

**SALEM TOWNSHIP BOARD OF SUPERVISORS
MEETING MINUTES
March 19 , 2025
7:00pm**

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 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

Guest Speaker: Don Hauser, BHE GT&S

Topic of discussion: Appalachian Reliability Project (ARP)

Most if not all projects are regulated by the Federal Energy Regulatory Commission (FERC). As an interstate pipeline and storage company the FERC is their regulatory body who they seek approval for not only on projects but on rates that customers are charged. The Appalachian Reliability Project (ARP) will bring onto our system gas producers from Westmoreland County and Southern Armstrong County (Kiski Township). From our system it will go to the interstate markets.

This project entails a Measurement and Regulation facility (M&R) These are along the sides of roads along their facilities up and down the corridor. Those are taps that are either receipt points from producers to get onto the system or exit points that the gas distribution companies, power plant, industrial customers take gas off the system.

Measurement (M) = how much gas is coming into or off the system

Regulation (R) = how the pressure of the gas from the interstate line is regulated to the smaller pipeline that is a lower pressure.

As part of the ARP project, upgrades to the Delmont M&R which is located within the fence line at the Oakford Storage Facility in the Township will be necessary.

Mr. Houser would like to have a letter of support for the project from the Supervisors.

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Mr. Houser will be in touch to set up a tour of the Oakford Storage Facility with the Supervisors.

Late April there will be an open house on this project. They are considering two different locations. It will be closer to the property owners that are affected by the loop pipeline. It will either be Franklin Regional Middle School or the Elementary School which is central to the loop. Whenever a time and location are confirmed, an invitation will be e-mailed to the Township.

BHEGT&S.com – go to who we are, community engagement, cyber grants to apply for grants. Mr. Houser chairs the committee. They meet four times per year every quarter. They provide funding to worthy organizations including townships for parks and recreation.

1. ADMINISTRATION

1A. Motion made by Kerry Jobe and seconded by Ken Trumbetta to approve the Minutes of the February 19, 2025, public meeting.

Vote on the motion: Bob Zundel, Ken Trumbeta, 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	\$55,133.26
Payroll Fund	\$50,555.57
Street Lights	\$492.33
Machinery	\$524,678.67
Sewer Revenue	\$1,101.00
Liquid Fuels	\$20,553.85
TOTAL	\$652,514.68

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

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Kerry Jobe mentioned that the reason the expenditures for the Machinery Fund is so large is due to the cost of the new Gradall. We have already received reimbursement for \$498,000 and it was deposited into Machinery from the Commonwealth Financing Authority. The total cost of the Gradall is \$523,000.

- 1C. Motion made by Kerry Jobe and seconded by Ken Trumbetta to advertise the 2025 Clean Up Day for Saturday, May 17, 2025 between the hours of 8:00 AM and 3:00 P.M.

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 a letter to the Diocese of Greensburg Police Department to have a pilgrimage traversing Salem Township Roads on April 12, 2025.

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 **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, and February 19, 2025 Supervisor meetings.

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 advertisement for bids for a used piece of equipment owned by the Township: 1986 Gradall VIN# G856069. Bids must be received by 8:00am on April 14, 2025, and will be opened at a Special Meeting at 9:00am on April 14, 2025. Bids will be awarded at the Supervisors' meeting on April 16, 2025.

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 approve Resolution No. 7-2025

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SALEM,
 COUNTY OF WESTMORELAND, COMMONWEALTH OF PENNSYLVANIA REMOVING
 A PORTION OF PROPERTY BEARING WESTMORELAND COUNTY TAX MAP PARCEL
 NO. 57-06-00-0-001 FROM ITS AGRICULTURAL SECURITY AREA

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

1H. Motion made by Ken Trumbetta and seconded by Kerry Jobe to approve the Rebecca Johnston, Executrix of the Estate of Lawrence F. Bash Subdivision of Tax Map No. 57-06-00-0-001 containing approximately 212 acres.

1. Per Section 307.A.8, the Statement of Purpose should be revised to read as follows:

This plan implicates two parcels of property currently held in the name of the Lawrence F. Bash, deceased, namely, Westmoreland County Tax Map Parcel No. 57-06-00-0-001 located in Salem Township and Westmoreland County Tax Map Parcel No. 52-08-00-0-055 located in Loyalhanna Township. Rebecca Johnston is the Executrix of the Lawrence F. Bash Estate, by virtue of Letters Testamentary issued by the Register of Wills of Westmoreland County at Orphan's Court File No. 6524-2318.

The Plan divides Loyalhanna Township Parcel 52-08-00-0-055 into Parcel A, Parcel B, Parcel C, and Parcel D for the following purposes:

- a. Parcel A is to be added to the property of Keith and Jean Frye bearing Westmoreland County Tax Map Parcel No. 52-08-00-0-054;
- b. Parcel B is to be added to the property now held by the Estate of Lawrence F. Bash bearing Westmoreland County Tax Map Parcel No. 52-08-00-0-057;
- c. Parcel C is to be added to Lot 3 and Parcel D is to be added to Lot 1 of the Salem Township parcels as set forth hereafter.

The Plan divides Salem Township Parcel No. 57-06-00-0-001 into Lot 1, Lot 2 and Lot 3 for the following purposes:

- a. Lot 1 is to be combined with Parcel D of Tax Map No. 52-08-00-0-057 for purposes of establishing a separate "buildable lot";
- b. Lot 2 is created as a "non-buildable lot";
- c. Lot 3 is to be combined with Parcel D of Tax Map No. 52-08-00-0-057 for purposes of establishing a separate "buildable lot".

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2. The Estate's "Title Information" for the Estate of Lawrence Bash should include contact information for the Executrix, and be relocated to the informational area outside the boundaries of the Residual Parcel (Section 502.H.4);
3. All References to the "Estate of Lawrence F. Bash and Jean Bash" should be changed to "The Estate of Lawrence F. Bash" and be consistent throughout the Plan (Section 307.A.6);
4. Lots 1 and 3 contain an area located across the Salem Township municipality line that is within Loyalhanna Township. Those areas need to be identified on the Plan with the acreage calculated for each area (Section 502.H.6);
5. Per Section 502.H.7, the Note under the Statement of Purpose relating to the easements should be revised to read:

"The Owner of the Residual portion of Parcel 52-08-00-0-055 hereby creates a 50' Access and Utility Easement through Tax Map Parcel 52-08-00-0-055 for ingress, egress and regress and the extension to utilities to Lot 1 on Tax Map Parcel 57-06-00-0-001 in the area shown on Sheet 2 of 2 hereafter. This easement is intended to benefit Lot 1 and burden the Residual portion of Tax Map Parcel No. 52-08-00-0-055."

6. Lots 1, 2 and 3 should be identified within each parcel as "Estate of Lawrence F. Bash – Tax Map No. 57-06-00-0-001" on both Sheets of the Plan (Section 502.H.14);
7. The Road Identification Numbers for Bash and Fenneltown Roads need to be added to the Plan (502.H.15);
8. The dividing line between Salem Township and Loyalhanna Township needs to be shown on Sheet 1 of the Plan (Section 502.H.19);
9. The title "Salem Township Certification" needs added to Sheet 1 of the Plan above the signature nomenclature for Salem Township (Section 502.H.22);
10. Per Section 502.H.22, the Owner's Certification for the Frye's and the Estate must be revised to read as follows:

"We, the undersigned, Keith Frye and Joan Frye, being duly sworn and deposed according to law, state and acknowledge that they the Owners of property shown on the within plan, that the Plan was prepared at their direction and acknowledge the same to be their act and deed and desire the same to be recorded after final approval is received."

AND

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“I, the undersigned, Rebecca Johnston, Executrix of the Estate of Lawrence F. Bash, being duly sworn and deposed according to law, state and acknowledge that the Estate is the Owner of property shown on the within plan, that the plan was prepared within the scope of my authority as Executrix and at my direction. I further acknowledge the same to be my act and deed and desire the plan to be recorded after final approval is received.”

11. A “Non-Buildable Waiver” for Lot 2 must be prepared and executed by the Owner, and submitted to the Township for approval by the SEO and Supervisors;
12. Planning Modules for Lots 1 and 3 must be submitted to the township for approval by the SEO, the Supervisors and DEP;
13. Both Tax Map Parcels are in Agricultural Security Areas. A request must be made to the Supervisors to remove the following parcels from the Agricultural Area and the Supervisors must pass a Resolution approving their removal:
 - a. Lots 1 and 3 located within Salem Township as shown on Tax Map Parcel No. 57-06-00-0-001; and
 - b. The areas identified as part of Lots 1 and 3 located within Loyalhanna Township as shown on Tax Map Parcel No. 52-08-00-0-055.
14. And, a Revision Number and Date must be shown on the Plan.

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

2. COMMUNITY DEVELOPMENT

3. SEWAGE

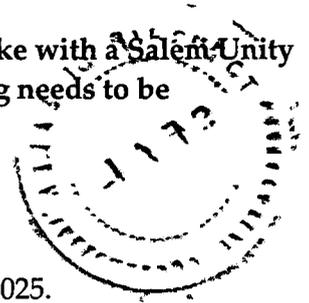
Kerry Jobe – Grade 4 & 5 leaks will be done as per the Consent Order and Agreement by May. The Cloverleaf pumpstation will need some TLC. There are issues with the can and ladder.

Solicitor Falatovich gave a summary of the process to dissolve the Crabtree Authority.

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Kerry Jobe – Our Engineers are looking at the buildout of what it would look like with a Salem Unity deal. We are waiting for numbers on that. The Memorandum of Understanding needs to be finalized.



4. **COMMITTEE REPORT**

- 4A. Solicitor's Report -
- 4B. Treasurer's Report - submitted for the month ending February 28, 2025.
- 4C. Park Initiative Report

Ken Trumbetta talked to Brian at Job Corp. They need to GPS where the ballfield will be. The cost will be around \$750.

Bob Zundel announced that we were awarded a grant for a maintenance shed for the park. The bid award was \$64,000 from the LSA category 4 for counties that have casino's.

We received a complaint this week about the light at Rt22/819 that it wasn't functioning properly. Ken and Bronder Technical sat at the lights and found that they are functioning properly. Bronder stated that this is the best set-up. The only thing they suggested was to make the time span from 4 seconds to 5 or 6. While they were there, they watched several cars and trucks running through the light. Ken said Bronder Technical can write us a letter to verify that it is working correctly if necessary.

Kerry Jobe explained that all these intersections will get updated in late spring to late fall. Radar detection systems will be installed.

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

- 7A. Motion made by Kerry Jobe and seconded by Ken Trumbetta to adjourn meeting with the next meeting being a public hearing on March 20, 2025 at 7:00pm to take public comment on proposed amendments to the SALDO at Congruity Presbyterian Church followed by the special meeting to open bids on April 14, 2025 at 9:00AM and a regular meeting to be held on April 16, 2025, at 7:00 P.M. 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: 7:45pm

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Respectfully submitted,



Kelly Otto