

SALEM TOWNSHIP BOARD OF SUPERVISORS

MEETING MINUTES

April 16, 2025

7:00PM

23608

- ⌘ Call the meeting to order
- ⦿ Pledge of Allegiance
- ⦿ Prayer
- ⦿ Introduction Bob Zundel, Kenneth Trumbetta and Kerry Jobe
Atty. Falatovich and Secy. Otto
- ⦿ Public discussion from residents and taxpayers taken during the course of the meeting, as each item is brought up for motion
- ⦿ Announcements: No smoking during the meeting;
 - : Residents please give your name when addressing Supervisors
 - : Please turn off all cell phones

Representative Jill Cooper presented a citation to Denny Frye for Denny's Sweet Corn for serving our community in a special way. A requirement is to serve a minimum of 25 years of service. After reading the citation aloud, she stated that it's not something that is given out lightly. Denny served the community for 30 years.

Guest Speaker - Tim Carson, County elected Coroner. Distributed and summarized the annual report providing statistics on drug overdoses, suicides, and fatal accidents which are down from previous years. He also talked about their partnership with Cribs for Kids. Cribs are provided to anyone in need. 60 cribs were given away in 18 months. Car seats are also provided to those in need.

1. ADMINISTRATION

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

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

- 1B. Motion made by Kerry Jobe and seconded by Ken Trumbetta to approve the Minutes of the March 20, 2025 Supervisor Hearing.

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

- 1C. Motion made by Ken Trumbetta and seconded by Kerry Jobe to approve the Minutes of the April 14, 2025 Supervisor special meeting.

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

Motion passed unanimously.

- 1D. 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	\$77,314.14
Payroll Fund	\$46,138.25
Liquid Fuels	\$5,915.30
Street Lights	\$492.33
Sewage	\$965.00
Machinery	\$2,055.45
Fire Protection	\$3,039.75
Special Projects	\$144.00
TOTAL	\$136,064.22

Adam Bayura, Forbes Road Volunteer firefighter, asked if the township receives receipts from MAWC listing the hydrants that were serviced. Kelly Otto answered and said that the only thing that is received is a \$3000 bill for the hydrants. We do not have a list of hydrants serviced. Adam said that they are seeing a lot of issues with the hydrants.

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

- 1E. Motion made by Ken Trumbetta and seconded by Kerry Jobe to approve the purchase as needed of various materials and supplies through procurement contracts bid through the Indiana-Westmoreland COG. The COG bids were opened at the COG Meeting on March 24, 2025. (A copy of the bid awards is available)

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

- 1F. Motion made by Kerry Jobe and seconded by Ken Trumbetta to advertise for bids for the purchase of:

6100 linear ft. (various sizes) of double wall plastic pipe
12,000 gallons diesel fuel
5,000 gallons regular gasoline

All quantities are approximate and more or less may be approved. Bids must be received by 8:00 a.m. on May 19, 2025 and will be opened at a Special Meeting at

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9:00 a.m. on May 19, 2025. Bids will be awarded at the Supervisors' meeting on May 21, 2025. The Township has the right to reject all bids.

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 ~~award~~ **reject** the bid for the purchase of the 1986 GRADALL VIN#G856069 owned by the Township from Henry Paulich for the price of \$1,050. Bids were received, opened, and recorded at a special advertised meeting on April 14, 2025 and held for approval at the April 16, 2025 Supervisor meeting. The person awarded the bid was the highest bidder.

No motion was made to award the bid. Motion was made to reject all bids. There was only one bid made by Henry Paulich.

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 on MUNICIBID to sell the 1986 GRADALL VIN#G856069 owned by the Township.**

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.

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 approve the July 23, 2024 request of Daniel's Concrete to construct a noise barrier around the existing Ready-Mix Concrete batch plant silo structure. There is currently an existing land development application.

Solicitor Falatovich understands that the construction of the barrier doesn't implicate stormwater management controls, the E&S plan, or the outstanding PennDOT highway occupancy permit application. He stated that township engineer Doug Regola indicated that it would be fine to be constructed in the area shown on the new plan. This will help neighbors out while the rest of the conditions of the plan approval are pending. Doug Regola recently approved the Stormwater management plan and we are waiting for E&S and HOP permits. Solicitor Falatovich stated that a permit would be needed from Township BCO Dave Jobe to oversee the construction.

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Kerry Jobe stated that this is a procedural issue with timing even though it is a good idea to build the barrier. Last year Mr. Daniels asked about his opinion about constructing the barrier. Kerry told him to submit the request in writing to the Township. Mr. Daniels submitted his request to the Township to build the barrier. In August of last year, a letter was sent to Mr. Daniels stating that a building permit can't be issued while in the planning phase. When we jump ahead, we can create a liability for the Township. It becomes an issue that we are not following our own ordinances or procedures that we should be following for the issuance of building permits. A meeting took place with the Supervisors, Doug Regola, and Planning. Kerry and Solicitor Falatovich wasn't able to attend. Kerry had a troublesome conversation with Connie Mattei yesterday regarding the meeting. Connie mentioned that Mr. Daniels talked about potentially getting involved with a lawsuit with the Township. Kerry verified with Ken and Bob if this was accurate information and they both agreed that it was. Kerry said Mr. Daniels had the meeting 36 hours before the vote on a motion tonight to bypass several steps in planning and approvals with lawsuits threatened with the township. This can possibly persuade the decision on this motion. If Kerry was Mr. Daniels' attorney he would take the motion tonight, if it gets voted on, and use as a case against the township. If anything else happens with the HOP, NPDES, holding tank or anything else, he will have a defacto building permit on a structure without any other permits.

Ken Trumbetta said we try to work with people. There have been buildings built, and other things done without permits. He is trying to rectify the problem with the noise. How long are we going to hold him up? This is a form of Zoning.

Connie Mattei addressed Solicitor Falatovich explaining an e-mail that he sent on Saturday August 3, 2024 at 4:50 am to Connie and copied the Township, the PC, Dave Jobe, Doug Regola, and Kerry and stated that an official letter concerning the construction of the noise barrier should be sent to Mr. Daniels by the Township and state that no new buildings or structures can be built at this time and that all existing and proposed structures on the site be included on any revised plans submitted to the Township on a current pending application. We can't repeat the mistakes of the past. Doug Regola also stated in an e-mail that they need to put the structure on a site plan implying that it would need to go through a land development process. Dave Jobe stated in an e-mail that he can't issue a building permit unless he has a set of construction plans. She asked Solicitor Falatovich if he changed his legal opinion because what he just advised the supervisors is the exact opposite of what he put in an email in August.

Solicitor Falatovich said it is accurate that he sent the e-mail and that he said what he said in the e-mail in August. However, since that time, the supervisors granted preliminary approval of the plan subject to three outstanding conditions: Stormwater management, E&S controls, and HOP. If the supervisors want to grant a permit subject to submitting drawings to Dave Jobe and issuing permit for the construction of a barrier, it is in their powers to do that. Solicitor Falatovich then explained a few recent situations that is similar to this one where the Supervisors worked with the resident.

Connie Mattei stated that the situations that Solicitor Falatovich compared to this one as Land Developments were Residential properties. A garage on a residence that had a setback issue has nothing to do with a Land Development nor does an accessory building on a parcel where they were

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going through a subdivision and it perced to put a house on. They built the garage before the house. This is where we work with the people. This is a different situation. You are not comparing apples to apples.

Kerry Jobe asked Solicitor Falatovich at what point are we going to expect Mr. Daniels to get building permits on all the other buildings on the property.

Solicitor Falatovich states that he can do that now because none of the structures implicate the Stormwater Management Plan, E&S, or HOP.

Resident Lisa Segina said she doesn't know what this noise barrier is going to do because this noise is miniscule next to the banging of truck beds at all hours of the day and backup beeps from the trucks. He started everything without permits five years ago. He should want the HOP completed quickly because of the huge liability for him. She referenced section 207 of the SALDO which talks about any person being subject to civil and criminal enforcement procedures. Lisa said that this is a violation of the SALDO .

Connie asked the supervisors if they decided how they are going to vote yesterday at the meeting. Mr. Daniels asked directly what they are going to permit tomorrow and they both said they are going to push it through.

Ken denied saying that.

Connie said they had an internal meeting, and Mr. Daniels wasn't invited by e-mail, but he showed up. She asked if Mr. Daniels was called.

Ken said he specifically said that he told Kelly that he wanted Jimmy Daniels there. Kelly said that she wasn't told to invite him because she wrote down the names of everyone that he wanted there when he was telling her who to invite. Ken said she must have misunderstood him.

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

- 1J. Motion made by Ken Trumbetta and seconded by Kerry Jobe to affirm a letter of support to the Department of Conservation and Natural Resources for a Community Conservation Partnership (C2P2) grant application submitted by the Regional Trail Corporation (RTC) to seek funding to acquire 2.660 acres to advance the Westmoreland Heritage Trail Middle Gap initiative.

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

- 1K. Motion made by Kerry Jobe and seconded by Ken Trumbetta to approve the purchase of one or two 2025 Ford F-600 Dump Trucks at a cost of \$59,809 from Tri-Star under Costars Contract No.

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025-E22-550, with upfitting at a cost of \$_____ through U.S. Municipal under procurement contract number _____

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

Bob Zundel stated that a quote for the upfitting has not been received and will be approved at a later date. Prior upfittings were around \$45K. This will be the same upfittings as the other F600 trucks and the price should be about the same.

Ken said we have two trucks that are not in good shape.

Kerry said we can make the motion for one now but in six months we will be back for another motion.

- 1K. Motion made by Kerry Jobe and seconded by Ken Trumbetta to amend the motion to approve the purchase of two 2025 Ford F-600 Dump Trucks at a cost of \$59,809 each from Tri-Star under Costars Contract No. 025-E22-550. Upfitting will be approved at a later date.**

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

- 1L. Motion made by Ken Trumbetta and seconded by Kerry Jobe to approve an accounting software upgrade to Quickbooks Enterprise at an annual cost of \$1768. (Currently, the Township uses Quickbooks Desktop Pro at a cost of \$2,397 per year)**

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

- 1M. Motion made by Kerry Jobe and seconded by Ken Trumbetta to approve resolution 8-2025 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 BASH
SUBDIVISION & FRYE LOT LINE REVISION**

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 resolution 9-2025 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 SAUER PROPERTY AT 197 CONGRUITY ROAD, GREENSBURG, PA 15601

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 resolution 10-2025 entitled;

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SALEM, COUNTY OF WESTMORELAND, COMMONWEALTH OF PENNSYLVANIA REMOVING PROPERTY BEARING WESTMORELAND COUNTY TAX MAP PARCEL NO. 57-18-00-0 084 FROM ITS AGRICULTURAL SECURITY AREA

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 adopt Ordinance 1-2025 entitled;

AN ORDINANCE OF THE TOWNSHIP OF SALEM, COUNTY OF WESTMORELAND, COMMONWEALTH OF PENNSYLVANIA AMENDING THE TOWNSHIP'S SUBDIVISION AND LAND DEVELOPMENT ORDINANCE MAKING PROVISIONS FOR THE CHARGING AND ESCROW OF PROFESSIONAL CONSULTANT FEES, REVISING THE DEFINITIONS OF CERTAIN SUBDIVISIONS, AUTHORIZING THE PLANNING COMMISSION TO PROPOSE RULES AND REGULATIONS REGARDING THE SUBMISSION AND DISPOSITION OF PLANS AND REPEALING PORTIONS OF THE ORDINANCE FOUND TO BE UNENFORCEABLE

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

- 1Q. Motion made by Kerry Jobe and seconded by Ken Trumbetta to approve resolution 11-2025 entitled;

A RESOLUTION OF THE BOARD OF SUPERVISORS OF SALEM TOWNSHIP, WESTMORELAND COUNTY, PENNSYLVANIA APPROVING MODIFICATIONS TO THE FEES CHARGED FOR THE FILING AND REVIEW OF SUBDIVISIONS AND LAND DEVELOPMENTS UNDER THE SALEM TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

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Application	Fees
Lot Line Revision/Side Lot Addition (Section 208.A)	\$400 Application Filing Fee
Minor Subdivision (no more than 6 lots having no proposed public improvements) (Section 208.A & B)	\$300 Application Filing Fee <i>plus</i> \$500 Review Fee
Minor Subdivision (no more than 6 lots and requiring Sewage Facilities) (Section 208.A & B)	\$300 Application Filing Fee <i>plus</i> \$650 Review Fee
Major Subdivision (more than 6 lots and requiring public improvements) (Section 208.A & C)	\$850 Application Filing Fee <i>plus</i> \$2000 Escrow for Professional Consultant fees
Land Development (review process by solicitor, engineer and other professional consultants) (Section 208.A & C)	\$1000 Application Filing Fee <i>plus</i> \$3500 Escrow for Professional Consultant fees
Inspection Fees (Section 208.D)	7% Escrow of construction costs. (When escrow balance falls to 1/2 of the original amount, renew to 100% of the original fee.)

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 resolution **12-2025** entitled;

RESOLUTION NO. 12-2025

**A RESOLUTION OF THE TOWNSHIP OF SALEM, COUNTY OF WESTMORELAND,
COMMONWEALTH OF PENNSYLVANIA APPROVING THE ENTRY OF A GRANT
AGREEMENT WITH THE COMMONWEALTH FINANCING AUTHORITY FOR THE
PURCHASE OF A MAINTENANCE SHED ASSOCIATED WITH THE SEANOR FARM
PARK MAINTENANCE PROJECT**

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

- 1S. Motion made by Kerry Jobe and seconded by Ken Trumbetta to approve resolution **13-2025** entitled;

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**A RESOLUTION OF THE TOWNSHIP OF SALEM, COUNTY OF WESTMORELAND,
COMMONWEALTH OF PENNSYLVANIA APPROVING A GRANT APPLICATION
FOR FUNDS SUPPLIED THROUGH THE PA SMALL WATER AND SEWER
PROGRAM FOR THE TOWER LANE AND APPLE LANE 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**

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

- 1T. Motion made by Ken Trumbetta and seconded by Kerry Jobe to approve renewing the existing 3-month CD with First Commonwealth Bank at a rate of 3.85% APY.

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

- 1U. Motion made by Kerry Jobe and seconded by Ken Trumbetta to approve an actuarial services contract with Acrisure. Mockenhaupt became a part of Acrisure as of January 2, 2025.

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

- 1V. Motion made by Ken Trumbetta and seconded by Kerry Jobe to approve an agreement with Cintas for the buyout of their rental service agreement dated March 24, 2021. The agreement expires on March 24, 2026. The cost of the buyout as of March 26, 2025 is \$7,177.29.

Ken stated that the price continues to increase for uniforms and rugs and most employees don't use the uniforms. This will save the Township a lot of money.

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

- 1W. Motion made by Kerry Jobe and seconded by Ken Trumbetta to approve a 10-acre exemption for John H & Samantha Peiffer for tax map number 57-09-00-0-001 containing 10.55 acres, conditioned upon review and approval of same by the Township SEO and the DEP.

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

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- 1X. Motion made by Ken Trumbetta and seconded by Kerry Jobe to grant final approval for the request of the Westmoreland County Food Bank to construct a building addition with parking on Tax Map Parcel No. 57-12-00-0-087. Preliminary approval was granted at the supervisor's December 18, 2024 meeting.
1. As per Solicitor Falatovich, a Stormwater BMP Operations and Maintenance Agreement must be executed prior to granting Final approval (Section 417.A);

Additionally, the following information must be added to the Plan:

2. The recording nomenclature for the Recorder of Deeds must be added to the plan with a Seal as per Article IX, Section 905:

RECORDER'S CERTIFICATION:

Recorded in the Records Office for the recording of deeds, plans, etc., in and forth for the County of Westmoreland by Instrument No. _____.

3. At its December 18, 2024 meeting, the Supervisors approved the modification request 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, and the following Note must appear on the Plan:

"By approval of this plan, the Board of Supervisors hereby approve a modification of the minimum parking space and drive isle requirements of the Township's Subdivision and Land Development Ordinance for the existing parking area along the front of the building as shown on the plan."

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

2. **COMMUNITY DEVELOPMENT** Kerry - Easter egg hunt is Saturday April 19, 2025 at the park
3. **SEWAGE** – Solicitor Falatovich gave an update on the dissolution of the Crabtree Authority. We have done everything on our end that we need to do to dissolve the authority. It will take a couple more weeks to get the information back from Harrisburg.
4. **COMMITTEE REPORT**
- 4A. Solicitor's Report –

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John & Alice Heasley plan was tabled February 19, 2025. On March 31, 2025 the Township received a written request from the Heasley's to withdraw.

Kerry – we need to do the same thing with the Industrial Drive Dollar General to remove their Land Development application. Keith Richards will try to get a letter from Dollar General.

- 4B. Treasurer's Report - submitted for the month ending March 31, 2025
- 4C. Park Initiative Report – Ken – FMG did not allow for gas lines on their plan. Gas lines will be where the stormwater basins are. Kerry – the maintenance shed may be where some of the lines are. Ken- It will need to be surveyed.

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

Motion made by Ken Trumbetta and seconded by Kerry Jobe to advertise a special meeting on May 6th, 2025 regarding the 2025 Paving project at 9:00am

Resident Debbie Perino said that you will still be at the State Convention on May 6.

The supervisors voted to accept an amendment to the motion to change the date to May 8th, 2025 at 9:00am.

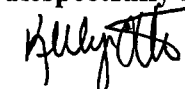
Vote on the motion: Bob Zundel, Ken Trumbetta, Kerry Jobe voted for the motion. Motion passed unanimously.

- 7A. Motion made by Ken Trumbetta and seconded by Kerry Jobe to adjourn meeting with the next meeting being a Special Meeting on May 19, 2025 at 9:00 A.M., for the purpose of opening maintenance material bids and a regular meeting to be held thereafter on May 21, 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: 8:09pm

Respectfully submitted,


Kelly Otto