

SALEM TOWNSHIP BOARD OF SUPERVISORS MEETING MINUTES

June 18, 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

- 1A. Motion made by Kerry Jobe and seconded by Ken Trumbetta to approve the Minutes of the May 21, 2025 public Supervisor 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 June 17, 2025 special meeting (Bid opening for the delivery and installation of paving materials)

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 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	\$59,817.80
Payroll Fund	\$54,540.00
ACT 13	\$500.00
Fire Protection	\$2,000.00
Sewage	\$4,055.00
Liquid Fuels	\$2,636.60
Park Initiative	\$18,604.41
Street Lights	\$492.45

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TOTAL

\$142,646.26

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 quote dated May 21, 2025 through U.S. Municipal for upfitting of two F600 trucks at a cost of \$109,510.00 under procurement contract number 025-E22-441

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 affirm a letter of support to the Pittsburgh Job Corps. Center to support keeping the Pittsburgh Job Corps Center OPEN for training entry-level heavy equipment operators.

Kathy Hamilton thanked the supervisors for getting on board to write a letter of support for the Pittsburgh Job Corp since they are being shut down by the Federal Government. They have a big part of our community for years, they do good work, and we support everything they do. The next day, they had a hearing and were given a two week reprieve. The status is not known at this time. Ken said they are starting to take the blades off the equipment. They were told they had to remove all the equipment back to Pittsburgh by the end of the month. After the two week reprieve, they were told to hold on. Kerry said the direct impact of Salem Township would be approximately \$300K of earthwork that they said they would perform for the construction of the baseball field. The Pittsburgh Job Corp. is the reason we were able to get the DCNR grant. Our grants are in danger without the Job Corp.

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 a Client Agreement with 3 Streams Environmental to install an 18" compost filter Sock at a cost of \$14,000 for the base bill + a \$1734.75 change order to bring it to the total billed amount of \$15,734.75

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

- 1G. Motion made by Ken Trumbetta and seconded by Kerry Jobe to TABLE hire _____ as a Road Crew employee for Salem Township. This motion was tabled every month since November 20, 2024.

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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 Kerry Jobe and seconded by Ken Trumbetta to discuss the 2025 Road paving Project.

Kerry Jobe started off by discussing how we got to this point. At the special meeting on June 17, 2025, we received 0 bids for the paving because there was a legal issue on how our contract procurement agreement and how we advertised the bids conflicted with one another. A letter was sent to all bidders and prospective bidders that said not to submit any bids because we aren't opening anything anyway. In May we were going to use 19MM in Forbes Road. PennDOT said the material that you requesting to be used - 19MM wearing is not recognized. When we had a meeting with one of our contractors, they made us aware that their wearing and binding courses are the same thing. We would effectively be putting down 19MM binder. The wearing course is supposed to be smoother and that material is not available based on those communications.

Between May's meeting and this meeting, there have been more conversations about the material specs. to put down.

We can go back and look at the specs. one last time. At the staff meeting our engineer said that since 19MM wearing is not available, he recommended going back to 2.5" milling, installing a leveling course and 1.5" 9.5MM.

The bidding will be for installation only due to the contracts that are in place through the COG. Bob doesn't prefer bidding as a project with the bidder supplying the material because it costs more in materials due to taxes. We would have saved \$20K in taxes last year going through the COG. Kerry also said contractors don't like putting down other vendor's materials.

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

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

Kerry stated that he would like to follow the Township Engineer's recommendations.

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

- 1J. Motion made by Kerry Jobe and seconded by Ken Trumbetta to approve funding requests per the May 3, 2025 email for Slickville and Forbes Road Volunteer Fire Departments in the amount of \$25,000 each contingent on a township review of the township funds for 2024 and 2025.

Kerry Jobe said that the last funding request that came through for \$30,000 on top of the 1 mill. for each department last year, there was a rider that allowed for a full audit. The extra funding was contingent on an audit. We spent months trying to secure anybody to do the audit. When we got one quote in it was for \$17,000 to do both departments. We held off on it and awarded the \$30K anyhow in hopes of finding a CPA to do the audit. We have to have some review of the books: i.e. show us what township funds are going in and what is going out. We have to have some kind of accountability.

Adam Bayura, Forbes Road VFD would like to have quarterly meetings to talk about things that are going on in Slickville and Forbes Road and funding opportunities.

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

- 1K. Motion made by Ken Trumbetta and seconded by Kerry Jobe to approve the Bortz Koontz Consolidation and Lot Line Revision Plan revising the lot lines of Tax Map Parcel 57-10-00-0031 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:

****This motion was tabled at the May 21, 2025 Supervisor meeting due to no plans being submitted. Updated plans were received on June 2, 2025.**

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.

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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 57-10-00-0-008 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

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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

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:

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 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____.

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.

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 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:

**** The Planning Commission met previously on May 7, 2025 to review the plan, voting to recommend approval conditioned on the items listed below. A revised plan dated May 13th was submitted to the Township addressing the conditions. However, the revised plan did not accurately address Comment #9. Updated plans were received June 16, 2025.**

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."

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SATISFIED.

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;

SATISFIED.

3. As per Section 502(H)(22), the Owners Certification for Darlene Duncan should be modified to read:
"Darlene Duncan, formerly Darlene Hohn"

SATISFIED.

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

SATISFIED.

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."

SATISFIED.

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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.”

CONDITION REMOVED. The second garage does not encroach into the side setback once the setback distance was accurately shown on the plan.

7. A Non-Buildable Waiver for Lot 2 must be signed by the Owner and submitted to the Township for SEO and Township approval;

SATISFIED.

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

SATISFIED.

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.

- A. The Planning Commission members agreed that the front yard boundary is to be limited to approximately 155’ shown on the plan as irregular angles abutting State Route 819, and that the continuation of the 158’ boundary facing State Route 819 and running along the Gray property is to be considered a side yard, as is the 112’ boundary facing SR 819 on Lot 2. The following setbacks, therefore, need to be shown on the Plan:

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- 1) As per Section 412(B), a 40' front building setback distance from the edge of the R/W along State Route 819, and
- 2) As per Section 412(D), a 10' side yard building setback measured from the edge of the 20' private R/W running along the 158' of the Gray property and 112' of Lot 2.

B. The newly created parcel does not meet the minimum road frontage of 200' as per Section 414(A)(i), and the following Note must be added to the Plan:

"By approval of this Plan the Board of Supervisors of Salem Township hereby acknowledges that the parcel shown on the plan is legally nonconforming and does not comply with the minimum frontage required by the Township's Subdivision and Land Development Ordinance."

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 **TABLE** ~~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

The SEO didn't sign off on the planning module because there is a list of items from his that is required to be on the plan.

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

***This motion was tabled at the May 21, 2025 supervisor meeting.**

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

- 1N. Motion made by Kerry Jobe and seconded by Ken Trumbetta to grant **preliminary** approval of the Athena Drive Consolidation Plan consolidating Tax Map Parcel #57-04-00-0-088 and #57-04-00-0-089 into one buildable lot. At its May 7th meeting, the PC members voted to table the plan making informal comments to the Applicant and his engineer. A revised plan dated May 20, 2025 was submitted to the Township with supporting documentation for the PC to review at their June 4, 2025 meeting. Revised plans were received June 16,

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2025. Approval is subject to the following conditions that were addressed at the June 18, 2025 meeting:

- 1) Remove the planning module requirement as indicated on condition number 5
- 2) Note on the plan stating that both buildings will be demolished and a new single-family structure will be built
- 3) Identify the potential stream/spring on the plan

**Present: Brian Almeter, Fahringer McCarty & Grey, Surveyor
JT Hodil – ITEAM+Forward LLC, owner
Maria Fagan - President of ITEAM**

Solicitor Falatovich stated that based off communications with Kimble Webb, DEP has waived the planning module requirement. Condition number 5 can be removed. There are two structures that are hooked up to existing facilities; they will be removed and replaced with one single family home. The two structures that are on the plan will need to be removed from the plan as a result of the lot consolidation. This was discussed with Township SEO, Dave Jobe.

Resident and adjoining property owner, Eric Hageder said that there are things missing: the second shed where the test hole was dug and the spring and stream that run through the property. Eric said the water is constantly running from the top of the property. Solicitor Falatovich stated that the stream/spring does not appear on the GIS.

Connie Mattei said that the structures that Solicitor Falatovich is referring to were not brought up at the Planning Commission meeting. The location of the new test pit was not surveyed. Eric said it was located by Andrasko. Connie expressed concerns that the agenda doesn't read that the PC voted to recommend not approving the plan because the information provided at the time was insufficient. According to Brian, the engineer there were conversations between Soil Scientist Fred Brant and Kimble Webb at the DEP. It was decided that because they were decreasing the size of the lot and the EDU's were decreasing sewage planning is not required. That was not presented to the Planning Commission. Any communication regarding if a sewage facility module was needed or not needed to come from the Township SEO. There was nothing in writing in front of the Planning Commission at the time. Fred Brant and Ron Andrasko do not hold official capacity with the township. They are privately hired soil scientists. A sewage facility planning module will not be required – only permitting. Connie questioned when in the process is the permit issued. Solicitor Falatovich stated that the supervisors will essentially be approving the plan

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conditioned on the availability of sanitary sewage facilities. Solicitor Falatovich said that we need confirmation from Dave in writing that he will permit the sanitary sewage facilities.

Solicitor Falatovich confirmed that the owner's certification is fine as written.

Eric expressed concerns with the Township SEO not being present for the digging of the test pits when the permit states that he be there. Solicitor Falatovich had a conversation with Dave. Originally, Dave said it doesn't matter where the test pits are because they are just looking at the area between the pits. Solicitor Falatovich explained to Dave that we don't care what the DEP requirements are. What we do care about is digging on other people's property especially without their knowledge. The DEP doesn't regulate encroachments on other people's property. In the future, there has to be assurance that when these pits are being dug that they are within the lines of the property that are subject to the subdivision. Dave is a licensed SEO and we are relying on licensed surveyors that what they are showing on the plan is accurate.

ITEAM president Maria Fagan expressed frustration with requirements constantly changing on this plan. She feels that it is like a moving target. Solicitor Falatovich explained that is has to do with the presentation that was brought to the Planning Commission which was not accurate. Whenever you hire a surveyor, you trust that they will present things accurately to the planning commission. These issues are not a result of something the Township is doing.

Connie said you can do Final Conditional – which there is no such thing. Or you can do conditional approval and come back to the Supervisors in a month for final approval. That would be the right way to do it because it follows our ordinance. Brian argued that this would be the fourth meeting on a plan to erase a property line and consolidate two tax parcels. Connie said it gets complicated with holes are dug on someone else's property. Property owner, JT Hodil apologized multiple times. Solicitor Falatovich stated that it wouldn't have to come back to the Planning Commission.

Public water is available but isn't hooked up. The location of the water wells were to be on the well. They have been located on the plan.

Kerry stated that we are trying to get away from giving Final Conditional approval because it won't come back to the Supervisors to check that the conditions have been met.

1. A revised Plan must be submitted showing accurate locations of at least 2 functioning test pits on the property.

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Not Satisfied: The Plan does not show two test pits located within the boundaries of the consolidated lot. The Applicant's engineer stated that it is the opinion of Andrasko & Brant that a second test pit is not required and that the data from Test Pit 2A located on the abutting property can be used to determine if the soils in between will provide an adequate absorption area. Solicitor Falatovich stated that the position of the Township would be that approval of this Plan with a test pit located on an abutting property without written permission would appear to condone trespassing.

2. The location of Test Pit 1A should be adjusted on the Plan to show its accurate location;

Satisfied: Note 2 on the plan was amended to state that the location of the test pit locations on the plan are based on a survey done by the engineering office and not based on the previous inaccurate coordinates submitted by Andrasko & Brant.

3. Test Pit 2A located on the abutting property identified as Tax Map Parcel #57-04-00-0-087 should be removed from the Plan;

Not Satisfied: Test Pit 2A is still shown as located on the abutting parcel 57-04-00-0-087. The owner of the abutting parcel, Eric Hageder, was present at the meeting and verified that no verbal or written permission was given to the Applicant, surveyor, excavator or soil scientist to enter his property, and he has requested that the reference to TP-2A on his property be removed from the plan, as if it does not exist.

4. The location of the proposed 'absorption area' should be accurately located on the Plan;

Partially Satisfied: The Proposed Absorption Area is shown on the plan but appears to be inaccurate with insufficient area for the proposed sewage facilities. The design of the sewage facilities is beyond the scope of the planning commission. However, the accuracy of the information shown on the plan falls within the scope of a review. Therefore, numerous questions were raised by the inconsistencies between the Soil Analysis Report and what is shown on the plan. Note 3 on the plan states that the absorption area was not surveyed but provided by Andrasko & Brant. The Soil Analysis Report identifies the bracketed absorption area between TP-1A and TP-2A as being 90' apart. The revised plan shows an absorption area of 76' x 30'. It is questionable that the distance in between the test pits which is used to determine the soils suitable for an adequate absorption area contains 76' after adjusting TP-1A to its accurate location. TP-2A is approximately 12' beyond the property line into parcel 87 according to Mr. Hageder. Adjusting the absorption area back 24' to the 12' DEP

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required setback point on the consolidated parcel would leave approximately 66'. The engineer stated that a 10' allowance by the DEP beyond TP-1A is being used to achieve the 76'. The criteria for a drip irrigation system recommended in the Soil Analysis Report is designed using 90' x 27 runs of tubing to be spaced 2' apart making the required width of the absorption area over 50'. The plan shows a 30' width for the absorption area.

5. A Planning Module must be signed by the Owner and submitted to the Township for SEO and Township approval;

Not Satisfied: A Planning Module has not been submitted to the Township. No documentation has been received from the SEO. The SEO nor the DEP were present during the soil analysis according to the Applicant. All Subdivisions are considered land developments by definition in the SALDO and MPC. All land developments needing new on-lot sewage facilities require a planning module by the DEP. Planning modules are signed by the SEO and approved by the Township then sent to the DEP for approval. According to the DEP's website, in all cases local municipality involvement is required. Applicants are not to submit planning modules directly to the DEP.

6. As per Sections 307(A)(2) and 307(C)(1, 2, and 3), a Location Map must be shown on the Plan;

Satisfied.

7. As per Section 502(H)(6), each parcel should be identified separately by tract boundaries showing the bearings and distances;

Satisfied.

8. As per Section 307(A)(6) and 502(H)(21), the current Owners Name, Tax Map Parcel No. and Pre-Subdivision acreage should be located within the boundary area of each existing parcel;

Satisfied.

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9. As per Solicitor, the reference to Parcel "A" should be removed from the Plan, leaving the combined Post-Subdivision acreage for the consolidated parcels shown on the Plan (Section 502(H)(21));

Satisfied: Shown in a chart.

10. As per Section 307(D)(5), the location of the existing private water well and septic should be shown on the Plan for Tax Map Parcel #57-04-00-0-088 and #57-04-00-0-089;

Not Satisfied: The current private well and septic locations are not identified on the plan. The existing trailer is occupied, and city water has not been connected according to the Applicant.

11. If the properties are serviced by public water, a confirmation letter from MAWC needs submitted verifying the taps, and the location of the water line extending to the residence(s) need to be shown on the Plan;

Satisfied: A letter from MAWC was submitted with the revised plan verifying that public water is available but not connected. Note 3 on the plan states that public water is available with the final location of the water line extension to be determined upon connecting to the system.

12. As per Section 502(H)(11), the building set back lines must be shown on the Plan for the consolidated parcel as follows:

Satisfied.

- a. A thirty (30) foot front building setback line (Section 412(A));
- b. Ten (10) foot side and rear yard setback lines (Section 412(D));

13. As per Section 502(H)(12), the location of the existing driveways for Tax Map Parcel No. 57-04-00-0-088 and 57-04-00-0-089 should be shown on the Plan;

Satisfied.

14. As per Section 502(H)(15), the right-of-way width for Athena Drive should be shown on the Plan;

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Satisfied.

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

Satisfied.

"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

16. The Owner's Certification must include the Name of the Managing Member for ITEAM + Forward LLC as per Section 502.H.22;

Not Satisfied: The individual name of the Managing Member is not shown on the plan.

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

Satisfied.

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

SALEM TOWNSHIP BOARD OF SUPERVISORS

MEETING MINUTES

June 18, 2025

7:00PM

3. SEWAGE

Bob questioned how many houses Totteridge permitted to have. Kerry explained that they have 133 EDU's of total permitted capacity. When we voted on it a couple of years ago it was 121. We granted them 12 out of 40 when they came in for their approvals to bring them to 133. They have 121 scheduled buildouts between the community center and the houses. They came back with a request to remove one of the houses that was going to be a duplex to a single-family home and move the EDU to the new build. They were allowed to build 13 out of the 40 in the proposed plan in that section based on the existing plant capacity. Bob thinks something is going on there and someone should go out and count.

Kerry provided a Crabtree Sewage Authority update. We will be scheduling another meeting to look at cost estimates for a smaller treatment plant in Crabtree with Salem, Unity, UTMA only. Solicitor Falatovich said a response was sent back to UTMA. Everybody seems to be concentrating too much on the minutia of the design and not on a 537 plan to define the area and the alternatives and options.

Resident Eric Hageder is concerned with the residents affording the monthly bill with a Cadillac system. Solicitor Falatovich stated that the monthly rate is dependent on the amount of Grant funding that is received. Kerry said that the DEP normally won't approve a project that costs more than \$90-100 per month.

Resident Nathan Pollard who lives on Hawes Drive complained about his neighbor's sewage running across the road into his property. Ken said the ditch will be cleaned out.

4. COMMITTEE REPORT

4A. Solicitor's Report

4B. Treasurer's Report - submitted for the month ending May 31, 2025.

4C. Park Initiative Report

Kathy Hamilton - tomorrow night is the first concert at the park - The Phisbins. Westmoreland Cleanways and Penn State master watershed stewards will be there with information. Delmont Lions suggested that they do the bench dedication on July 24, 2025.

5. OLD BUSINESS

6. NEW BUSINESS

Eric Hageder wanted to know what happened to the light at McDonalds. Ken said a landscaper went through there and took the pole and lights down. Ken thanked the road crew and emergency responders for getting everything back in order quickly.

7. ADJOURNMENT

23608

**SALEM TOWNSHIP BOARD OF SUPERVISORS
MEETING MINUTES**

June 18, 2025

7:00PM

- 7A. Motion made by Kerry Jobe and seconded by Ken Trumbetta to adjourn the meeting with the next meeting being a regular meeting to be held on July 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: 8:40pm

Respectfully submitted,



Kelly Otto