

SALEM TOWNSHIP BOARD OF SUPERVISORS
MEETING MINUTES
December 18, 2024
7:00PM

- ⌘ Call the meeting to order Bob Zundel, Kenneth Trumbetta and Kerry Jobe
Atty. Falatovich(absent), 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 November 20, 2024 public 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 December 17, 2024 special meeting.

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	\$41,641.49
Payroll Fund	\$66,781.99
Sewage	\$983.00
Street Lights	\$394.96
Liquid Fuels	\$1,282.91
Machinery	\$1,650.39
Special Projects	\$1,886.00

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TOTAL \$114,620.74

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

Resident Connie Mattei questioned a charge on Jobe Inspection's invoice for \$145. It is not part of his fee schedule and questioned authorizing to pay it. It was for a UCC violation.

- 1D. Motion made by Ken Trumbetta and seconded by Kerry Jobe to approve Resolution No. 31-2024 entitled;

**A RESOLUTION OF THE TOWNSHIP OF SALEM, WESTMORELAND COUNTY,
PENNSYLVANIA, APPROVING THE 2025 BUDGET AND FIXING THE TAX RATE
FOR THE YEAR 2025**

Bob Zundel stated that there will not be a tax increase for 2025

Motion 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 advertise the Salem Township Re-Organization Meeting for Monday January 6, 2025, at 7:00p.m.

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 advertise the Salem Township Auditors Meeting for Tuesday January 7, 2025 at 6:00p.m.

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 advertise the Salem Township Planning Commission Meeting for Thursday January 9, 2025, at 6:00p.m.
General Business will be conducted thereafter if there is an agenda.

Planning Commission Chair, Connie Mattei, explained that it was moved from the normal Wednesday date to Thursday to accommodate the schedules of the Solicitor and Planning Commission members. Future meetings will be held on the first Wednesday of the month at 6:00PM.

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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 give a monetary donation in the amount of \$1,000 to Delmont Library.

Resident Matt Rebitch asked how many patrons are Salem Township residents. Kerry Jobe stated that there are a couple hundred from Salem Township. A couple years ago, a Delmont Library spokesperson was here and provided statistics. She wanted \$5000 a year but the decision was made to donate \$1000.

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

- 1I. Motion made by Kerry Jobe and seconded by Ken Trumbetta to approve an increase for the Monthly administrative fee of 7% and the Annual Membership fee of 1% from PrimePay. The new monthly fee will be \$74.86 up from \$69.96, and the new annual fee will be \$294.25 up from \$291.50.

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

- 1J. Motion made by Ken Trumbetta and seconded by Kerry Jobe to reimburse Kurtis McQuaide for 80ft of pipe that he purchased from the township for a job that was completed on McQuaide Dr. The total amount to be reimbursed is \$1,206.40 which is the amount originally paid. The 80 ft of pipe that was bought in excess will be returned to the township.

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

- 1K. Motion made by Kerry Jobe and seconded by Ken Trumbetta to approve Resolution No. 32-2024

**A RESOLUTION OF THE TOWNSHIP OF SALEM COUNTY OF
WESTMORELAND, COMMONWEALTH OF PENNSYLVANIA
ESTABLISHING SANITARY SEWAGE RENTAL RATES FOR 2024**

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Kerry Jobe explained that FTMSA raised their rates slightly. The total cost for FTMSA and Salem combined is \$73.99. Salem's rates remained the same at \$18.53.

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 Resolution No. 33-2024

**A RESOLUTION OF THE TOWNSHIP OF SALEM, COUNTY OF
WESTMORELAND, COMMONWEALTH OF PENNSYLVANIA AUTHORIZING THE
ENTRY OF A HIGHWAY OCCUPANCY PERMIT AGENCY AGREEMENT WITH
DAVID E. WOOSTER & ASSOCIATES, INC. AND BUSHY RUN INVESTMENTS, L.P.
AND DESIGNATING REPRESENTATIVES OF THE TOWNSHIP TO EXECUTE
DOCUMENTS IN FURTHERANCE OF SAME ON BEHALF OF THE TOWNSHIP**

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 approve the revised proposal for administration and enforcement of the UCC and the 2025 Building Plan Review Fees and inspection fees for Jobe Inspection Service, LLC. Fees are as follows and shall be effective on January 1, 2025:

Building Plan Review Fees

Commercial New Construction, Remodels, Change of Use & Additions
Minimum Review Fee \$450.00

Fees are calculated on a cumulative basis

\$0.20 per sq. ft. up to 2,000 sq. ft.
\$0.15 per sq. ft. from 2001 up to 5,000 sq. ft.
\$0.10 per sq. ft. from 5001 up to 10,000 sq. ft.
\$0.05 per sq. ft. from 10,001 up to 20,000 sq. ft.
Over 20,00 sq. ft. @ .035 per sq. ft.

All Group R Uses Other Than R-3 Will Be Reviewed at Commercial Review Schedule

Group R-3, New Single-Family Dwelling, Decks and Additions

Review Fee \$125.00
Residential Fire Protection Review \$250.00 Per Unit

Accessibility Review Only

5,000 sq. ft. & under \$450.00
5,000 sq. ft. @ \$400.00 plus \$0.03 per sq. ft. over 5,000

GFA: **Gross Floor Area** based on the total square footage of all floors within the perimeter of the outside walls, including basements, crawlspaces, covered patios, decks, garages and habitable attic area.

Jobe Inspection Service, LLC will provide up to (3) plan reviews per application. Should additional reviews be required, 50% of the original fee will be charged with a minimum of \$450.00.

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Inspection Fees

The inspection fee for all Use Groups **OTHER** than R-3 (Single Family Dwelling) shall be based upon the value of construction cost as listed on the construction contract.

This inspection fee shall be calculated at Eight Dollars (\$8.00) per One Thousand Dollars (\$1,000.00) of said construction cost.

Group R-3 (Single Family Dwelling)

The Inspection fee for single family dwellings shall be based on the Gross Floor Area at **\$0.35** per square foot.

The inspection fee for residential accessory buildings of 500 square feet or more shall be at **\$0.35** per square foot.

Manufactured homes without foundations.....	\$250.00
Non-Residential Renovations	\$8.00 per \$1,000.00 of const. cost
Residential Structural alterations.....	\$8.00 per \$1,000.00 of const. cost
Swimming Pool (Above Ground)	\$75.00
Swimming Pool (In Ground)	\$150.00
Signs.....	\$2.00 per square foot of area
Telecommunications Tower, Antennas.....	\$8.00 per \$1,000.00 of const. cost
Re-Inspection Fee.....	\$125.00
Hourly Rate.....	\$145.00 (1 Hour minimum)
Residential Fire Suppression	\$350.00

The fees listed above are for all required inspections with the exception of electrical.

GFA: Gross floor Area is calculated on the total square footage of all floors within the perimeter of the exterior walls, including basement, crawlspaces, covered patios, decks, and habitable attic area.

Resident Eric Hageder asked who determined the fees and are they comparable to other BCO's . Kerry stated that our BCO submitted the proposal and he spoke to him about it. A couple key changes are a single family dwelling to .35/sq ft. up from .20/sq. ft. Bigger municipalities are charging .50 /sq. ft. The biggest change is increasing from an 80/20 split to a 90/20 split. The increases are due to increases in insurances, gas, and other expenses.

The fees will be approved by resolution at the Reorg. Meeting on January 6th. This motion is to approve the proposal. If the BCO is appointed at the reorg. Meeting, this is the proposal he will be working under.

Resident Tom Ridella suggested checking the rates going through the COG. A little diversity would be good.

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

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- 1N. Motion made by Ken Trumbetta and seconded by Kerry Jobe to approve the 2025 Sewage Enforcement duties and Fees for Jobe Inspection Service, LLC. Fees are as follows and shall be effective on January 1, 2025:

Additional Services Provided by Jobe Inspection Service, LLC

Sewage Enforcement

- 1) Monitor soil and percolation tests.
- 2) Review designs.
- 3) Issue Permits.
- 4) Investigate complaints of malfunctions.
- 5) Complete all necessary inspections.
- 6) Review sub-divisions and planning modules requiring on-lot sewage for DEP compliance.

Fees for sewage enforcement work will be in accordance with the Salem Township's fee schedule and billed at 100% of said fee. Investigations of complaints or site visits outside of normal permitting will be billed at \$145.00 per hour, one hour minimum.

Sewage Enforcement Fees

Application Fee (New system & Sub-Division) -----	\$600.00
Investigate Complaints-----	\$145.00 per hour
Planning Modules Review-----	\$125.00
Repair permit-----	\$450.00

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

- 1O. Motion made by Kerry Jobe and seconded by Ken Trumbetta to approve a rate increase from Dearborn Life Insurance Company that shall become effective on the Anniversary Date of April 1, 2025. The Life Insurance rate is increasing from .556 per \$1000 to .612 per \$1000. AD&D (accidental death & dismemberment) will remain at the same rate of \$.04 per \$1000.

Resident Kent Boggs asked if this has been bid out. Kerry Jobe said we have shopped around with MEIT and New York life and Dearborn is still our best option.

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

- 1P. Motion made by Ken Trumbetta and seconded by Kerry Jobe to approve registering with the PSATS CDL program to help the Township comply with state and federal CDL employee drug and alcohol testing requirements and vehicle operating regulations. The one-time registration fee is \$150.00 with an annual fee of \$100.00.

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

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- 1Q. Motion made by Kerry Jobe and seconded by Ken Trumbetta to approve exemption of all real estate taxes for Trevor J Armstrong, a disabled veteran who resides at 1217 Beaver Run Road Greensburg. A Disabled Veteran's Real Property Tax Exemption Certification dated November 18, 2024 was received by the Township on December 9, 2024.

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

- 1R. Motion made by Ken Trumbetta and seconded by Kerry Jobe to approve the following bids for traffic signal safety modifications and upgrades at six (6) signalized intersections along State Route 22 and one flashing school zone device along State Route 119 within the Township. Alternate bids were also received to replace two mast arms that are damaged. Bids were opened at a special advertised meeting on December 17, 2024 and held for award at the December 18, 2024 Supervisor meeting.

	<u>Base Bid</u>	<u>Alternate Bid</u>	<u>Total</u>
Traffic Control & Engineering Co., Inc.	\$996,339.80	\$115,124.00	\$1,111,463.80
Brodner Technical Services, Inc.	\$853,998.42	\$59,021.64	\$913,020.06
Bruce-Merrilees Electric Co.	\$988,501.00	\$96,000.00	\$1,084,501.00

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

- 1S. Motion made by Ken Trumbetta and seconded by Kerry Jobe to award **Brodner Technical Services, Inc.** the bid for traffic signal safety modifications and upgrades at six (6) signalized intersections along State Route 22 and one flashing school zone device along State Route 119 within the Township.

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

- 1T. Motion made by Kerry Jobe and seconded by Ken Trumbetta to **table** the award for the alternate bid for replacement of two damaged mast arms on traffic signals within the Township.

Ken Trumbetta said we may not want to do them. Our traffic engineer investigated and said the damage isn't that bad. If they replace them, it will have to be behind the one that is there and the wires won't be long enough.

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Eric Hageder asked how they got damaged and what mast arms are being replaced. Ken Trumbetta said the mast arms at the lights at Hornock Dr. and Allegheny Paper Shredders were both damaged by accidents. Eric said we are eating the cost this time, what are we going to do the next time? Ken said both should have been charged but we don't know who did it. The same happens when someone hits a guiderail that is accidentally damaged.

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

- 1U. Motion made by Ken Trumbetta and seconded by Kerry Jobe to **table** hiring_____ as a Road Crew employee for Salem Township. This motion was tabled at the November 20, 2024 Supervisor meeting.

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

- 1V. ~~Motion to approve the request of James Daniels for the development of a storage yard and concrete batch plant constructed on Tax Map Parcel No. 57-19-00-0-090. Approval is subject to the following conditions being met:~~

Motion_____ Second_____ Vote: Zundel_____ Trumbetta _____ Jobe _____

Connie Mattei asked why the motion is to "approve" rather than discuss. You don't make a decision before a meeting.

Kerry Jobe said that some things may have changed from the Planning Commission meeting to now. We conversed with Solicitor Falatovich to make sure we were on the same page. There are more comments that will be added. We didn't make those changes on this agenda.

We have the ability to add those by amending the agenda. For the Cover Sheet and Existing Conditions Plan, no changes or discussion needs done to 1. a or b, and 2. a-r. s & t have been added and are identified in bold.

In the Proposed Conditions Plan, a is fine, b changes are made in bold on items b-f and j.

- 1W. Motion made Bob Zundel and seconded by Kerry Jobe to amend the main motion to approve the request of James Daniels for the development of a storage yard and concrete batch plant constructed on Tax Map Parcel No. 57-19-00-0-090. Subject to the updated conditions below.

Resident Kent Boggs questioned why a driveway is required off of Boggs Hollow Road. That driveway has been there for 50-60 years. Connie Mattei said it is a technicality because it is a land

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development. You have to have all your I's dotted and T's crossed otherwise down the road there may be a problem.

Abutting property owner, Lisa Segina, expressed concerns with the As-built for a building that has been constructed for four years. She asked as you review the as-built, are you making a recommendation on the structure that is within the 40 ft set-back? There is a lot of may require, may be needed, is recommended in the conditions. When will all of that be discussed?

Kerry Jobe - Since the original request for modification was not in planning to have the structure inside the set-back of the 40ft setback, now one of the requirements is to come back to the Supervisors to approve the request.

Connie – the set-backs were not shown accurately on the plan. Driving by, you can see the structure is within the 40ft. All requests for modification need to come through planning first.

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

1X. Motion made by Ken Trumbetta and seconded by Kerry Jobe to give **final approval** of the **Existing Conditions Plan** and **Preliminary approval of the Proposed Conditions Plan** of James Daniels for the development of a storage yard and concrete batch plant constructed on Tax Map Parcel No. 57-19-00-0-090. Approval is subject to the following **updated** conditions being met.

1. The following comments pertain to the **Cover Sheet** (CS-01):

a. The following Statement of Purpose should be added to the Plan:

“The purpose of the plan is to identify all current and proposed future improvements to the Property and to ensure the Owner’s compliance with all Federal, State and local statutes, laws, ordinances, rules and regulations applicable to same.”

b. The Nomenclature for the Westmoreland County Planning Department should be removed from the Final Plan Approval section, which is a duplicate.

2. The following comments pertain to the **Existing Conditions Plan** (C-01):

a. Label on the Plan the existing garage, topsoil shed, wash pits, drying bed, and any other unlabeled buildings or structures (Section 307(D)(5));

b. The existing wall running along the perimeter of the development must be labelled and shown on the Plan (Section 307(D)(5));

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- c. The location of the fire hydrant(s) servicing the property must be shown on the Plan (Section 307(D)(5));
- d. The edge of the Right-of-Way along SR 819 must be shown on the Plan (Section 307(D)(6));
- e. Stormwater Management Plan approval as reviewed by the Township Engineer is required (Section 307(E)(6) and Section 411));
- f. SEO and DEP approval of all on-lot sanitary sewer facilities is required;
- g. WCD Erosion & Sedimentation Control Plan approval for the site is required (Section 301(E));
- h. DEP/NPDES permit approval for the site is required (Section 301(E));
- i. The dimensions showing the area of the garage, control room, wash pits, silo, water tank room and any other buildings or structures must be shown on the Plan (Section 307(E)(8));
- j. The front setback of forty (40) feet must be shown on the Plan from the edge of the Right-of-Way along SR 819 (Section 307(E)(8) and Section 412(B)&(D));
- k. The number of off-street parking spaces required for the use conducted on the property, the total number of parking spaces provided, and size of the parking spaces must be shown on the Plan (Section 307(E)(8), Section 602(B)&(F)(1));
- l. The interior circulation within the parking area and throughout the development must be shown on the plan (Section 307(E)(8), Section 602(B)&(F)(1));
- m. The current ingress and egress point from the site to SR 819 along the Garage must be shown on the Plan and labelled "To Be Abandoned" (Section 307(E)(8) and Section 602(B));
- n. Township approval of a driveway permit is required for the site access onto Boggs Hollow Road (Section 301(E));
- o. The PennDOT Highway Occupancy Permit application references the incorrect address of 1463 State Route 819 for the site. The correct address of 1855 State Route 819 must be updated with PennDOT on the application.
- p. PennDOT Highway Occupancy Permit is required (Section 309);

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- q. The following Note must be added to the Plan:

“A highway occupancy permit is required pursuant to Section 420 of the Act of June 1, 1945 (P.L.1242, No.428), known as the “State Highway Law,” before driveway access to a State highway is permitted.”

- r. And, a Revision Number and Date must be shown on the Plan.
- s. *A request for a modification to approve the encroachment of the existing garage into the required front yard setback must be requested and subsequently approved by the Supervisors. A note will need to be added to the plan if approved.*
- t. *The existing conditions drawing must be revised to show the existing 16’ wall and the site as it exists to date.*

3. The following comments pertain to the **Proposed Conditions Plan (C-02)**:

- a. The proposed entrance to the site must be labelled on the Plan (Section 307(E)(8) and Section 602(B));
- b. A forty (40) foot front setback along SR 819 must be shown from the edge of the right-of-way (Section 307(E)(8) and Section 412(B)&(D)); *A request for a modification to approve the encroachment of the existing garage into the required front yard setback must be requested and subsequently approved by the Supervisors. A note will need to be added to the plan if approved.*
- c. The interior circulation within the parking area and throughout the development must be shown on the plan *and revised taking the reconstruction of the existing retaining wall and the regrading of the site into consideration (Section 307(E)(8), Section 602(B)&(F)(1))*
- d. Stormwater Management Plan approval as reviewed by the Township Engineer is required (Section 307(E)(6) and Section 411)); *A revised Stormwater Management Plan taking the reconstruction of the existing retaining wall and the regrading of the site into consideration must be submitted for review and approval by the Township Engineer.*
- e. WCD Erosion & Sedimentation Control Plan approval for the site is required (Section 301(E));
WCD Erosion & Sedimentation Control Plan approval of a revised plan for the site, taking the reconstruction of the existing retaining wall and the regrading of the site into

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consideration, is required (Section 301(E)). In the alternative, a letter from the WCD indicating no review is required must be submitted;

- f. DEP/NPDES permit approval for the site is required (Section 301(E)); ***DEP/NPDES permit approval of a revised plan for the site, taking the reconstruction of the existing retaining wall and the regrading of the site into consideration is required (Section 301(E)). In the alternative, a letter from the DEP indicating no review is required must be submitted;***
- g. PennDOT HOP permit is required (Section 309(F), Page 14);
- h. The following Note must be added to the Plan:

“A highway occupancy permit is required pursuant to Section 420 of the Act of June 1, 1945 (P.L.1242, No.428), known as the “State Highway Law,” before driveway access to a State highway is permitted.”
- i. The Board of Supervisors may require Isolation distances as per Section 601(B)(3)(a). No parking or loading area shall be located less than ten (10) feet from any property boundary except road boundaries and shall be planted with a dense evergreen hedge not less than six (6) feet in height when installed if the abutting property is in residential use;
- j. A modification from the Township ***regarding the encroachment of the garage into the front yard setback***, and written consent from PennDot for the designated Parking area along SR 819 will may be needed if encroaching into the forty (40) foot front setback as per Section 602(D); ***If approved, a note will need to be added to the plan.***
- k. As per Section 601(B)(6), a Buffer Zone as in screening plantings or fencing, as determined by the Supervisors, is recommended for the site to lessen the effects of the development on surrounding areas. All storage, service, or unsightly areas within the development shall be adequately screened from adjacent residential or non-residential development. Provisions for maintenance of the buffer shall be described by the applicant and approved by the Board of Supervisors; and
- l. 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.

- 1Y. Motion made by Kerry Jobe and seconded by Ken Trumbetta to approve the Westmoreland Food Bank Land Development plan to construct a building addition with parking on tax map parcel No. 57-12-00-0-087. Approval is subject to the following conditions being met:

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1. Verify that the number of off-street parking spaces provided for the facility and identified on the Plan match in number the Proposed parking spaces identified in the Parking Information Table.
2. A modification from SALDO Section 602(F)(1) has been submitted to the Township and is recommended for approval to reduce the average parking space from 9' wide by 20' in length, with a drive isle of 24', to a 9' wide by 16' in length, with a drive isle of 19' width for the existing parking spaces along the front of the building.
3. The Recorder's Certification can be removed from the Preliminary Site Plan, which will not be recorded.
4. WCD Erosion and Sedimentation Control Plan approval is required;
5. NOTE: The Stormwater Management Plan has been approved by the Township Engineer.
6. NOTE: FTMSA has reviewed the plan and does not feel it is necessary to submit a planning module or purchase a tap as part of the building expansion.
7. A Revision Number and Date must be added to the Plan.

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

- 1Z. Motion made by Ken Trumbetta and seconded by Kerry Jobe to approve a modification request dated November 19, 2024 from Morris Knowles & Associates, agent for the Westmoreland Food Bank, to reduce the average parking space from 9' wide by 20' in length, with a drive isle of 24', to a 9' wide by 16' in length, with a drive isle of 19' width for the existing parking spaces along the front of the building.

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

2. COMMUNITY DEVELOPMENT

2. SEWAGE – UTMA - Feasibility study presentation

Kerry Jobe – we teamed up with UTMA and their engineer, LSSE, and our Engineer to put together a feasibility study to bring sewage to Forbes Road, Coal Hollow, Hannastown, Totteridge, Crabtree, and some areas in Unity Twp and Hempfield. All numbers are available in the study to show what it will cost. There are five options. Some options included parts of Salem, some didn't. Some included

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parts of Hempfield, and some didn't. One option is to include Totteridge, and one doesn't. Option 4 is the entire build out. Copies are available to those interested. The project isn't feasible unless we get at least \$18million in grants. That is a 50% match and brings the average monthly bill to \$90 per month. A meeting is scheduled for January 23, 2025 with UTMA, Salem, and Hempfield to discuss further.

4. COMMITTEE REPORT

4A. Solicitor's Report -

4B. Treasurer's Report - submitted for the month ending November 30, 2024

4C. Park Initiative Report

5. OLD BUSINESS

Eric Hageder asked about the status of the Pipeline project coming off of McQuaide's farm. Eric said CNX recently bought out APEX. Bob Zundel hasn't heard anything new other than the tree huggers are fighting it going through.

Lisa Segina stated that Lutterman's business has expanded beyond their approvals. They have HOP violations by making left turns onto Rt 819. Who would enforce that and when? Bob Zundel said he will stop by Dale Lutterman's and talk to him about it.

6. NEW BUSINESS

7. ADJOURNMENT

7. Motion made by Kerry Jobe and seconded by Ken Trumbetta to adjourn the meeting with the next meeting being the Re-Organization meeting to be held on Monday, January 6, 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: 8:29pm

Respectfully submitted,


 Kelly Otto