY OF
 PRO FORMA DOCUMENTS TO THE COMMONWEALTH OF PENNSYLVANIA
 DEPARTMENT OF ENVIRONMENTAL PROTECTION REGARDING SAME

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

1E. Motion made by Kerry Jobe and seconded by Ken Trumbetta to approve reimbursing the Recreation Board \$2000 out of Act 13 funds for the PORT A JOHN.

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

1F. Motion made by Ken Trumbetta and seconded by Kerry Jobe to authorize the Township Solicitor to take action necessary to cause the dissolution of the Crabtree Area Municipal Authority.

Solicitor Falatovich explained that the authority and 537 plan still exists on paper. Hempfield, Unity Township and Salem Township withdrew. We can't do anything with the 537 until the authority is officially dissolved. Several years ago, Salem received a refund for the money that was invested.

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

1G. Motion made by Kerry Jobe and seconded by Ken Trumbetta to **reject** the award for the alternate bid for the replacement of two damaged mast arms on traffic signals within the Township. This motion was tabled at the December 18, 2024 and January 15, 2025 Supervisor meetings.

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

1H. Motion made by Ken Trumbetta and seconded by Kerry Jobe to **table** hiring as a Road Crew employee for Salem Township. This motion was tabled at the November 20, 2024, December 18, 2024, and January 15, 2025 Supervisor meetings.

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

1I. Motion made by Kerry Jobe and seconded by Ken Trumbetta to affirm a letter of support for Delmont Boro for a grant regarding funding a feasibility study to connect to the Westmoreland Heritage Trail.

Kerry Jobe explained that Delmont Boro and the subcommittee called the Delmont Visionary Committee are trying to get a connection from somewhere in Delmont Boro down to or near the Rango Station on Athena Drive safely. They received a grant to fund 50% of the project last year to cover the Engineering Fees for the design. They are going after another grant for the Municipal Assistance Program from the state for the other 50%.

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

1J. Motion made by Ken Trumbetta and seconded by Kerry Jobe to authorize an agreement with Gibson-Thomas to perform a traffic study on Mark Drive for the Miranda Place Development. Fees will be paid by the Township and reimbursed by the developer.

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

1K. Motion made by Kerry Jobe and seconded by Ken Trumbetta to authorize the proposal and approve expenses for flow monitoring of the Cloverleaf sewer system.

Kerry Jobe explained this is for a flow monitoring system to catch the sewage coming off Cloverleaf Estates. Since they are private, that area was not within our scope to review and make repairs. The timeframe for completion is 3-6 months depending on the weather. The cost is \$1300 per month, \$100 set up fee, \$100 rain gauge, 10% admin. Fee, \$144/hr. for reports at approximately 10 hrs. The total cost is approximately \$6000 maybe more depending on how many months we have the flow metering system. That will be funded from an existing grant.

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

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1L. Motion made by Ken Trumbetta and seconded by Kerry Jobe to approve a Sale and Security Agreement with Stephenson Equipment, Inc. for the purchase of a Gradall XL 3100V 4x2 Hydraulic Excavator. The total purchase price is \$523,976.34 of which 498,526 is funded through an LSA grant award and the balance of \$25,450.34 will be paid from the Machinery Fund.

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

1M. Motion made by Kerry Jobe and seconded by Ken Trumbetta to approve the request of George Jobe to revise and consolidate the lot lines of tax map parcel nos. 57-18-00-0-172, 57-18-00-0-178, and 57-18-00-0-190. Approval is subject to the following conditions being met:

1. As per Section 307(A)(8), the Statement of Purpose should be revised to read as follows:

"The purpose of this plan is to subdivide tax map parcel number 57-18-00-0-172 into two (2) parcels, namely Parcel A (containing 4.760 acres) and Parcel B (containing 8.270 acres). Parcel A will be consolidated with Tax Map Parcel Number 57-18-00-0-178. Parcel B will be consolidated with Tax Map Parcel No. 57-18-00-0-190."

2. As per Section 502(H)(7), the Note on Sheet 1 relating to the creation of the 40' easement should be revised to read as follows:

"A permanent 40' right of way and easement is hereby created for ingress, egress and regress from Beaver Run Road to lot 3R (Tax Map Parcel No. 57-18-00-0-190) in the location depicted on the plan. Such right-of-way and easement is intended to burden Lot 2R (Tax Map Parcel No. 57-18-00-0-178) and benefit Lot 3R (Tax Map Parcel No. 57-18-00-0-190)."

3. Form B waivers for each of the two Side-Lot Additions have been signed by the SEO and must be approved by the Township.

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

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

1N. Motion made by Kerry Jobe and seconded by Ken Trumbetta to table the request of John & Alice Heasley to create a new 10-acre residential building Lot 4 from tax map parcel no. 57-18-00-0-084. Approval is subject to the following conditions being met:

Present: Alice Heasley, owner

Ryan Stiffey, recipient of the 10-acre parcel

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1. The Statement of Purpose must be modified to reflect that the new Parcel No. 4 is being created for the purpose of constructing a single-family home (Section 307.A.8).
2. The Property is in an Agricultural Security Area. A request must be made to the Township to remove the 10-acre parcel created by the plan for the construction of the single-family home, and a Resolution approving the 10-acre parcel's removal must be approved by the Supervisors at a public meeting;
3. A request for a modification of the minimum road frontage requirements of the SALDO must be requested and approved by the Supervisors;
4. A statement must be added to the Plan indicating that the sewage facilities on Lot 4 will not be within 200' of a private water well;
5. As per Section 307.D.4, the following statement must appear on the Plan:

"No portion of the property is located within an identified flood plain."

6. The following language at the end of the Owner's Certification must be removed from the Certification:

"... and that all streets, and other property identified as proposed public property (excepting those areas identified "NOT FOR DEDICATION" are, hereby, upon recording of this plan, dedicated to the public use."

7. The following note must appear on the Plan:

"Owners hereby create a permanent easement over, on and through the Residual Lot 3 on the Plan to provide ingress, egress and regress to Lot 4 in the area identified as Private "R/W" on the plan. Such easement shall benefit Lot 4 and burden Lot 3 in the Plan. To the extent the area of this easement or right of way may encroach on any adjoining property, if at all, nothing in the approval of this plan by the Board of Supervisors of Salem Township shall be deemed or construed as the Township's condoning of such encroachment or as a condemnation of all or any portion of the encroaching area."

8. A Form B Non-Building Waiver for Lot 3 must be prepared by the Owner and submitted to the Township for approval by the SEO and Supervisors;
9. Non-Buildable Nomenclature for Lot 3 must be added to the Plan;

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10. A 10-Acre Permit Exemption Confirmation form for Lot 4 must be prepared by the Owner and submitted to the Township for SEO, Township and DEP approvals.
11. The basis for the 10-Acre Exemption for Lot 4 must be stated somewhere on the Plan; and
12. A Revision Number and Date must be added to the Plan.

Kerry Jobe - New plans have not been received. Plans can't be voted on and approved without reviewing the new drawings.

Solicitor Falatovich stated that there is a recommendation that a portion of the property needs removed from the agricultural security area. The owner needs to make a formal request by sending a letter to the supervisors to withdraw it. The Supervisors will be obligated to pass a resolution to withdraw it. He recommends the request be made soon so it can make the next agenda.

Owner Alice Heasley suggested not subdividing the 10-acre parcel and deeding him the entire 50 acre parcel. Solicitor Falatovich said that if that's what is decided, you wouldn't need to come through planning.

Need proof that the permanent easement exists for the residual lot 3. If it's not on the plan it could go to litigation 25 years from now.

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

10. Motion made by Kerry Jobe and seconded by Ken Trumbetta to amend condition number 8 of the Thatcher plan of Lots to show the existing well on tax map number 57-04-00-0-194.

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

10. Motion made by Ken Trumbetta and seconded by Kerry Jobe to approve the request of Robert M. & Carol B. Paulisick to consolidate a portion of lot 1R as shown on the Thatcher Plan of Lots from tax map parcel no. 57-04-00-0-194, with Lot 2 in the Thatcher Plan of Lots as recorded instrument no. 200705210023518. Approval is subject to the following conditions being met:

Present: Troy Leighty, Morris Knowles.

According to the property owner and MAWC, there is not any record of having a public water supply available.

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1. The existing Parcel 57-04-00-0-137 (owned by the Thatchers) is designated as "Lot 2" in the original Thatcher Plan of Lots recorded at Instrument No. 200705210023518. The Existing Parcel 57-04-00-0-194 (owned by the Paulisicks) is designated as "Lot 1R" in the plan. Both parcels should retain the same numbers as indicated in the original Thatcher Plan.
2. The area to be removed from the Paulisick property and consolidated with Lot 2 in the original Thatcher Plan should be clearly labeled as "Lot 2A" to identify it as a separate area on the plan and the dotted line along the common boundary of Lot 2A and Lot 2 should be a little more pronounced.
3. As per Section 307(A)(8), the Statement of Purpose in Note 5 on Sheet 1 of the Plan should be revised to reflect the changes above:

"The purpose of this plan is to subdivide the area identified as Lot 2A from Lot 1R of Tax Map Parcel No. 57-04-00-0-194 (now or formerly owned by Robert & Carol Paulisick), for purposes of conveyance and consolidation with Lot 2 bearing Tax Map Parcel No. 57-04-00-0-137 (now or formerly owned by Robert & Paul Thatcher)."

4. The references to Lots 2A and 2B in the Chart on Page 1 should be revised to reflect the changes above;
5. Note No. 4 can be removed as the Westmoreland County SALDO does not apply;
6. Note No. 6 can be removed from the plan as there are no apparent encroachments;
7. The location of the private driveway to the Thatcher parcel (57-04-00-0-137) should be shown on the Plan (Section 502.H.12);
8. ~~The location of the public water line and the sewage facilities servicing the Paulisick parcel (57-04-00-0-194) should be shown on the Plan (Section 307.D.5);~~

The location of the existing well needs shown on the plan on parcel 57-04-00-0-194(Section 307.D.5;

9. A Form B "Non-Building/Side Lot Addition Waiver" for Lot 2A must be prepared and executed by the Owners and submitted to the Township for approval by the SEO and Supervisors;
10. Non-Buildable Nomenclature must be added to the Plan; and
11. A Revision Number and Date must be shown on the Plan

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

1P. Motion made by Kerry Jobe and seconded by Ken Trumbetta to advertise a public hearing for SALDO amendments recommended by the Planning Commission.

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The hearing will be held March 20, 2025 at 7:00pm.

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

2. COMMUNITY DEVELOPMENT

3. SEWAGE

Kerry Jobe - There was a meeting to review the feasibility study. Hempfield sent a letter stating they are not going to spend any more time participating in a discussion about pumping sewage from Crabtree to 14 mile run. The Crabtree Authority area included a big portion of Hempfield.

Hempfield is concerned about development and massive growth and doesn't want to be involved with the feasibility study aspect. Hempfield wanted MAWC to manage the project. Unity and Salem are looking at the numbers and are reassessing the project area. The new numbers will show where we will need to be grant wise and what the monthly fees will be. Once we enter into a Memorandum of Understanding we can hopefully get access to the initial engineering. If we sign on today, we are five years out.

4. COMMITTEE REPORT

4A. Solicitor's Report -
4B. Treasurer's Report - submitted for the month ending January 31, 2025.
4C. Park Initiative Report – Easter egg hunt details – April 12 11am-12pm, rain date April 19.

5. OLD BUSINESS

Matt Rebitch asked if the Roadmasters discussed keeping a log describing the daily description of work done. He is asking that this be added to the timesheets so the Roadmasters will be accountable to the taxpayers. He is looking for something that is available to the public. There will be an update at the March meeting.

6. NEW BUSINESS

Matt Rebitch asked the Board if the Westmoreland Heritage Trail will be planned to go through private property, will Delmont Boro need to approach the landowner to acquire the land? Kerry Jobe

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said yes. Matt said if the property owner refuses, Delmont will need to forget about it or make another offer.

Solar Farm Discussion

There is an inquiry from a viable source for a Solar Farm to be developed in the Township.

Tom Ridella gave his opinion and said if you have a chance to make thousands of dollars on your property you should be able to do so without local government interference.

Kerry Jobe - The financial cost of removal for damaged or abandoned solar farms is our number 1 priority. We will be talking about an ordinance that would force the bonding and financial security to people that want to develop a solar farm. What is the DEP going to say about these 20 years from now?

Solicitor Falatovich – The people who construct the farms are not always the operators of the farms. They get bought and sold all the time. There is something similar to a developer's agreement so that any change in ownership is recorded and the financial responsibility requirements as far as posting bonds are a matter of public record. When do they go out of service? When do they quit generating power? You want to make sure if they are out of service for a year, you will force decommissioning, and they can be removed. There are also issues with toxicity levels in the soil if there are damaged panels. There are provisions that damaged panels are reported.

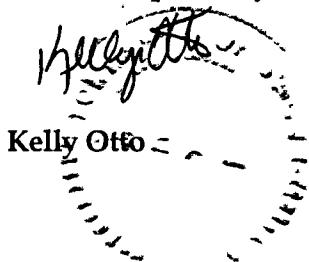
7. ADJOURNMENT

Motion made by Ken Trumbetta and seconded by Kerry Jobe to adjourn meeting with the next meeting being a regular meeting to be held on March 19, 2025, at 7:00 P.M. at the Salem Township Municipal Building.

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

Time of adjournment: 8:23 pm

Respectfully submitted,


Kelly Otto