

SALEM TOWNSHIP BOARD OF SUPERVISORS MEETING MINUTES

August 20, 2025

7:00p.m.

- ⌘ Call the meeting to order Bob Zundel, Kenneth Trumbetta and Kerry Jobe
Atty. Falatovich(REMOTE) 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 Regular Meeting of July 16, 2025.

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 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	\$299,300.41 (\$255,488.22 Multimodal Grant)
Payroll Fund	\$65,275.96
Fire Protection	\$626.75
Liquid Fuels	\$8,058.32
Machinery	\$1,129.13
Sewer Revenue	\$2,487.00
Street lights	\$493.72
TOTAL	\$377,371.29

Resident Debbie Perino asked if the \$255,488.22 was paid from the grant and asked how much the total grant award was for. Kerry Jobe explained that The Multimodal and the ARLE grant combined are about \$950K. This is a partial payment. There is much more work to do. All the traffic signals in Salem Township are being upgraded.

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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 the renewal of the existing agreement with Primepay for the administration of payments and reimbursements under the Township Employees' HRA Account. The agreement is set to renew on November 1, 2025 at a monthly rate of \$80.10 up 7% from \$74.86 and an annual enrollment fee of \$325.

Ken stated that he would like to investigate alternative companies due to the issues we have had with them. Primepay is used to prevent paying taxes on medical reimbursements.

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 award the bid to Redstone Excavating LLC for the milling, pick-up, transportation and installation in place of paving materials for the roadways listed below. The Township will purchase and supply materials purchased through an Intermunicipal Agreement with the Westmoreland Council of Governments (COG). The materials will be required to be picked-up by the installer at Tresco's Production Plant, at 165 Plant Road, Export, PA 15632. The Bidder will be required to provide only labor and equipment as necessary to perform pre-installation milling, pick-up, transportation of the materials from the plant where they are produced to the work site, and the installation of same in place.

***Motion was made and passed on July 16, 2025, to hold the bids, that resulted in a tie, from Redstone Excavating and Hiles Excavating.**

	BID AMOUNT
1. Rosewood Drive (T604);	\$13,000
2. Charles St (T739)	\$9,000
3. Orr Rd (T623)	\$13,000
4. Hugus Street (T880)	\$9,000
5. Kunkle Street (T881)	\$29,000
6. Keaggy Avenue (T883)	\$23,000
7. General Street (No Twp. Road Number)	\$17,000
8. Lomison Street (T668)	\$12,000
9. Sackett Street (T671)	\$7,000
GROSS BID AMOUNT	\$132,000

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LESS VOLUME/STAGING DISCOUNT
FOR AWARD OF ALL ROADS (\$30,000)
TOTAL BID AMOUNT \$102,000

Kerry explained that, to break the tie, they must be a responsive and responsible bidder. Responsive meaning that they responded to what was asked of them and responsible that they were capable of doing the job. What broke the tie is the prequalification of paving through PennDOT. Both companies were required to submit similar work that show capabilities so you can determine if they were responsible. Redstone has a long list of other municipal roads that they have paved all through Southwest Pa. Our contact with PennDOT is very familiar with Redstone's work. The other bidder, Hiles, did more driveway work and small projects.

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

- 1E. Motion made by Kerry Jobe and seconded by Ken Trumbetta to approve exemption of all real estate taxes for Donna K. Hillman, a disabled veteran who resides at 210 Keagy Ave. in Forbes Road. A Disabled Veteran's Real Property Tax Exemption Certification dated July 17, 2025 was received by the Township on August 11, 2025.

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 letter of support to the Federal Energy Regulatory Commission (FERC) for the Appalachian Reliability Project.

Kerry explained that the supervisors toured the Eastern Gas & Transmission Oakford facility a few weeks ago. They are looking at making upgrades and they have made us aware of buildings that they will be installing to bring more gas into that facility.

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 16-2025 entitled:

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SALEM, COUNTY OF WESTMORELAND, COMMONWEALTH OF PENNSYLVANIA ESTABLISHING PROCEDURES AND REQUIREMENTS FOR THE SUBMISSION AND REVIEW OF SUBDIVISIONS AND LAND DEVELOPMENT PLANS AND APPLICATIONS UNDER THE TOWNSHIP'S SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND AMENDING RESOLUTION NO. 11-2025 TO ESTABLISH AN

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**ADMINISTRATIVE HOLDING FEE ESCROW TO BE REFUNDED UPON RECEIPT OF A COPY OF
RECORDED PLANS**

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Planning Chair Connie Mattei explained the purpose of this resolution. We updated our SALDO to allow the PC to make recommendations on how to review applications. Many times, information is missing, causing a lot of work. This new procedure streamlines the process for applications. Also, our application was updated to require the applicant to complete every part of the application. A requirement was added for applicants to put a deposit down that is returned once the recorded plan is submitted to the Township. Instead of updating the SALDO to include these specifics, we were able to do it through a resolution.

The supervisors all agreed to set the escrow at \$100

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 TABLE hiring _____ as a Road Crew employee for Salem Township. This motion was tabled every month since November 20, 2024.

Resident Kent Boggs asked what the problem is. Ken said we had a change in need. We are looking for a mechanic.

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 Bob Zundel to **keep closed** the record on the Eric Hageder Sewage Permit Appeal to take additional testimony and evidence and set a new hearing date for same.

Solicitor Falatovich explained that we conducted a public meeting before last month's meeting on Eric Hagder's appeal of the issuance of a septic permit for the Athena Drive Lot Consolidation Plan. At the end of the hearing we asked if anyone had anything else to say and if the record could be closed. We closed the record after everyone had their say. After the record was closed we got some outside of the record communications from the representative of the property owners and from Eric in response. The question is whether you want to close the record and disregard any information you received from anybody after the record was closed and base your decision on what was contained in the record at last week's meeting or to reopen the record to look at the additional information that was submitted after the hearing was closed.

Eric Hageder asked Solicitor Falatovich how the information was made available to him from Fred Brant after the hearing closed the next day. Solicitor Falatovich said it came in an e-mail. Eric asked how a charge was made on his invoice to review the information and a conference with the

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Supervisors about the appeal. Solicitor Falatovich said we discussed that the appeal came in, the content of the appeal, and the merits of the appeal. We also discussed whether you should get a copy of it and have an opportunity to respond to it or if it should be disregarded altogether. Eric stated that since it was discussed he believes his response should be permitted. Why accept the professional's response and not mine? Ken said the information he received from Solicitor Falatovich and Fred Brant has no bearing on how they will vote. Actually, we could have voted last month on this. My vote isn't going to change. Bob agreed. Kerry disagrees. Kerry said individuals took the information from the meeting, went home and thought about what they wanted to say and came back. They don't have the ability to rebuttal on the spot. Ken said if we can't trust the individuals that are working for us then what are we doing? Eric believes the supervisors are ignoring evidence.

Connie Mattei started off by saying that practice does not make perfect. It's not the number of times that soil analysis and perc tests are done. It is perfect practice. The Board is aware that our township SEO has not been witnessing test pits. The Supervisors are aware that some rules and procedures are not followed. Supervisors are aware of numerous instances where permits were issued where buildings were built into setbacks. Mistakes happen. What is wrong with double checking to make sure a resident of Salem didn't have sewage on his property? Connie pointed out that our SEO is using an outdated form and she received an updated form from Kimble Webb at DEP. It has been outdated for several years. She also pointed out that Brant and Andrasko admit to a +/- 9ft error when they are locating the test pits. According to our SEO's testimony, the test pit that he didn't witness was redug. On the expert Brant and Andrasko soil analysis it states that the absorption area must be protected. You can not go back and reopen the test pit. How do you get the soil layers to go back in place? What about the experts that were hired, a surveyor certified by the state? Stamped drawings were presented that showed that the slope on the property line was not 25% that was verified by Mr. Brant and our SEO. There is a discrepancy. The DEP should have been contacted to witness the soil analysis. Ken said is that what we are going to do? Everybody that makes a decision up here will get questioned? Connie said you do a good job. Your job is to represent us, and this isn't being represented properly. Brant and our SEO didn't produce anything to say this is how they calculated it.

Kerry responded by saying the argument is that we trust our experts. He said that Bob abstained from a legal vote on paving based on a disagreement with his opinion of our Engineer. The disagreement has been that Bob doesn't agree with 9.5mm asphalt being put down. He also said to Solicitor Falatovich that the Supervisors haven't listened to his legal advice on several issues. This is part of the legal process for an appeal.

Ken said we are not kicking this down the road anymore. If Eric has a problem with this, he can appeal it and go from there. Let the judges sort it out. I'm not a judge.

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

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- 1J. Motion made by Ken Trumbetta and seconded by Bob Zundel to deny the appeal of Eric Hageder from the issuance of a Sewage Permit for the Athena Drive Lot Consolidation Plan and issue a written decision on same.

Connie asked on what grounds are you denying the appeal? Solicitor Falatovich said a written decision will be made shortly and circulate it to Eric and all parties involved. It will be a public record.

Eric Hageder believes the people that you hire should be better at their jobs, so holes aren't dug on other peoples property.

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

- 1K. A motion to sustain the appeal of Eric Hageder from the issuance of a Sewage Permit for the Athena Drive Lot Consolidation Plan and issue a written decision on same.

***This motion is moot due to the outcome of the two previous motions.**

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

- 1L. Motion made by Kerry Jobe and seconded by Bob Zundel to **TABLE** granting final 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, 2025 and **preliminary approval was granted by the Supervisors on June 18, 2025**. Approval is subject to the following conditions:

***This plan was tabled at the July 16, 2025, meeting due to the unresolved sanitary sewage issue.**

1. Remove the sewage facilities planning module requirement indicated as condition #5 on the June 6th, 2025 memorandum from the Planning Commission. The Township SEO must provide written confirmation that he can issue a permit for the construction of the proposed on-lot sanitary sewer system without the necessity of having a planning module approved by the DEP.

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2. The use of the term "approximate building footprint" to identify certain structures on the property must be changed to more specifically identify what they are (i.e. a "single family home" - "storage shed" - "garage" etc.) and whether each structure is to be razed or remain.
3. Note 1 on the plan (the Statement of Purpose) must be revised to add the following language so it reads ... "into one property for the purpose of the construction of one (1) single family home on the combined parcels."
4. The following note must be added to the plan:
"The two (2) single-family homes shown on this plan will be disconnected from their current septic and well water facilities and razed prior to the construction of the new single-family home. The new single-family home will be served by a new on-lot sanitary sewer system connected to the absorption area in the location shown on the plan and connected to the public water lines running along Athena Drive."
5. If there is a spring or other facility with groundwater running through a trench or other conveyance facility such as a stone culvert/stormwater collection structure on or through the property, its purpose needs identified and its location shown on the plan.

Resident Eric Hageder said the drawing is wrong. The collapsed spring house and spring are on the top of that property.

Connie, reviewed the conditions with what the PC recommended.

Condition #1 doesn't comply. The permit that you upheld was issued for parcel 89. The application for this plan is a lot consolidation. The permit doesn't match the plan. Solicitor Falatovich said that since there are 2 existing EDU's for the site, a planning module isn't required.

Condition #3 – The statement of purpose has changed to say that they were going to consolidate the two parcels, and it doesn't state how many bedrooms. The PC made recommendation based on the construction of a Single family home of 3 bedrooms. Solicitor Falatovich recalls from the hearing and his understanding is that as long as the new home to be constructed is 3 bedrooms or less, the necessity for a new planning module and additional EDU wouldn't be necessary.

Condition #4 was also altered and the spring was not located properly. There is no survey stamp so you can't verify if the location on the drawing is accurate. She recommends that the plan be denied.

Solicitor Falatovich said that our thought process is that the existing structures on the property were going to be disconnected and razed immediately and a new single family home will be

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built. He understands that this was not an immediate need at the time of the last supervisors meeting. There may be a modification of the note.

Brian Almeter from Fahringer McCarty & Grey, stated that he doesn't know what the buyer's desires are. They might want to build a garage and didn't want to put something on the recording document that said solely for the construction of a single-family home. He didn't want to limit the plan and the purpose of the plan to single family home. The market will dictate what they do. Solicitor Falatovich explained that what is built on the property, if it is anything other than a single family home, implies the necessity of a planning module. Brian doesn't believe the note gives flexibility. Solicitor Falatovich said the only reason the note for a single-family home is on the plan is because a planning module wasn't submitted.

Kerry Jobe said what should match is the conditions that the Supervisors voted on.

Eric reminded the supervisors that the septic permit that they approved was marked as repair AND new. Eric believes the permit that they approved was in error. Now the note says the construction of a new single-family home. Also, he pointed out that there are no dimensions locating the springhouse on the property. Brian responded by saying it's not on the property, that is why it's not shown.

Connie said condition #1, our SEO did not send a letter verifying that a planning module wasn't needed. He issued a septic permit for the wrong lot. The SEO sent an e-mail to our Solicitor indicating that the lot consolidation wasn't a factor. A formal letter should have been sent to the Township stating that a planning module is not needed to do what it is they want to do. The ITEAM representative said that she has an email from DEP that they wouldn't need a planning module. Connie responded and said that is based on a single-family home with all other buildings torn down and the existing system abandoned.

Solicitor Falatovich said that the Supervisors have four options:

1. Vote with the conditions that are here
2. Vote with modified conditions
3. Deny it
4. Table it and have them submit a new plan with modified conditions that were discussed tonight.

Kerry said that his recommendation is to Table the plan. We will send over the actual list of conditions so it can be clarified and everything matches and we can bring it back with a condition free plan. We don't want to send different conditions that weren't voted on. Solicitor Falatovich said the conditions will be modified versions. Kerry said we are tabling it off of the old plan.

Vote on the motion: Bob Zundel, and Kerry Jobe voted for the motion. Ken Trumbetta abstained. Motion passed by majority vote.

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1M. Motion made by Kerry Jobe and seconded by Ken Trumbetta to grant final approval of the Scherf Lot Consolidation Plan to consolidate Westmoreland County tax map parcel numbers 57-17-03-0-003 & 57-17-03-0-004 for the construction of a single-family home. Approval is contingent on the following conditions being met:

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 consolidate Westmoreland County Tax Map Parcel Numbers 57-17-03-0-003 and 57-17-03-9-004 for a single-family home.”

2. A modification request must be made in writing to the Board of Supervisors for an exemption from the minimum 30' front building setback as per SALDO Section 412(A), and if granted, the following Note must appear on the Plan:

“By approval of this Plan, the Salem Township Board of Supervisors recognize that this plan was originally approved with a 25' building line and, accordingly, grant an exemption from the minimum front building setback requirements in the Township's Subdivision and Land Development Ordinance.”

3. As per Section 502(H)(22), the Township Certification should be amended to remove the last sentence pertaining to the acceptance of the roads.
4. As per Section 502(H)(22), the Westmoreland County Certification should be amended to read:

“Reviewed by the Westmoreland County Department of Planning and Development this ____ day of _____, 2025.

Attest: _____

Director, Westmoreland County Planning Department

5. Amend the abutting owners last name to “Roncace” for parcel 57-17-03-0-005.
6. A request for a sewage tap must be made to the Township and capacity verified by FTMSA.
7. MAWC must verify the availability of a water tap.
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.

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2. **COMMUNITY DEVELOPMENT** - Event at the park tomorrow from 6-8 hosed by Salem Township recreation Board

3. **SEWAGE**

Eric Hageder asked for the status of the Cloverleaf Pump Station. Ken said we are still using the standby pump. Kerry spoke to Nick Kerr from FTMSA yesterday. They will probably install the basket today and they have two pumps on the truck ready to go in.

Kerry gave a summary of the Crabtree Sewage Project. The Intergovernmental Cooperation agreement needs to be finalized. In order to work on the 537 plan, we need to authorize our engineers to do that. Once that is in place and DEP approves it, we can go after grant money.

4. **COMMITTEE REPORT**

4A. Solicitor's Report

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

4C. Park Initiative Report

5. **OLD BUSINESS**

6. **NEW BUSINESS**

1. **Maplelodge Rd Closure discussion** – Present Zach & Julia Wnek – requested closure of road

Salem Township maintains a portion of the road that is in Salem Township and Loyalhanna Township maintains a longer portion. A public Hearing will need conducted and Loyalhanna will need involved in the process. Since it is opened and maintained by the Townships, the process is handled differently than a paper alleyway. The vacation of the public ROW of the road could have consequences to the general public.

7. **ADJOURNMENT**

7. Motion made by Ken Trumbetta and seconded by Kerry Jobe to adjourn the meeting with the next meeting being a regular meeting to be held on September 17, 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 unahimously.

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Time of adjournment: 8:45pm

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Kelly Otto". The signature is written in a cursive style with a large initial "K".

Kelly Otto