

**SALEM TOWNSHIP BOARD OF SUPERVISORS
MEETING MINUTES
May 21, 2025
7:00PM
244 CONGRUITY RD GREENSBURG PA 15601**

23608

- ⌘ 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 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 April 16, 2025 public 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 the Minutes of the May 8, 2025 special meeting to discuss the 2025 paving project.

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

- 1C. Motion made by Kerry Jobe and seconded by Ken Trumbetta to approve the Minutes of the May 19, 2025 special meeting to open Maintenance material bids.

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

- 1D. 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	\$52,371.67
Payroll Fund	\$46,551.29

**SALEM TOWNSHIP BOARD OF SUPERVISORS
MEETING MINUTES
May 21, 2025
7:00PM
244 CONGRUITY RD GREENSBURG PA 15601**

ACT 13	\$500.00
Liquid Fuels	\$2,077.96
Machinery	\$1,675.00
Park Initiative	\$795.00
Sewer Revenue	\$2195.74
Special Projects	\$1,512.00
Street Lights	\$492.45

TOTAL \$108,171.11

Eric Hageder asked who is replacing Cintas for uniforms.

Kerry Jobe said it's a contract year and we may offer an allowance. It is something that needs to be discussed further.

Ken Trumbetta explained that it cost the Township lots of money and most aren't using it. Nothing is in the contract relating to uniforms but a boot allowance.

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

- 1E. Motion made by Kerry Jobe and seconded by Ken Trumbetta to approve the placement of comprehensive insurance coverage contracts through Assured Partners for 2025-2026 for an estimated annual premium of \$58,004 down from \$59,282.

Kerry Jobe clarified that Assured Partners bought out Hicks Hiem Mustio.

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

- 1F. Motion made by Ken Trumbetta and seconded by Kerry Jobe to approve the 2025-2026 VFD Workers Compensation annual premium and renewal charges through the State Workers Insurance Fund (SWIF) for an estimated annual premium of \$25,787 down from \$33,514.

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

- 1G. Motion made by Kerry Jobe and seconded by Ken Trumbetta to advertise the Township's 2024 audit information is available for public review.

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

244 CONGRUITY RD GREENSBURG PA 15601

- Bids Received as follows:

Bidder: Pleasant Unity Supply

12" Plastic Pipe	1000	lf.	del	\$6.58/lf
15" Plastic Pipe	1000	lf.	Del	\$8.53/lf
18" Plastic Pipe	500	lf.	del	\$12.82/lf
24" Plastic Pipe	200	lf.	Del	\$21.44/lf
36" Plastic Pipe	200	lf.	del	\$38.25/lf
48" Plastic Pipe	200	lf.	Del	\$71.65/lf
4 " Rolled Plastic Pipe	2000	lf.	del	\$.67/lf
6" Rolled Plastic Pipe	1000	lf.	Del	\$1.66/lf

Bob said a couple of years ago we ordered from LB Water Services in Ebensburg but it is a long drive or they would make a special day to deliver it. If we call Pleasant Unity one day the pipe will be here the next.

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

11. Motion made by Kerry Jobe and seconded by Ken Trumbetta to approve and award the following bid received for approximately 12,000 gal. diesel fuel and approximately 5,000 Gal. regular gasoline(all quantities are more or less). Bids were received, opened, and Recorded at a special advertised meeting on May 19, 2025: (Independent Bids)

Bids Received as follows:

Bidder: Export Fuel

Fuel

*12,000-gal Diesel \$2.2890/gal
Delivered

**SALEM TOWNSHIP BOARD OF SUPERVISORS
MEETING MINUTES
May 21, 2025
7:00PM
244 CONGRUITY RD GREENSBURG PA 15601**

.1375 margin + base price OPIS

*Winter additive \$.03/gal

Gasoline

*5,000 gal 87 octane \$ 2.2712/gal

Delivered

.1375 margin + base price OPIS

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

- 1J. Motion made by Ken Trumbetta and seconded by Kerry Jobe to approve a letter of support to the PA DCED Greenways, Trails, and Recreation program for the Seanor Farm Park – Phase 3 Baseball Field Project grant application.

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

- 1K. Motion made by Kerry Jobe and seconded by Ken Trumbetta to approve resolution 14-2025 entitled;

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF
SALEM, COUNTY OF WESTMORELAND, COMMONWEALTH OF PENNSYLVANIA
AUTHORIZING THE APPLICATION FOR A GRANT APPLICATION THROUGH THE
COMMONWEALTH FINANCING AUTHORITY – DCED GREENWAYS, TRAILS AND
RECREATION PROGRAM FOR THE SEANOR FARM PARK – PHASE 3 –
BALLFIELD PROJECT DESIGNATING AN AGENT TO ACT ON BEHALF OF THE
TOWNSHIP IN ALL MATTERS ASSOCIATED WITH THE GRANT APPLICATION
AND APPROVING THE EXECUTION AND SUBMISSION OF PRO FORMA
DOCUMENTS IN FURTHERANCE OF SAME**

Eric Hageder asked if our grant writer is handling the grant or are the Supervisors. Kathy Hamilton stated that she wrote the grant as the Salem Township Recreation Board president. DCED requires a 15% match for the \$250k grant. A 15% match for Salem Township is \$45K to match the \$250K grant. Recreation initiative will fund raise \$170K to make up the difference for the bigger ballfield than was originally planned 5 years ago. Kerry Jobe clarified that we don't have a grant writer. We have a consultant that works on grants.

**SALEM TOWNSHIP BOARD OF SUPERVISORS
MEETING MINUTES
May 21, 2025
7:00PM
244 CONGRUITY RD GREENSBURG PA 15601**

23608

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

- 1L. Motion made by Ken Trumbetta and seconded by Kerry Jobe to approve a 10-acre exemption for Ryan Stiffey for tax map number 57-18-00-0-084 containing 52.599 acres, conditioned upon review and approval of same by Township SEO and the DEP.

Eric Hageder asked what we are exempting. Ken Trumbetta said he can put his own septic system in. He doesn't have to subdivide because his grandparents gave him the entire parcel. The property has to be owned or transferred to a family member from 1987 to be eligible.

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 exemption of all real estate taxes for Michael J Kempert, a disabled veteran who resides at 1202 Beaver Run Road Greensburg. A Disabled Veteran's Real Property Tax Exemption Certification dated April 9, 2025 was received by the Township on April 23, 2025.

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

- 1N. 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 every month since November 20, 2024.

Eric Hageder questioned why? Bob said that he thinks next month this will be straightened out.

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

- 1O. Motion made by Kerry Jobe and seconded by Ken Trumbetta to change and finalize the specifications of the 2025 Road Paving Project.

Kerry Jobe explained that we had a special meeting to discuss and approve the road paving project. We are proposing changing the spec one more time. We had some roads at 9.5 mm that will go to 19mm. To keep it simple, everything will go to 19MM – includes the village of Forbes Road, Charles Street, parts of Orr Rd, parts of Rosewood along with milling Forbes Road. We don't have anything decided on pug milling. Bob said Midland does Pug milling and they have a costars contract. Solicitor Falatovich said he will take a look at it once we give him the costars number.

**SALEM TOWNSHIP BOARD OF SUPERVISORS
MEETING MINUTES
May 21, 2025
7:00PM
244 CONGRUITY RD GREENSBURG PA 15601**

Pugmilling is not a part of this advertisement. Kerry said that our Township Engineer was involved with the discussion of materials and doesn't have a problem with 19MM.

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

1P. Motion made by Ken Trumbetta and seconded by Kerry Jobe to approve the advertisement for bids for the 2025 Road Paving Project.

Kerry Jobe explained that in order to get the maximum bids, we will bid it out installation only using our materials purchased through the COG and it will be bid out as a project with materials and installation provided by the bidder as a package. Bob Zundel is not in favor of bidding it out both ways.

Vote on the motion: Ken Trumbetta and Kerry Jobe voted for the motion. Bob Zundel did not vote. Motion passed by majority vote.

1Q. Motion made by Kerry Jobe and seconded by Ken Trumbetta **to table** the Bortz Koontz Consolidation and Lot Line Revision Plan revising the lot lines of Tax Map Parcel 57-10-00-0-031 located in Salem Township, and Tax Map Parcels 52-11-00-0-004 and 52-11-00-0-005 located in Loyalhanna Township, creating Parcels A and B out of Tax Map Parcel 57-10-00-0-008, and consolidating with the Parcels previously referenced. Approval is based on 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 revise the Lot Lines between Westmoreland County Tax Map Parcel Nos. 57-10-00-0-008 & 57-10-00-0-031 in Salem Township and 52-11-00-0-004 and 52-11-00-0-005 in Loyalhanna Township.

Westmoreland County Tax Map Parcel No. 57-10-00-0-008 is being subdivided into two (2) Parcels. Parcel A is located partially in Loyalhanna Township and partially in Salem Township. The portion located in Salem Township is part of Tax Map Parcel No. 57-10-00-0-008. The portion in Loyalhanna Township contains all of Tax Map Parcel No. 52-11-00-0-004. The areas of Tax Map Parcel 57-10-00-0-008 and 52-11-00-0-004 were conveyed to the current owners (Gregory Koontz, Robert Bortz and Rose Bortz) as one parcel by deed recorded with the Recorder of Deeds of Westmoreland County at Instrument No. 202503170006507 without reference to Tax Map Parcel 52-11-00-0-004 and, accordingly, due to this scrivener's error, Parcel No. 52-11-00-0-004 is still listed as being in the name of the "Mary Lou Trout Revocable Living Trust dated 2/27/2008" even though Tax Map Parcel 57-

**SALEM TOWNSHIP BOARD OF SUPERVISORS
MEETING MINUTES
May 21, 2025
7:00PM
244 CONGRUITY RD GREENSBURG PA 15601**

23608

10-00-0-008 and 52-11-00-0-004 were conveyed as a single & common parcel. The combined area of Parcel A is then being joined to Tax Map Parcel No. 52-11-00-0-005 in Loyalhanna Township. The portion of Parcel A in Salem Township will continue to be assessed under Parcel No. 57-10-00-0-008 unless annexation occurs.

Parcel "B" is entirely in Salem Township, it will be consolidated with Westmoreland County Tax Map Parcel No. 57-10-00-0-031 and, ostensibly, become part of Parcel No. 57-10-00-0-031 for tax assessment purposes."

2. As per Solicitor Falatovich, the Parcel Data Table for Parcel 52-11-00-0-005 should be amended to read as follows:

Parcel Data

Existing Parcel 52-11-00-0-005	2.043 acres
New Loyalhanna Portion of Parcel A	_____ acres
New Salem Portion of Parcel A	_____ acres

TOTAL = 5.043 acres

3. The reference to the distribution of acreage between Salem Township and Loyalhanna Township underneath that Parcel Data table can then be eliminated altogether.
4. As per Solicitor Falatovich, the Ownership information for all parcels should be revised to reflect ownership on a tax map number parcel-by-parcel basis as follows (Section 502(H)(4)):

Parcel: 57-10-00-0-008

Owners: Gregory Koontz
455 Wolf's Lake Road
New Alexandria, PA 15670
And
Robert & Rose Bortz
463 Koontz Road
New Alexandria, PA 15670
Source of Title: Inst No. 202503170006507

Parcel: 52-11-00-0-004

Owners: Gregory Koontz
455 Wolf's Lake Road
New Alexandria, PA 15670

**SALEM TOWNSHIP BOARD OF SUPERVISORS
MEETING MINUTES
May 21, 2025
7:00PM
244 CONGRUITY RD GREENSBURG PA 15601**

And

Robert & Rose Bortz
463 Koontz Road
New Alexandria, PA 15670

Source of Title: Inst No. 202503170006507

Parcel 57-10-00-0-031

Owners: Gregory and Diane Koontz
455 Wolf's Lake Road
New Alexandria, PA 15670

Source of Title: DBV 2242 PG 805

Parcel 52-11-00-0-005

Owners: Robert & Rose Bortz
463 Koontz Road
New Alexandria, PA 15670

Source of Title: Inst. No. 200707300035519

5. As per Section 502(H)(22), the Township's Certification should be amended as follows:

"Having satisfied the requirements of the Salem Township Subdivision and Land Development Ordinance, final plan approval is granted by the Township of Salem, Westmoreland County, PA, this _____ day of _____, 202____. Approval of this plan by Salem Township Board of Supervisors is for recording purposes only and does not constitute acceptance of any dedicated roads in to the Township road system."

ATTEST:

Secretary

Chairman

6. As per Section 502(H)(22), ADD to the Plan a County Certification under the Salem Township certification to read as follows:
Westmoreland County Certification

"This plan was reviewed by the Westmoreland County Planning Department this ____ day of _____, 20____.

**SALEM TOWNSHIP BOARD OF SUPERVISORS
MEETING MINUTES
May 21, 2025
7:00PM
244 CONGRUITY RD GREENSBURG PA 15601**

23608

Attest: _____
Director, Westmorland County Planning Department

7. A Non-Buildable Waiver for Parcels A and B have been submitted to the Township and signed by the SEO and Township. A copy needs to be supplied to the County Planning Department; and
8. A Revision Number and Date must be shown on the Plan.

Motion was made to table due to no revised being submitted for review meeting the conditions above.

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

- 1R. Motion made by Ken Trumbetta and seconded by Kerry Jobe to approve the Dunaway Subdivision Plan subdividing a 5.547 acre parcel from Tax Map Parcel #57-08-00-0-168 for future estate purposes. Approval is based on the following conditions being met:

Jack Dunaway raised concerns about 4 of the conditions. He believes he has complied with all 9 in spite of all his concerns. Condition 1 – he believes that removing the owners name and tax map parcel from parcel 2 has to do with it being the residual parcel. Jack disagrees with that. The reason for subdividing is that he wants the option of selling the house and retain parcel 2. Section 307(A)(6) in the SALDO says the info has to be on the plan but doesn't say where it needs to be. Condition 5 – the setback requirement in the SALDO is from a street that the property attaches to. Oak Hill Rd ends 82 yards before it gets to his property. He has a ROW through his neighbors' property. He sees this as losing 30ft from the length of his property for no good reason. There isn't a street there. Condition 6 – what is being added is not in the ordinance.

Ken Trumbetta said the 30' setback is a bit much. That is a lot of property that can't be used. Kerry Jobe asked Solicitor Falatovich if there is any ability for relief of this condition.

Solicitor Falatovich explained that the front of the house faces the woods. There is a 50' ROW that comes up between the house and the woods that would be generally encompassed by the 30' setback. Under the circumstances you could probably waive that requirement because nothing will be built in the 50' ROW.

- 1R. Motion made by Kerry Jobe and seconded by Ken Trumbetta to amend the motion to strike condition number five requiring the 30' setback.

Kerry Jobe clarified that the 10ft side and rear setback would still apply

**SALEM TOWNSHIP BOARD OF SUPERVISORS
MEETING MINUTES
May 21, 2025
7:00PM
244 CONGRUITY RD GREENSBURG PA 15601**

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

1. As per Section 307(A)(6), the Owners Name and Tax Map Parcel No. 57-08-00-0-168 should be located within the area of Parcel 1;
2. As per Solicitor, please revise the language under "Current Property Use" to read:
 - a. "Parcel 1 – Single Family Residential Dwelling with existing on-lot water and sewer facilities."
 - b. "Parcel 2 – Non-Buildable – Continued agricultural/silviculture usage."
3. As per Section 502(H)(7), Note 11 relating to the 50' easement should be revised to read as follows:

"Rights over the 20' access easement from Oak Hill Road, and the 50' Access and Utility Easement through Lot 1, are intended by Owners to be used for the benefit of Lot 2, and conveyed as easements for the installation of utilities and for ingress, egress and regress to Lot No. 2 to Oak Hill Road in the areas shown on the Plan. The easement running through Lot 1 is intended to burden Lot 1 and benefit Lot 2"
4. As per Section 307(D)(6), the right-of-way width for Oak Hill Road must be shown on the Plan;
5. ~~As per Section 502(H)(11) and Sections 412(A) & (D), a thirty (30) foot front building set back line,~~ and a (10) foot side and rear set back line for Parcel 2 must be shown on the Plan;
6. As per Section 502(H)(22), the Township Certification should be amended as follows:

Having satisfied the requirements of the Salem Township Subdivision and Land Development Ordinance, final plan approval is granted by the Township of Salem, Westmoreland County, PA, this _____ day of _____, 202____. Approval of this plan by Salem Township Board of Supervisors is for recording purposes only and does not constitute acceptance of any dedicated roads in to the Township road system."

ATTEST:

**SALEM TOWNSHIP BOARD OF SUPERVISORS
MEETING MINUTES
May 21, 2025
7:00PM
244 CONGRUITY RD GREENSBURG PA 15601**

23608

Secretary

Chairman

7. The Planning Waiver & Non-Building Declaration (Parcel 2) should be revised to reference Parcel 2 as being in continued "agricultural/silviculture" use, and the reference to "Parcel B" should be revised to "Parcel 2";
8. A Non-Buildable Waiver for Parcel 2 must be signed by the Owner and submitted to the Township for SEO and Township approval;
9. 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.

- 1S. Motion made by Kerry Jobe and seconded by Ken Trumbetta to approve Resolution **15-2025** entitled;

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SALEM, COUNTY OF WESTMORELAND, COMMONWEALTH OF PENNSYLVANIA APPROVING A SEWAGE FACILITIES PLANNING MODULE FOR THE ZUNDEL PLAN NO. 1 SUBDIVISION

***Approval is contingent on receiving SEO approval**

Kerry Jobe explained that yesterday, Dave Jobe sent an e-mail to the Township listing a couple items that he wanted to see added to the plan before he signs off on it. Also, Connie's name is on the module as the Township Representative rather than Kelly. It would be prudent to let Dave get what he needs done and then vote on a Resolution after he approves it.

Vote on the motion: Ken Trumbetta and Kerry Jobe voted for the motion. Bob Zundel abstained. Motion passed by majority vote.

- 1T. Motion made by Ken Trumbetta and seconded by Kerry Jobe to approve Zundel Plan No. 1 subdividing a 1.9987 acre parcel from Tax Map Parcel No. 57-20-00-0-009 for conveyance to the current owners' grandson for the purpose of constructing one (1) single family home. Approval is based on the following conditions being met:

1. The abutting Parcel 57-20-00-0-010 owned by Denise L. Stoner must be shown on the plan (Section 502(H)(17));

**SALEM TOWNSHIP BOARD OF SUPERVISORS
MEETING MINUTES
May 21, 2025
7:00PM
244 CONGRUITY RD GREENSBURG PA 15601**

2. The Pre-Subdivision Acreage must be shown on the Plan (Section 502(H)(21)).
3. As per Solicitor, in the upper left-hand corner of Sheet 1 of the Plan, the Note concerning Lot 101 should be removed from the Plan to be consistent with Note 14.
4. A modification request from the minimum two hundred (200) foot road frontage requirement in Section 414(A)(i) must be submitted to the Township for approval by the Supervisors. If granted, the following Note must appear on the Plan:

“By approval of this plan, the Board of Supervisors of Salem Township hereby approves a modification of the minimum road frontage requirements of the Township’s Subdivision and Land Development Ordinance for Lot 101.”

5. A Planning Module for Lot 101 must be submitted to the Township, signed by the SEO and approved by the Supervisors;
6. A modification request from the minimum ten (10) foot side setback must be submitted to the Township for approval to address the encroachment of two test pits if used for the construction of on-lot sanitary sewer facilities (Section 412(D)). If granted, the following Note must appear on the Plan:

“To the extent necessary, in the event any test pit shown on the plan to be within required setbacks is used for the construction of on-lot sanitary sewer facilities for Lot 101 which would cause sanitary sewage from Lot 1 to be absorbed within the Owner’s residual parcel, Owner hereby grants an easement for Lot 101 for same. Such easement shall burden the Residual Lot and benefit Lot 101.”

7. As per Section 502(H)(22):
 - a. Amend the Owners “Dedication” to read “Owners Certification”;
 - b. Label the Westmoreland County Certification;
8. As per Section 502(H)(22), the Township’s Certification should be amended as follows:

“Having satisfied the requirements of the Salem Township Subdivision and Land Development Ordinance, final plan approval is granted by the Township of Salem, Westmoreland County, PA, this _____ day of _____, 202____. Approval of this plan by Salem Township

**SALEM TOWNSHIP BOARD OF SUPERVISORS
MEETING MINUTES
May 21, 2025
7:00PM
244 CONGRUITY RD GREENSBURG PA 15601**

Board of Supervisors is for recording purposes only and does not constitute acceptance of any dedicated roads in to the Township road system."

ATTEST:

Secretary

Chairman

9. As per the Solicitor, the Owners' grandson and his wife, if taking title in joint names, should both sign off on the Plan.
10. Approval by the Westmoreland County Agricultural Land Preservation Board is required.
11. A Revision Number and Date must be shown on the Plan.

Kerry Jobe stated that condition 5 will remain outstanding until the resolution is passed approving the sewage module.

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

- 1U. Motion made by Kerry Jobe and seconded by Ken Trumbetta to approve the Tuttle-Duncan Side Lot Addition Plan to subdivide Lot 2 from Tax Map Parcel #57-09-00-0-091 as a side-lot addition to Tax Map Parcel #57-09-00-0-033 to remedy the encroachment of a newly-constructed garage. Approval is based on the following conditions being met:

- 1U. **Motion made by Kerry Jobe and seconded by Ken Trumbetta to amend the motion to return to the Planning Commission to address condition number 9.**

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

1. As per Section 307(D)(8), the Statement of Purpose should be modified to read:

"The purpose of this plan is to subdivide a parcel of land from Tax Map Parcel No. 57-09-00-0-091 (Labeled Lot 2) and add it to Tax Map Parcel No. 57-09-00-0-033 to correct a shed encroachment issue."

**SALEM TOWNSHIP BOARD OF SUPERVISORS
MEETING MINUTES**

May 21, 2025

7:00PM

244 CONGRUITY RD GREENSBURG PA 15601

2. As per Section 502(H)(12), the location of the existing driveway for Tax Map Parcel No. 57-09-00-0-033 should be labelled on the Plan;
3. As per Section 502(H)(22), the Owners Certification for Darlene Duncan should be modified to read:
"Darlene Duncan, formerly Darlene Hohn"
4. As per Section 502(H)(22), the Township's Certification should be amended as follows:

"Having satisfied the requirements of the Salem Township Subdivision and Land Development Ordinance, final plan approval is granted by the Township of Salem, Westmoreland County, PA, this _____ day of _____, 202____. Approval of this plan by Salem Township Board of Supervisors is for recording purposes only and does not constitute acceptance of any dedicated roads in to the Township road system."

ATTEST:

Secretary

Chairman

5. As per Section 502(H)(7), the following Note must be added to the Plan:

"By submitting this plan the parties hereto agree that the existing 20-foot private right-of-way running through the front of the Duncan property (Tax Map Parcel #57-09-00-0-033) is being extended an additional 112 feet to reach the corner of the Tuttle property (Tax Map Parcel #57-09-00-0-091) in the area depicted on the Plan."

6. A request for a modification from the minimum setback requirements of the SALDO must be submitted to the Township for approval (Sections 412(B) and 502(H)(11), and the following Notes must appear on the Plan:

"By approval of this Plan, the Board of Supervisors of Salem Township hereby approves a modification of the minimum front building setback requirement of the Township's Subdivision and Land Development Ordinance for Tax Map Parcel #57-09-00-033."

"By approval of this Plan the Board of Supervisors of Salem Township hereby acknowledges that the Garage located on Tax Map Parcel #57-09-00-033 is legally nonconforming in the location shown on the Plan."

**SALEM TOWNSHIP BOARD OF SUPERVISORS
MEETING MINUTES**

May 21, 2025

7:00PM

244 CONGRUITY RD GREENSBURG PA 15601

23608

7. A Non-Buildable Waiver for Lot 2 must be signed by the Owner and submitted to the Township for SEO and Township approval;
8. A Revision Number and Date must be shown on the Plan.
9. The Solicitor also points out that the 30' front yard setback appears in 2 locations on the plan and requests clarification on whether the 30' front yard set back is being run from SR 819, the edge of the private easement or the common boundary line with the Gray property. Only one (1) front yard setback line should appear on the plan. The solicitor believes it should be run from the common boundary line with the Gray property and, depending on its location, the second note in No. 6 above may not be necessary.

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

2. COMMUNITY DEVELOPMENT

3. **SEWAGE** – Solicitor Falatovich received a draft MOU from the UTMA to review. There are some things that he has questions on that he needs to discuss with the Supervisors. It makes reference to the construction of a package plant. There was to be a dual approach to see which would be better. He will send out the MOU tomorrow for the Supervisors to take a look at and then we can set up a conference call to discuss.

4. COMMITTEE REPORTS

- 4A. Solicitor's Report
- 4B. Treasurer's Report - submitted for the month ending April 30, 2025
- 4C. Park Initiative Report – Kathy Hamilton said the erosion controls are about ready to go in at the park. We are submitting the grant to help build the ballfield. The soccer camp for 10 and under will be extended to next Tuesday and Thursday due to rain dates. Next week we have a cheer camp for 5th and 6th graders. The first concert is at the park with the Phisbins on June 19th. We are still looking for people to sign up for the Float trip. Kerry said we are pretty booked with the pavilion rentals through August. Delmont Lions put together two benches at the park. They would like to set up a date to dedicate them.

5. OLD BUSINESS

6. **NEW BUSINESS** Forbes Road Volunteer Fireman Adam Bayura asked if the Supervisors had a chance to review his e-mailed letter dated May 3, 2025 requesting funding for both Fire Departments.

**SALEM TOWNSHIP BOARD OF SUPERVISORS
MEETING MINUTES
May 21, 2025
7:00PM
244 CONGRUITY RD GREENSBURG PA 15601**

7. ADJOURNMENT

- 7A. Motion made by Ken Trumbetta and seconded by Kerry Jobe to adjourn meeting with the next meeting being a regular meeting of the Board of Supervisors to be held on June 18, 2025, at 7:00 P.M. held at the Salem Township Municipal Building.

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

Time of adjournment: 8:09pm

Respectfully submitted,



Kelly Otto