

**SALEM TOWNSHIP BOARD OF SUPERVISORS
MEETING MINUTES
November 20, 2024
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

Corporal Parsley from the Kiski Barracks introduced himself. He has been employed there for approximately 2 years. He gave a brief review of the stats of Salem Township. Currently crime is down in the area. He described the areas where the Kiski Barracks is responsible for. Bob Zundel stated that we are getting calls from residents with complaints of speeding on Rt 22. Residents are asking for Traffic Studies. Corporal Parsley indicated that there is a trooper that spends a lot of time patrolling Rt 22 and they know of the issue. He also described the use of Drones at crime scenes and how they must be cognizant of privacy concerns.

1. ADMINISTRATION

- 1A.** Motion made by Kerry Jobe and seconded by Ken Trumbetta to approve the Minutes of the October 16, 2024 public meeting.

Vote: Bob Zundel, Ken Trumbetta and 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	\$45,514.37
Payroll Fund	\$41,775.40
Sewage	\$815.00

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Street Lights	\$394.96
Liquid Fuels	\$21,277.19
Machinery	\$4,790.89
Park Initiative	\$5,045.00
Special Projects	\$504.00
TOTAL	\$120,116.81

Resident Tom Ridella asked what Miranda Place is. Solicitor Falatovich explained that approval was recently given for the density of a 31-townhouse development. In 2021 approval was given for 24 patio home development but the developer recently increased the density to 31. The layout of the roads remained the same. The change in the density did not affect the NPDES approval for the site. We are now waiting for a final set of development plans to come before the Planning Commission. Connie stated they submitted a subdivision plan along with a land development plan. She needs to review to see if they need another application. Solicitor Falatovich hasn't seen any HOA documents. Connie will review to see if they submitted everything in order to make the December agenda.

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

- 1C. Motion made by Kerry Jobe and seconded by Ken Trumbetta to preliminarily approve and advertise the 2025 Proposed Budget for Salem Township with final approval to be considered at the Board of Supervisors public Meeting on December 18, 2024 at 7:00 p.m .

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

- 1D. Motion made by Ken Trumbetta and seconded by Kerry Jobe to advertise notice of the Township's intent to appoint a certified or competent public accountant, or a firm of certified competent accounts to replace the elected auditors and conduct the township's 2024 fiscal year audit, and to solicit quotes for same. Quotes will be solicited prior to December 9, 2024, and an appointment will be made at the Salem Township Reorganization Meeting of January 6, 2025.

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

- 1E. Motion made by Kerry Jobe and seconded by Ken Trumbetta to advertise to solicit bids for traffic signal safety modifications and upgrades at six (6) signalized intersections along

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State Route 22 and one flashing school zone devise along State Route 119 within the Township.

Vote: 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 approve reimbursement of \$42.05 to Kepple Farm Properties, LLC for County taxes paid on April 18, 2024. Calculations were made by the County and reimbursement is due to Catastrophic Loss.

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

- 1G. Motion made by Kerry Jobe and seconded by Ken Trumbetta to approve an agreement with UPMC Health Plan for the 2024-25 renewal period.

Resident Tom Ridella asked if there were any changes. Kerry Jobe explained that last month we approved an 8.4% increase. This motion is to authorize the agreement.

Vote: 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 approve an updated service agreement with a new pricing structure with Definiti that will be effective January 1, 2025.

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

- 1I. Motion made by Kerry Jobe and seconded by Ken Trumbetta to approve a \$1000 donation to Mutual Aid Emergency Medical Services.

Kerry Jobe explained that Ken Bacha who is a community organizer with Mutual Aid came in several months ago to discuss the financial situation they are in. They wanted a \$5 per capita request from each Municipality that they are servicing to cover their losses through the years. This is a \$1000 complimentary donation in lieu of their request. Kerry Jobe summarized Ken Bacha's visit from last October. They had about a 50-60% collection rate from insurance companies. They only get reimbursed if there is a transport. They don't get reimbursed if they just visit your house. Rates went up 17% last year.

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

- 1J. Motion made by Ken Trumbetta and seconded by Kerry Jobe to approve a \$60,000 disbursement from the General Fund to be split equally between Forbes Road VFD and Slickville VFD.

Resident Kent Boggs asked if this is the 1% fire tax. Kerry Jobe said that this is on top of the 1% fire tax. Kent asked if we ever considered increasing it. Kerry said this is in lieu of raising taxes. We have been able to pay this out of the General Fund without needing to raise taxes.

Vote: 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 approve an agreement with the PA Townships Health Insurance Cooperative Trust to provide dental insurance to Township employees. Price will increase from \$10,770.10 to 11,308.30 per year.

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

- 1L. Motion made by Ken Trumbetta and seconded by Kerry Jobe to table the hiring of _____ as a Road Crew employee for Salem Township.

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

- 1M. Motion made by Kerry Jobe and seconded by Ken Trumbetta to approve Grant Application and Resolution No. 29-2024, entitled:

A RESOLUTION OF THE TOWNSHIP OF SALEM, COUNTY OF WESTMORELAND,
COMMONWEALTH OF PENNSYLVANIA APPROVING GRANT APPLICATIONS FOR
FUNDS SUPPLIED UNDER THE PENNSYLVANIA RACE HORSE AND GAMING ACT
THROUGH THE COMMONWEALTH FUNDING AGENCY FOR THE SALEM TOWNSHIP
MULTI-AREA WATERLINE EXTENSION PROJECT, DESIGNATING AN AGENT TO ACT
ON BEHALF OF THE TOWNSHIP IN ALL MATTERS ASSOCIATED WITH THE GRANT
AND APPROVING THE EXECUTION AND SUBMISSION OF PRO FORMA DOCUMENTS
IN FURTHERANCE OF SAME

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Kerry Jobe explained that in the last couple years we have received several requests from residents for waterline extensions. Under our LSA grant program we can put in any type of grant. There are 5 potential locations for waterline extensions with their own merits. Each of the projects is between \$346K-731K this is extremely incremental, and we may not even get the grant. We need to finalize a project based on the merits. Up for consideration are the following roads: Kennan, Tucker, Hornock, Kaufman, Tower & Apple Lane. Kerry asked the residents to e-mail the Township if there are water issues and we will add it to the list.

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

- 1N. Motion made by Ken Trumbetta and seconded by Kerry Jobe to approve Grant Application and Resolution No. 30-2024, entitled:

A RESOLUTION OF THE TOWNSHIP OF SALEM, COUNTY OF WESTMORELAND,
COMMONWEALTH OF PENNSYLVANIA APPROVING GRANT APPLICATIONS FOR
FUNDS SUPPLIED UNDER THE PENNSYLVANIA RACE HORSE AND GAMING ACT
THROUGH THE COMMONWEALTH FUNDING AGENCY FOR THE TOWNSHIP
EQUIPMENT PURCHASE PROJECT, DESIGNATING AN AGENT TO ACT ON BEHALF
OF THE TOWNSHIP IN ALL MATTERS ASSOCIATED WITH THE GRANT AND
APPROVING THE EXECUTION AND SUBMISSION OF PRO FORMA DOCUMENTS IN
FURTHERANCE OF SAME

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

10. Motion made by Kerry Jobe and seconded by Ken Trumbetta to approve a setback line waiver from Chris Ickes, who resides at 212 Congruity Road, of the required set-back distance for the construction of a 4,000 square foot accessory building.

Solicitor Falatovich explained that Mr. Ickes has two homes on his property and a couple garages, and this is a building for personal use. He is looking at reducing the front setback from 30 ft to 20 ft from the edge of Congruity Rd. It is a garage that is an accessory to a residential dwelling. It doesn't fit squarely in our SALDO when granting modification requests. It is not a subdivision. A building permit application was submitted to construct the building in this location. Our Building Code Official does not have the authority to issue a building permit in a location where he knows is in violation of the setback requirements. This matter is in front of the Board of Supervisors for relief. There are three options: One, if the supervisors approve, a note will go on the building permit that he is being granted relief. He will be covered if he sells the property. Two, he can make an application

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through the Subdivision and Land Development Ordinance to put it into a lane where you can make modifications. Three, he can reduce the size of the building.

Connie Mattei is thankful that this is on the agenda and there is an official action that was taken rather than an administrative act.

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

- 1P.** Motion made by Ken Trumbetta and seconded by Kerry Jobe to approve the request of John Randall Koenig to subdivide Tax Map Parcel No. 57-09-00-0-110 to create one (1) new buildable lot containing 8.4801 acres for commercial purposes. Approval is subject to the following conditions being met:

1. The "Statement of Purpose" needs amended to read:

"The purpose of this Plan is to create one (1) new buildable Lot (Lot 4) containing 8.4801 acres from the lands of John Randall Koenig (Map No: 57-09-00-0-110) containing an existing building, septic system and cistern in the locations shown on the Plan."

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

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

- 1Q.** Motion made by Kerry Jobe and seconded by Ken Trumbetta to grant approval of the request of Alquin Heinnickel to subdivide Tax Map No. 57-16-00-0-013 into two lots for future development, subject to the following conditions:

1. Amend the Notes on the Plan to read:

- a. Front Building Line Setback is 30 feet;
- b. Minimum Lot Size is 2.0 acres for commercial developments; and
- c. Minimum Lot Size is 1.0 acres with minimum frontage of 125 feet for residential developments.

2. The minimum lot size for commercial developments is 2.0 acres, as per Section 601(B)(2).

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- a. A modification of the minimum lot size for the existing commercial development on Lot 1 and the proposed commercial development on Lot 2 must be submitted in writing to the Township.
- b. If granted, the following Note must appear on the Plan:

"By approval of this Plan the Board of Supervisors of Salem Township approves the modification of the minimum lot size requirement of the Township's Subdivision and Land Development Ordinance for Lot 1 to enable its subdivision and the continuation of its existing commercial use, and the modification of the minimum lot size requirement of the Township's Subdivision and Land Development Ordinance for Lot 2 to enable its subdivision and use for future commercial purposes, subject to any required Land Development Plan approval by the Township."

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

Connie Mattei asked what type of approval this will be. Solicitor Falatovich explained that a time waiver was submitted along with a request for both modifications. There was confusion. Doc. Heinnickel wanted it on the agenda. This is a final plan subject to conditions. The modifications are granted based on submitting a Land Development application for Lot #2. It will be tied into the subdivision plan and will be recorded at the same time. He will not need another time waiver.

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

2. COMMUNITY DEVELOPMENT

3. SEWAGE –

Kerry Jobe - FTMSA signed off on ICA agreements to do the grade 4&5 defects & the VFD Install.

4. COMMITTEE REPORT

4A. Solicitor's Report –

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Solicitor Falatovich - The Planning Commission had a public meeting on 11/19/24 on the proposed amendments to the SALDO and took public comment. He is hopeful that they will be making recommendations on any changes to the proposed amendments at their meeting in the first week of December. Solicitor Falatovich advised that the supervisors can now schedule the public hearing. It needs to be advertised in a paper of general circulation 2 x with the first ad not less than 30 days and the second ad not less than 7 days of the public hearing. The supervisors agreed to scheduling the hearing after the first of the year. An ordinance will need to be advertised one time 7 days prior to the meeting that it is being approved.

- 4B. Treasurer's Report - submitted for the month ending October 31, 2024.
- 4C. Park Initiative Report

5. OLD BUSINESS –

Resident Adam Bayura said there still isn't a street light installed across from the Fire Department. A ticket was submitted to West Penn months ago to have it installed.

Tom Ridella –Complemented Hempfield for the paving job that was done on Kunkle St. Russell Standard paved it with a method called "chip shot". Tom asked the Supervisors to take a look.

Resident Matt Rebitch asked Solicitor Falatovich on behalf of his dad Ed, if Delmont's proposed action for a lateral is legal. As far as taking land from one entity for a private lateral to a different entity and converting a municipal sanitary sewer line to a private lateral. Solicitor Falatovich said it depends if what they are doing is within the scope of what they are able to do under the DEP approved plan. Solicitor Falatovich asked Matt to get plans in a digital format to the Township to see where the connection is and where the change was. Matt isn't aware if DEP approved of the change and advised that the change has not occurred yet.

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 Regular meeting to be held on December 18, 2024, at 7:00 P.M. at the Salem Township Municipal Building.

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

Time of adjournment: 8:20pm

Respectfully submitted,



Kelly Otto

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