

**SALEM TOWNSHIP BOARD OF SUPERVISORS
MEETING MINUTES**

**January 17, 2024
7:00PM**

Call the meeting to order

Pledge of Allegiance

Prayer

Introduction - Bob Zundel, Kenneth Trumbetta, and Kerry Jobe

Atty. Falatovich(Remote) 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

1. ADMINISTRATION

- 1A. Motion made by Kerry Jobe and seconded by Ken Trumbetta to approve the Minutes of the December 20, 2023 public meeting.

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

Motion passed unanimously.

- 1B. Motion made by Ken Trumbetta and seconded by Kerry Jobe to approve the Minutes of the January 2, 2024 reorganizational meeting.

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

Motion passed unanimously.

- 1C. Motion made by Kerry Jobe and seconded by Ken Trumbetta to 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	\$34,924.14
Payroll Fund	\$49,244.88
Sewage	\$13,359.50
Liquid Fuels	\$790.36
Street Lights	\$401.56
Machinery	\$480.10
Fire	\$2,726.00
ARPA	\$97,256.96
TOTAL	\$199,183.50

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Resident and PC chair, Connie Mattei expressed a couple concerns with Building Code Official, Dave Jobe's invoice. First, Bell Township was listed as the Township. Secondly, there is an outdoor sign on the invoice, and she questioned whether it was for a wall mounted sign or free standing. Township secretary Kelly Otto stated that it was for a Billboard. Connie is interested in receiving the building permit applications, to see if she can identify what these are for.

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

- 1D. Motion made by Ken Trumbetta and seconded by Kerry Jobe to advertise the **2024 Recreation Board's monthly meeting** schedule, with all meetings held at the Township Municipal Building at 7:00 P.M., on the following dates.

February 12, 2024	July - No Meeting
March 11, 2024	August 12, 2024
April 8, 2024	September 9, 2024
May 13, 2024	October 14, 2024
June 10, 2024	November 11, 2024
	December 9, 2024
	January 13, 2025 - Reorganization

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

- 1E. Motion made by Kerry Jobe and seconded by Ken Trumbetta to approve Resolution No. **5-2024**:

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

Kerry Jobe explained that FTMSA runs a concurrent bill with us. Salem's charges are \$18.53 monthly. That has remained the same for several years. FTMSA 2024 increase is \$5.60 per moth. The final bill will be \$71.59. The increase is due to compliance with the Consent order and Agreement, upgrades to the system, and future projects.

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

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- 1F. Motion made by Ken Trumbetta and seconded by Kerry Jobe to renew Regola Consulting, LLC's monthly retainer at \$2500.00 per month up from \$1750.

Kerry Jobe stated that Regola Consulting cut the Township a break the first year or two to prove his worth. After \$2mill in grant money later, his worth has been proven. We were recently awarded a grant of \$900K (\$389 ARLE grant, \$590,338 Multimodal) for redlight upgrades on Rt22. Battery backups will be installed as part of the upgrades and also the Metzgar school lights.

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

- 1G. Motion made by Kerry Jobe and seconded by Ken Trumbetta to approve and ratify an agreement with Westmoreland County pertaining to the Cramer Plan stormwater project.

Resident Matt Rebitch asked for a summary of the agreement. Bob Zundel explained that Stormwater drains will be installed because there is not enough there now and all the roads will be paved in the Cramer Plan. Kerry Jobe explained that we were awarded \$238K from the County for this project. This is half of the funding for this project.

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

- 1H. Motion made by Ken Trumbetta and seconded by Kerry Jobe to approve reimbursement to JSC Holdings LLC for \$532.65 for taxes paid on April 25, 2022 due to the reassessment of taxes on its property.

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

- 1I. Motion made by Kerry Jobe and seconded by Ken Trumbetta to appoint Dan Dascani with Morris Knowles as **secondary sewage enforcement** officer for the Township of Salem.

Dan Dascani was present and introduced himself, where he is from, and his experience. Connie Mattei commended him on work done with a recent project for the Planning Commission. Jack Dunaway asked if he was interviewed and if a resume was provided. Supervisors answered yes to both.

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

Motion passed unanimously.

- 1J. Motion made by Ken Trumbetta and seconded by Bob Zundel to appoint Paul Holleran to the Salem Township Planning Commission.

Kerry Jobe made a motion to table to another meeting in order to go through a procedure that will allow us to receive resumes from any outstanding parties and to interview qualified candidates. There is only one applicant that applied and sent information. There are others interested but we didn't receive resumes. The Motion wasn't seconded therefore, the motion to table dies.

Ken Trumbetta doesn't see a reason to hold an interview when nobody else on the board has been interviewed.

Resident Debbie Perino asked Solicitor Falatovich if he knows the process Unity follows when appointing Planning Commission members. Solicitor Falatovich stated at the end of each year, they declare all of the openings that they may have, and people submit letters of interest. If there is an existing member, they will reach out to see if they want reappointed. Debbie said that she was informed that Unity announces an opening at a public meeting. If they don't get any response from the meeting, they then publish an ad in the Latrobe Bulletin and then they get a resume and interview. Solicitor Falatovich has been there 16 years and he doesn't recall that process. He explained that it doesn't need to be interviewed or advertised.

Connie explained that when Elmer Foley passed away, all three supervisors said that the process for recruitment is to submit a resume if interested. Three people were interviewed. Two of the three people still have there resumes in but withdrew. Connie read the duties of a Planning Commission from the Municipal Planning Code (MPC). She suggested the PC be included in the interview process.

Solicitor Falatovich said it is the discretion of the Supervisors how they want to handle the process.

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Paul Holleran was present and introduced himself along with describing his background and work experience. He has been with the water authority for 31 years and will be retiring next week.

Former PC member, Jack Dunaway expressed his disappointment in the Board in not interviewing or calling John Wright who he recommended be placed on the Board.

Kerry Jobe would have liked to meet Paul beforehand, so he could learn his experiences and the Board could inform him of their expectations.

Resident Tom Ridella suggested having policies and procedures in place and in writing.

Vote: Bob Zundel and Ken Trumbetta voted for the motion.

Kerry Jobe voted no to the process of appointing new members. Motion passed by majority vote.

1K. Motion made by Kerry Jobe and seconded by Ken Trumbetta to approve the request of Daniel and Michelle Musgrove to create one new residential lot from the existing lot of record bearing Tax Map Parcel No. 57-04-00-0-165 for a proposed new residential dwelling and one (1) non-buildable residual lot. The approval will be subject to the following conditions being met:

- 1. The following Note will need to be added to the Plan to indicate that easements have been created for both sites identified as proposed locations for the on-lot sanitary sewage facilities to serve Lot 2R:**

“Owners hereby grant permanent easements for the construction, maintenance, repair and replacement of sanitary sewer facilities on Lot 1R in the locations shown on the plan. Such easements are limited to providing sanitary sewer service for a single-family home to be constructed on Lot 2R and are not intended to be used for Lot 1R. Said easements shall inure to the benefit of the Owners of Lot 2R, their heirs, administrators, successors in interest and assigns, shall burden Lot 1R and benefit Lot 2R.”

- 2. Amend the Statement of Purpose on the Plan to reflect the non-buildable status of Lot 1R (Section 307.A.8):**

“The purpose of the Plan is to subdivide Tax Map Parcel No. 57-04-00-0-165 into two (2) lots with Lot 2R being used for the construction of a single-family residence and Lot 1R

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reserved and identified as Non-Buildable. The areas identified as “Septic Area Easements” on the plan are solely for the benefit of Lot 2R.”

3. Amend the first sentence of the Non-Buildable Declaration to reflect that Lot 1R is being declared “non-buildable” as follows:

“As of the date of this Plan’s approval by the Township of Salem, no sanitary sewer facilities are planned for Lot 1R, no building or development is planned or approved on Lot 1R and Lot 1R shall remain Non-Buildable.”

4. SEO and DEP approval of a Planning Module for all on-lot sanitary sewage facilities must be obtained. A “draft” Planning Module has been submitted to the Township and has been forwarded to SEO Dave Jobe by the surveyor. Approval of the Planning Module by Resolution of the Township is required prior to being submitted to the DEP. Solicitor Falatovich will prepare a Resolution for your consideration.
5. Label Musgrove Lane on the Plan as “private”.
6. Amend the “Requirements” under the General Notes on the Plan to reflect the minimum lot size of 1 ½ acre as required by Section 414(A)(i) for on-lot sewage and on-lot water.
7. Amend the “Requirements” under the General Notes on the Plan to reflect the minimum road frontage of 200’ as required by Section 414(A)(i) for on-lot sewage and on-lot water.
8. Amend the “Existing Utilities” under the General Notes to remove references to “public water” and only reflect that the parcel will be served by a private water well. Currently the Plan indicates that public water is available.
9. A Revision Number and Date must be shown on the Plan.

Connie Mattei explained that all conditions have been met but #4. There was a draft planning module submitted that didn’t have SEO signature. Additionally, there was discussion with Solicitor Falatovich and the Planning Commission on whether the Planning Commission should be signing off on one of the sections. That would have to be done by resolution. The weather prohibited perc tests from being done.

Solicitor Falatovich stated that this is the reason to leave all the conditions on here.

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

- 1L. Motion made by Ken Trumbetta and seconded by Kerry Jobe to approve the request of Michael J. and Cheryl A. Shifko to resubdivide the parcel bearing Tax Map Parcel Number 57-14-00-0-359, creating Lot 2A as a side-

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lot addition to the parcel owned by Mark A. Latshaw bearing Tax Map Parcel Number 57-14-00-0-239. Approval is subject to the following conditions being met:

1. Amend the Purpose of the Plan to correct a typo to read:

“The purpose of this plan is to create Lot 2A and add same to Tax Map Parcel 57-14-00-0-239 as a non-buildable “Side-Lot Addition”

2. The following Note must be added to the Plan to reflect that the revised Plan removes the land hooks previously joining the two major parcels and amends previously recorded plans:

“The house and accessory building along the western side of Parcel 57-14-00-0-239 is on a separate lot that was intended to be consolidated with Parcel 57-14-00-0-239 by plans recorded at Inst Nos. 200211130073885 and 200905130017864. However, no deed was ever recorded to consolidate the lots into a single parcel. Although the Tax Assessment Office has combined these parcels for tax purposes, both parcels are still on separate lots of record. By submission of this Plan, Owner removes the land hooks joining these parcels and same shall remain as separate and distinct parcels. This Plan is intended to amend those plans recorded at Inst Nos. 200211130073885 and 200905130017864 and revoke the consolidation of those parcels contemplated therein.”

3. Label on the Plan the location of all private driveways (Section 502.H.12). The Plan currently shows ‘gravel’ driveways off Route 22 that need to be labeled “private driveway”.
4. A Revision Number and Date must be shown on the Plan.

Connie Mattei said that all the above conditions have been met.

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

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1. COMMUNITY DEVELOPMENT

William Ostrawski, new President for Sickville, VFD introduced himself.

2. SEWAGE

We received a letter from Cloverleaf. They explained the steps they are going through to remove stormwater from the sewage.

CCTV work on the Township owned lines is almost complete. Some of the bills on the bill sheet are for this work and will be reimbursed. Repair work will be scheduled for 2024.

3. COMMITTEE REPORT

3A. Solicitor's Report

Solicitor Falatovich spoke to DEP Atty. Matt Kessler concerning the FTMSA consent order. The FTMSA is seeking an extension of the time periods to be compliant with the FTMSA consent order and agreement. He wants to schedule a meeting either remote or in person with FTMSA to give a presentation on why they think they need an extension before the DEP will agree to do one.

Atty Cortez will be getting involved with the Tillman/Harmoni cell tower case. He has worked with Tillman in the past but not Harmoni. This was the old Burton/Harmoni cell tower that the Supervisors approved with conditions a couple years ago.

We need to finish up revisions to the proposed amendments to the SALDO

3B. Treasurer's Report - submitted for the month ending December 31, 2023.

3C. Park Initiative Report

Kathy Hamilton, Rec. Board president was present. The Engineering Co. sent some invoices in. She hasn't had a chance to review their preliminary plans. We need to arrange for infiltration testing up at the park when the ground defrosts.

3. OLD BUSINESS

Kerry Jobe said that after meeting with Traffic Engineer, Mark Szewcow, he asked about the Emergency preemption optical vs audio. If we need to make a change to the system, now is the time

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before the upgrades are done. John Durco, a member of Forbes Road VFD stated they are working well since they have been tweaked.

4. NEW BUSINESS

Resident John Durco advised that there was grant money available. The Loyalhanna Watershed is working with an Engineering Firm. They are looking at the Crabtree acid mining discharge and discharge at red onion. They are discharging 2-12000 gal/min at the airshaft in Crabtree. John doesn't have any other details and asked the Supervisors to check into it.

Bob Zundel stated the state is going to monitor Township and County roads. They are doing a study to show the types of cars on the roads.

6. ADJOURNMENT

7. Motion made by Ken Trumbetta and seconded by Kerry Jobe to adjourn meeting with the next meeting being a regular meeting to be held on February 21, 2024, at 7:00 P.M. at the Salem Township Municipal Building.

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

Time of adjournment: 8:00pm

Respectfully submitted,


Kelly Otto