

SALEM TOWNSHIP BOARD OF SUPERVISORS
244 Congruity Rd Greensburg, Pa. 15601
MEETING MINUTES
January 21, 2026
7:00PM

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

The meeting began with an Introduction of Solicitor Muscante. Solicitor Falco Muscante is one of the partners at MBM Law. Their office is located in the Southside works in Pittsburgh representing many school districts and Municipalities in Westmoreland County. Solicitor Muscante brings almost 40 years of experience. The firm has 15 attorney’s. Ryan Thomas is an associate at the firm who will be present at Planning Commission meetings.

1. ADMINISTRATION

1A. Motion made by Bob Zundel and seconded by Todd Paulich to approve the Minutes of the December 17, 2025 public 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 5, 2026 reorganizational meeting.

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 Todd Paulich 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	\$125,327.19
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Payroll Fund	\$71,562.38
Fire Protection	\$3,301.00
Sewage	\$630.00
Liquid Fuels	\$370.55
Machinery	\$1,133.07
Street Lights	\$497.42

TOTAL \$202,821.61

Resident, Connie Mattei expressed concerns with Jobe Inspection Services invoice. She reviewed building permits issued on this invoice and the total fee listed on the building permits does not add up correctly. The total consistently does not include the occupancy permit fee of \$25. Additionally, there are fees for a certificate of occupancy and certificate of completion but they are not listed on Jobe Inspection Services Fee Schedule that was passed on January 5th 2026. Solcitor Muscante said since the invoice is less than what is on the bill sheet and not more, it can be approved as is. The township was billed for the occupancy permit and not the applicant. The applicant will need billed.

Resident, Tom Ridella would like to see accountability on SALDO receipts and expenses. Are we paying more than we are receiving? He asked for a balance sheet to compare what is being received from the applicant versus the expenses. Tom also asked to have the elected auditors work with our CPA during the audit. Kerry Jobe said that is a question for the auditors. He also suggested the elected auditors go to PSATS because it is very educational.

Resident, Eric Hageder, stated in response to Tom’s comments, the township will never be at net zero. There is a cost of doing business. He also asked if this is Solicitor Falatovich’s last invoice. Kelly Otto said that it is his last invoice.

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

1D. Motion made by Todd Paulich and seconded by Bob Zundel to advertise the **2026 Recreation Board’s monthly meeting** schedule, with all meetings held at the Township Municipal Building at 7:00 P.M., on the following dates.

February 9, 2026	June 8, 2026	October 12, 2026
March 9, 2026	July 13, 2026	November 9, 2026
April 34, 2026	August 10, 2026	December 14, 2026
May 11, 2026	September 14, 2026	January 11, 2027 Reorg. Mtg.

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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 renew Regola Consulting, LLC's monthly retainer at \$2500.00 per month.

Kerry Jobe stated that we were notified of an award \$340K for a waterline extension project for Apple and Tower Lanes off of Beaver Run Rd. That project is a little over \$400K but this will cover a large portion of it. Bob Regola goes out to see what we have to do to get the grants in timely, having projects readily available, and securing the money to keep on building it up. We had two separate grant opportunities. One was for \$500K and up. This grant was for \$500K and down. The Kennan Dr. was in the \$500K and up category. Part of Tucker got funded under the LSA grant. The Apple/Tower is now funded under the Small Sewer and Water program that we applied for in 2024.

Greg Bosich and Char Neiport, residents from Kennan Dr. were present and expressed concerns with funding for a waterline extension on Kennan Dr. There are 18 residents on Kennan Dr. since 2015 that need water. Greg expressed concerns with the cost of the project being \$188K in 2015 to over \$500K. Kerry said ultimately, the state can make the final decision on how the funds are applied.

Kerry explained in November 2024, we applied for Tucker and Kennan. We received the award late because the state was shut down. We had to reapply for everything. Projects up to \$1mill have a due date of November 30th. We reapplied for the full amount for Kennan.

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 approve the request of Bayt Development LLC for a reduction of \$121,726.15 in the Irrevocable Letter of Credit for Salem Ridge. After confirming the quantities and construction observation of the items listed in the request and after testing the sanitary sewers, the Salem Township Engineer, Victor P. Regola and Associates, Inc. recommends the ILOC be reduced to \$230,642.04 from \$352,368.19 as requested.

Eric Hageder asked if they are going to repair the road on Mark Drive. Kerry said probably when the project is near completion.

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

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1G. Motion made by Bob Zundel and seconded by Todd Paulich to approve exemption of all real estate taxes for Richard E. Rose, a disabled veteran who resides at 2724 State Route 819 Greensburg. A Disabled Veteran’s Real Property Tax Exemption Certification dated December 8, 2025 was received by the Township on December 22, 2025.

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

1H. Motion made by Todd Paulich and seconded by Bob Zundel to approve Resolution #6-2026 entitled;

**A RESOLUTION OF THE TOWNSHIP OF SALEM
WESTMORELAND COUNTY, PENNSYLVANIA
ESTABLISHING SEWAGE RENTAL RATES FOR 2026**

Kerry stated that there will be a reduction of .29 in FTMSA’s rates in 2026 making the final price \$73.70.

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 #7-2026 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 -DCED
GREENWAYS, TRAILS, AND RECREATION PROGRAM FOR THE SEANOR FARM
PARK-PHASE 3 BALLFIELD PROJECT.**

Kerry Jobe explained this is for \$150K that we were recently awarded through the ACT 13 funding through the state. The ask was \$250K

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 and authorize signing a Solicitor Engagement Confirmation letter dated January 13, 2026 from MBM Law.

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Kerry Jobe explained that their rates are \$175 per hour for all attorneys, partners, and associates. \$100 per hour for paralegals. It is \$200 per hour for specialty attorneys. Solicitor Muscante stated that they don't bill for copies, mileage, or long distant calls.

Eric Hageder asked out of curiosity what Solicitor Falatovich's rate is. Kerry said that he finished at \$130 per hour but we anticipated it being higher in 2026.

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

1K. Motion made by Bob Zundel and seconded by Todd Paulich to approve and accept traffic signal permit plans for the Route 22 traffic signal upgrade project.

Kerry explained that PennDOT finished all the testing with Brodner. All the upgrades at all the intersections are in the clear. This is the final design of the permit plans.

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

1L. Motion made by Todd Paulich and seconded by Bob Zundel to approve advertising a public hearing to be conducted on Wednesday, February 18th, 2026 at 6:00pm in the Salem Township Municipal building on the request of Penn Home & Farm, LLC to vacate any interest the Township may have in a certain unopened street 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.

Eric Hageder asked where is the road going to be. Connie Mattei, PC chair, explained that there was a plan laid out named Garden Court Plan that had two paper streets cut in and there were row houses along Mark Dr. Those houses down to the farmhouse that Tom Spears owns, those roads were never opened to access the 10 acres behind the farmhouse. Tom vacated one of the roads and now he is looking to vacate the other side. The Township never took it over. This is a condition for final approval of the plan.

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

1M. Motion made by Bob Zundel and seconded by Todd Paulich to acknowledge the 2024 LSA grant amount award of \$350,000 for the Tucker Road waterline extension project and authorize the scope of the project to match that amount.

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Kerry Jobe said we asked how hard to move from Tucker to Kennan, and he was told it would be very difficult to move it to another project. We are going to end up spending a lot of time and energy for probably a no. In this grant we are able to use the \$350K for as long as it will give us. We aren't funding the entire \$600K of the cost of the entire project.

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

1N. Motion made by Todd Paulich and seconded by Bob Zundel to approve the proposal from Morris Knowles & Associates in the amount of \$12,000 for Engineering fees associated with the Kennan Drive waterline extension project.

Todd Paulich stated that a waterline from Kennan to Orrs will be ran by the Township this year. We will hire 2 or three guys just for this project using our equipment. We can do this on a Township road but not the state. Greg Bosich was quoted in the paper as saying Seanor Park can get water but he can't. That is what convinced the Township to want to do it. It will take 3-4 months from the time work begins. Todd doesn't know if it is mandatory for all residents along Kennan to tap in. Todd is hoping to begin work in May with part-time workers. Kerry said the only caveat is that it is a low pressure line to begin with.

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

1O. Motion made by Bob Zundel and seconded by Todd Paulich to authorize an emergency declaration made by Salem based on a recommendation for immediate repairs by Traffic Control for damage that occurred to the traffic signal pole at US 22, Route 119, and Operators way as a result of a vehicular accident.

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

1P. Motion made by Todd Paulich and seconded by Bob Zundel to approve and authorize signing the Standard Form of Agreement between Bronder Technical Services and the Township of Salem to complete Traffic Signal repairs at the Route 22 & Route 819 intersection due to damage caused by a vehicular accident subject to the final review and approval of the Solicitor.

Kerry Jobe stated that Ryan Thomas revised the agreement adding a paragraph about breaking the contract. We don't know if it will get accepted so this motion is subject to the final review and

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approval of the solicitor. The accident was reported to the insurance company and we have already received a partial reimbursement.

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

1Q. Motion made by Bob Zundel and seconded by Todd Paulich to approve and authorize signing the Standard Form of Agreement between Bronder Technical Services and the Township of Salem to complete Traffic Signal repairs at Route 22 and Hollywood Boulevard intersection due to damage caused by a vehicular accident subject to the final review and approval of the Solicitor.

Kerry Jobe stated that Ryan Thomas revised the agreement adding a paragraph about breaking the contract. We don't know if it will get accepted so this motion is subject to the final review and approval of the solicitor. The accident was reported to the insurance company and we have already received a partial reimbursement.

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

1R. Motion made by Todd Paulich and seconded by Bob Zundel to transfer \$1,000,000 from the General fund to a new 3-month Certificate of Deposit account.

The interest rate for the money market account has dropped from 2.85% to 1%. Money Market funds are easily accessible. CD rates are over 3% so we are moving money around while the rates are high.

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 increase the First Commonwealth Bank Master Card's maximum spending limit of \$10,000 to \$20,000 split among three users.

Todd requested a credit card and computer to order parts. The Secretary-Treasurer will have a \$10K limit, Todd will have a \$8K limit, and Kerry will have a \$2K limit.

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

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- 1T. Motion made by Todd Paulich and seconded by Bob Zundel to discuss Salem Township staff registering and attending training courses.

Matt Rebitch asked who is covered under staff. Kerry said if people are willing to go to training, we will handle it on a case by case basis. Matt said he would be interested in registering for PSATS.

The Supervisors agree that staff should be paid their wages for time spent in training.

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

- 1U. Motion made by Bob Zundel and seconded by Todd Paulich to authorize Fred Cecchini to register and attend a training course entitled Building Code Enforcement at a cost of \$650 plus mileage and wages.

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

- 1V. Motion made by Todd Paulich and seconded by Bob Zundel to approve the 2025 \$60,000 disbursement from the General Fund to be split equally between Forbes Road VFD and Slickville VFD.

This was an oversight that would normally be on the agenda in November or December.

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

- 1W. Motion made by Bob Zundel and seconded by Todd Paulich to approve advertising for a Part-Time OR Full-Time Assistant Secretary-Treasurer to fill the vacancy.

Due to the amount of projects going on and the number of applications going through planning, we may consider a full-time position. Kelly stated she needs help and wants to be able to go on vacation. We need somebody that can do what Kelly does including payroll so payroll can be processed in her absence.

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

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- 1X. Motion made by Todd Paulich and seconded by Bob Zundel to approve signing Excess Maintenance and Repair Agreement with Peoples Natural Gas for Greene Drive Replacement Project in accordance with Ordinance No. 05-2014, § 3(3) subject to Solicitor's approval.

Kerry explained that they went out and looked at a couple roads that are being damaged. One being, our side of Crest Drive near the border. People's is replacing a big section of the main and the connections for the residents across the street. Another is Church Street. Windstream cables are being replaced under the road.

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

- 1Y. Motion made by Bob Zundel and seconded by Todd Paulich to approve Eichenger Plan subject to all conditions previously approved, excluding Condition 7.

Connie Mattei, Planning Commission Chair, explained that this plan was reviewed by the PC in December. Previous council questioned the surveyor's narrative on the Planning Module. It was a subdivision with a buildable lot. The PC's recommendation was to remove certain test pits which was condition 7. After the surveyor pushed back and Doug Regola reviewed it as our current SEO he confirmed that it was not needed.

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

- 1Z. Motion made by Todd Paulich and seconded by Bob Zundel to approve the modification request from Penn Home & Farm, LLC's agent, McMillen Engineering of the minimum front building setback requirement reducing the required setback from thirty(30) feet to twenty-five (25) feet, consistent with the setback established in the Garden Courts Plan of Lots.

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

2. **COMMUNITY DEVELOPMENT**

3. **SEWAGE**

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The Township will be discussing with FTMSA the retrofit or rebuild of the Cloverleaf Pumpstation. We haven't had any new discussions with the UTMA about Crabtree sewage. We are using our new pumps at the pumpstation and not using the rentals. We also got the Varibale Frequency Drives installed and they are functioning great.

4. COMMITTEE REPORT
3A. Solicitor's Report

Solicitor Muscante provided the Board with a summary of what they have been working on so far. Currently, they are up to 15 items. Some will come off immediately. A couple things they have to confirm with Solicitor Falatovich if things filed in court have been settled and discontinued. Some need to be discussed in an Executive session regarding personnel or litigation matters. This is subject to attorney client privilege and is confidential. It is an exception to the Right to Know.

Todd asked Solicitor Muscante if the public is allowed to be made aware of contract negotiations while it is under negotiations. Solicitor Falatovich said no. You are taking certain stands and you don't necessary want it to be out there in the public because it can get back to the other side and they can change their position.

- 3B. Treasurer's Report - submitted for the month ending December 31, 2025.
- 3C. Park Initiative Report

5. OLD BUSINESS

Tom Ridella brought up the parking situation in Forbes Road alley's and streets. He would like no parking signs installed and said Forbes Road VFD is on board. Also, the alley between Tom's property and the neighbors is not a road. The mapping department changed it from a solid line to a dotted line and said it should be taken off the list as an emergency access.

Eric Hageder asked what is going on with the hiring for the Road Crew position. Todd said our needs have changed. For a while, Bob and Todd will be a mechanic and Roadmaster. Most of the people who have applied are not mechanics. There was one we interviewed who could do it but he is no longer interested. Kerry said when figure out when we are ready to hire someone, it will go back on the agenda.

- 6. NEW BUSINESS**
- 7. ADJOURNMENT**

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8. Motion made by Bob Zundel and seconded by Todd Paulich to adjourn meeting with the next meeting being a hearing on February 18, 2026 at 6:00pm followed by the regular meeting to be held on February 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: 8:23pm

Respectfully Submitted,

Kelly Otto