

SALEM TOWNSHIP BOARD OF SUPERVISORS
MEETING MINUTES
244 CONGRUITY RD, GREENSBURG
November 19, 2025
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

1. ADMINISTRATION

Motion made by Kerry Jobe and seconded by Ken Trumbetta to amend the agenda to add 1N and 1O to include discussion and possible action on the 2025 paving project based on information received today.

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

1A. Motion made by Ken Trumbetta and seconded by Kerry Jobe to approve the Minutes of the October 15, 2025 public meeting.

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

1B. 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	\$67,979.18
Payroll Fund	\$41,488.17
Sewage	\$1,082.00
Street Lights	\$493.72
Liquid Fuels	\$32,021.98

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TOTAL \$143,065.05

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

1C. Motion made by Ken Trumbetta and seconded by Kerry Jobe to preliminarily approve and advertise the 2026 Proposed Budget for Salem Township with final approval to be considered at the Board of Supervisors public Meeting on December 17, 2025 at 7:00 p.m .

Kerry Jobe said with the potential paving changes between this and next year the line item will be affected into next year. He asked if we can just make the change and put it on the December agenda when the budget is approved. Solicitor Falatovich said yes.

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

1D. Motion made by Kerry Jobe and seconded by Ken Trumbetta to approve an agreement with UPMC Health Plan for the 2025-26 renewal period.

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

1E. Motion made by Ken Trumbetta and seconded by Kerry Jobe to approve a 9% increase to the premium rates on the Aetna dental plan for the 2026 plan year. There are no changes to the current benefit plan designs. The new premium will be \$5,337.18 paid bi-annually.

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

1F. Motion made by Ken Trumbetta and seconded by Kerry Jobe to remove the motion to hire _____ as a Road Crew employee for Salem Township.
(this Motion has been tabled every month since November 2024)

Initially Ken Trumbetta voted to table the motion but didn't get a second.

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

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1G. Motion made by Kerry Jobe and seconded by Ken Trumbetta to approve a proposal from Gibson-Thomas Engineering to provide bidding and construction services for required repairs to the traffic signals located at State Route 22 & Hollywood Boulevard and State Route 22 and State Route 819. A total fee limit of \$12,000 is proposed for this scope of work. This fee will not be exceeded without prior written authorization from the Township.

Kerry Jobe explained that a couple months ago there were accidents that damage these lights. When we talked to our Traffic Engineer, in order for him to be involved as much as he is, he had to put together a proposal.

Ken Trumbetta said there is an issue with the advanced warning light not coming on. The Township Engineer said it is not working due to the accident and will be repaired when the final repairs are complete.

Forbes Road Volunteer Fireman, Adam Bayura, suggested the warning light should come on saying red-light ahead when it is getting ready to turn yellow. That is how it works in Blairsville coming down the mountain and it works well. More of a heads up would be great.

Vote on the motion: 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 accept the contract effective January 1, 2026-December 31, 2027 from Hoffman Boarding Kennels for dog control. (\$210.00 per month \$120.00 per call out)

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

II. Motion made by Kerry Jobe and seconded by Ken Trumbetta to approve the transfer of \$50,000 from the Special Projects account to the General Fund for funds that were distributed to Forbes Road and Slickville VFD in August out of the General Fund.

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

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1J. Motion made by Ken Trumbetta and seconded by Kerry Jobe to approve advertising in the Tribune-Review and Municibid for the sale of old Traffic light equipment that has recently been upgraded.

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

1K. Motion made by Kerry Jobe and seconded by Ken Trumbetta to advertise a special meeting to be held on Tuesday November 25, 2025 at 9:30am to approve grant applications for funds supplied under the Pennsylvania Race Horse and Gaming Act through the Commonwealth Funding Agency.

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

1L. Motion to approve Resolution No. 20-2025 entitled;

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF
SALEM, COUNTY OF WESTMORELAND, COMMONWEALTH OF
PENNSYLVANIA APPROVING A HOLDING TANK AGREEMENT FOR THE
PROPERTY OF JAMES AND THERESA DANIELS / DANIELS EXCAVATING
BEARING WESTMORELAND COUNTY TAX MAP PARCEL NO. 57-19-00-0-090**

Motion made by Ken Trumbetta and seconded by Bob Zundel to approve the resolution to approve the holding tank agreement. Ken and Bob voted yes. Kerry did not vote because he wanted further discussion. Kerry Jobe said we need to talk about it before we make the motion because we might have to table it based off of new information. Bob said "why does that be". Kerry said we haven't reviewed the agreement. Bob made the second and said "we are done with this Kerry". Kerry has questions on the agreement itself. We are working on a draft agreement that we got on Monday. There is language that he has questions on and want to keep on par with what was done with Lutterman to give the township and Mr. Daniels the most amount of flexibility with the planning module that is being reviewed. The way that the current draft is worded, it says the property "cannot provide on lot sewage" on previous holding tank resolutions the language said "may not be able to provide sewage". It gives flexibility for the planning

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module to go through. The property may be able to have sewage but the development will nix the sewage.

Solicitor Falatovich stated that our agreement definitively states that the property will not accommodate an on-lot system but technically we don't know that until the DEP says that it will not accommodate an on-lot system. If we change that provision and wait for DEP to give their stamp of approval to say they agree that this lot will not accommodate an on lot system – can we let this go through? Kerry said he would still like to see the final draft and would like Mr. Daniels to see the final draft. Mr. Daniels said "I don't need to see it. Just put it through Gary". Kerry would like to see the history incorporated into the resolution so years down the road it is clear what happened. Holly Lorenzo, Daniel's Engineer, asked to have it signed off on tonight. Solicitor Falatovich said that won't be possible because there are changes to be made in the agreement. It will be modified and circulated tomorrow.

Resident Connie Mattei asked are you talking about the resolution for the agreement or the resolution for the planning module. Solicitor Falatovich said it is for both. Connie said there is not a resolution to approve a planning module, only an agreement. Solicitor Falatovich said the agreement attaches to the planning module as an exhibit. Connie responded by saying that is a separate action. Usually planning modules are approved separately. Solicitor Falatovich said they can be done either way. The DEP requires a holding tank agreement to be submitted with the planning module. We are approving the holding tank agreement conditioned upon DEP approval. The planning module is going to DEP along with the proposed holding tank agreement. That is the way it has to be sent. That is how everyone is proceeding on this according to Kimble Webb at DEP.

Holly Lorenzo said the site address has been changed after the SEO approved on November 17th. She confirmed that is the only change. Solicitor Falatovich explained that if it is a de minimis change, the SEO can resign the planning module after the change is made. This is a de minimis change. This all came about within the past 6 days. Solicitor Falatovich did his best to pull everything together to get it on the agenda. We are all doing the best we can.

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Motion made by Bob Zundel and seconded by Ken Trumbetta to amend the agreement to reflect the site “may not” accommodate an on lot system and to allow the planning module with the revised address of the planning module to be submitted.

Kerry would like to see the clean paperwork on Tuesday. “If you are forcing me to vote on an agreement that is not complete and no one read then I have to vote no”.

Vote on the motion: Bob Zundel and Ken Trumbetta voted for the motion. Kerry Jobe voted no. Motion passed by majority vote.

1M. Motion made by Ken Trumbetta and seconded by Kerry Jobe to approve the Porter-Stone Lot Line Revision Plan contingent on the following conditions being met:

1. As per Section 502(H)(6), tract boundaries with bearings and distances for each lot (Lot 23 and Lot 24) should be shown on the Plan.
2. Show on the Plan the width of the area of the Porter parcel to be joined to the Stone parcel.
3. The area to be joined to the Stone parcel must be linked to the existing Stone parcel with a “land hook.”
4. The setback lines shown on the Plan are not consistent with the Township’s setback lines, but are consistent with the setbacks approved on the recorded plan for Lots 23 and 24 in the Totteridge Development. To clarify this on the Plan, the following Note must be added:

“The setback lines shown on the plan are required by the Totteridge Unit Number 3 Subdivision as recorded with the Recorder of Deeds of Westmoreland County at Instrument No. 200608290042465 and exceed the minimum setback requirements of the Township’s Subdivision and Land Development Ordinance.”

5. Both the Owners’ Certifications indicate that “no building or structure” would be constructed within the required setbacks. However, stone walls on the Stone property extend into the required setbacks in three (3) places, and a modification of the Township’s SALDO must be requested and approved to allow the encroachments into the minimum side and rear yard setbacks required under the Township’s SALDO.
6. Although Lots 23 and 24 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:

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"By approval of this Plan the Board of Supervisors acknowledge that both Lot 23 and 24 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."

7. If the modifications are granted, the following Note must appear on the Plan:

"By approval of this plan the Board of Supervisors of Salem Township, (a) approve the Applicants' requests for modifications to the Township's minimum side and rear yard requirements to allow the encroachment of the stone walls into same, (b) acknowledge that the Totteridge Planned Community may have private rules and regulations for encroachments into required setbacks and how they are to be addressed, (c) 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 (d) 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 referenced herein."

8. As per Section 502(H)(15), Totteridge Drive must be labeled on the Plan as a "Private Road."
9. The Owners' Certifications should both be amended to fix the typo for "road."
10. The Planning Commission Certification is not required and can be removed.
11. A Revision Number and Date must be shown on the Plan.

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

- 1N. Motion made by Kerry Jobe and seconded by Ken Trumbetta to open for discussion the 2025 paving project.

Kerry said we got an e-mail this morning from the company that was to do the Forbes Road paving further delaying the paving that probably wasn't going to happen due to the timing. It's a bad idea to

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do it this year. The discussion is whether we should or shouldn't do it this year and how to proceed next year. Ken suggested holding off until next year because Forbes Road deserves a good job. Solicitor Falatovich said does that mean it will be rebid next year or keep the same company because they offered to hold the price until next year? Bob Zundel wants to start all over next year and do it the way we have done it before.

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

10. Motion made by Ken Trumbetta and seconded by Kerry Jobe to notify Redstone Paving that it is too late to pave in 2025 and the supervisors will make a determination whether or not the project will move forward in 2026.

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

2. COMMUNITY DEVELOPMENT

2. SEWAGE

Kerry Jobe explained that we are going to have a meeting with FTMSA and our Engineers and decide if we want to replace the whole pump station or retrofit it with some at grade pumps. We need to do some design work and come up with a couple options to move forward. We are still using the bypass pump.

Eric Hageder said it appears that the Daniel's agreement wasn't seen by Bob and Kenny and he believes it should be seen. Bob said "I listen to what Gary says. I don't need to read everything". Ken said "we rely on our professionals".

4. COMMITTEE REPORT

- 4A. Solicitor's Report – Ag Security addition request from William & Chelsey Smail for their 74 acre parcel at 149 Hornock Dr. New Alexandria. After 180 days it will go into the Ag Security automatically.

- 4B. Treasurer's Report - submitted for the month ending October 31, 2025.
- 4C. Park Initiative Report

5. OLD BUSINESS

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6. NEW BUSINESS

7. ADJOURNMENT

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Motion made by Ken Trumbetta and seconded by Kerry Jobe to adjourn meeting with the next meeting being a special meeting on November 25th, 2025 at 9:30am followed by a Regular meeting to be held on December 17, 2025, at 7:00 P.M. at the Salem Township Municipal Building.

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

Time of adjournment: 8:11pm

Respectfully submitted,
Kelly Otto *Kelly Otto*