

SALEM TOWNSHIP BOARD OF SUPERVISORS MEETING MINUTES

June 17, 2026

7:00PM

- ⌘ Call the meeting to order Kerry Jobe, Bob Zundel (Absent), Todd Paulich
Atty. Muscante, Secy. Otto, Asst. Secy. DeHaven
- ⦿ 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 Todd Paulich and seconded by Kerry Jobe to approve the Minutes of the June 15, 2026, special meeting (Bid opening for aggregate bids and Cramer Stormwater Project bids)

Vote on the motion: Kerry Jobe and Todd Paulich voted for the motion. Motion passed by majority vote.

- 1B. Motion made by Todd Paulich and seconded by Kerry Jobe to approve the Minutes of the May 20, 2026, public Supervisor meeting.

Vote on the motion: Kerry Jobe and Todd Paulich voted for the motion. Motion passed by majority vote.

- 1C. Motion made by Todd Paulich 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	\$76,576.91
Payroll Fund	\$51,714.97
Machinery Fund	\$314.46
Sewage	\$720.00
Special Projects	\$1,010.00
Liquid Fuels	\$214,067.03
Street Lights	\$500.03
TOTAL	\$344,903.40

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Vote on the motion: Kerry Jobe and Todd Paulich voted for the motion. Motion passed by majority vote.

- 1D. Motion made by Todd Paulich and seconded by Kerry Jobe to approve and award the following bids received to **Heidelberg Materials** for the following aggregate materials. (all quantities are more or less). Bids were received, opened, and Recorded at a special advertised meeting on June 15, 2026: (Independent Bids)

		1
DUST	500	\$24.15
#8 AGGREGATE Washed (#1B) as per Pub 408 Sec 703.2	1500	N/A
#57 AGGREGATE Washed (#2B) as per Pub 408 Sec 703.2	1000	\$29.10
2RC AGGREGATE (#2A Modified)	2000	\$24.10
#1 AGGREGATE (#4)	400	\$29.10
RIP RAP -R5	500	\$36.60
ANTI-SKID	500	No bid

Bidder#1 Heidelberg Materials

Vote on the motion: Kerry Jobe and Todd Paulich voted for the motion. Motion passed by majority vote.

- 1E. Motion made by Todd Paulich and seconded by Kerry Jobe to approve and award the following bids received to **Piccolomini Contractors** for the Cramer Plan Storm Sewer Improvement Project Contract 2026-3.

Bidder# 1	Murin Construction	\$519,400
Bidder #2	W.A. Petrakis Contracting	\$510,736.25
Bidder #3	Roto Rooter Services Co	\$679,265
Bidder #4	Piccolomini Contractors Inc	\$402,025

Kerry Jobe explained that we received two different grants to put in stormwater controls in the Salem portion of the Cramer Plan. When that development went through there wasn't any stormwater. There has been water on the roads for years. The bid award is under budget.

Vote on the motion: Kerry Jobe and Todd Paulich voted for the motion. Motion passed by majority vote.

- 1F. Motion made by Todd Paulich and seconded by Kerry Jobe to approve the purchase of a 12' Liftmaster T-501L5 garage door opener with 15 remotes at an estimated cost of \$2,875.

Resident Hageder asked if there is a battery backup if the power goes out. Todd explained that generator will soon be installed that will run the garage door opener and some lights. Our garage is

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three phase, and the opener is three phase and we are going to a 220/110 non-three phase opener because we don't need it. It will run off the generator. Eventually we would like to have automatic stand-alone power for the entire building but the estimated cost is around \$90,000.

Vote on the motion: Kerry Jobe and Todd Paulich voted for the motion. Motion passed by majority vote.

- 1G. Motion made by Todd Paulich and seconded by Kerry Jobe to approve the purchase of a used diamond flail mower at an asking price of \$6,800.

Todd explained that we have three mowers that we mow the roads with. We have a fourth tractor, but the mower is junk. This mower will go on a tractor we already own.

Vote on the motion: Kerry Jobe and Todd Paulich voted for the motion. Motion passed by majority vote.

- 1H. Motion to approve a Fireworks Display Permit for the Delmont Area Athletic Association and waive any permit fees, subject to the Township receiving a completed application and Emergency Management approval.

Kerry Jobe stated that our Emergency Management Coordinator talked to Delmont. The people doing the display are outside of our ordinance with the quantity and quality of the fireworks. Delmont officially withdrew the application via e-mail today.

Motion_____ Second_____ Vote: Jobe____ Zundel_____ Paulich _____

- 1I. Motion made by Todd Paulich and seconded by Kerry Jobe to approve signing an agreement with Auctions International, Inc. for the sale of government assets by online auction with no commission being charged to the seller.

Vote on the motion: Kerry Jobe and Todd Paulich voted for the motion. Motion passed by majority vote.

- 1J. Motion made by Todd Paulich and seconded by Kerry Jobe to transfer \$5,000 from the Escrow account to the Small Stream Discharge account. This is the financial security submitted by CNX for the maintenance of two holding tanks to be located at the Fatur Well Pad at 617 Church Street.

Vote on the motion: Kerry Jobe and Todd Paulich voted for the motion. Motion passed by majority vote.

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- 1K. Motion made by Todd Pauich and seconded by Kerry Jobe to **table** the motion to approve quote# 100002697 for the Managed VoIP Renewal through Ford Office Technologies at a monthly fee of \$278.85 for 36 months. This motion was tabled in May to allow solicitor review of the contract.

This motion was tabled because there are some concerns with the language in the agreement.

Vote on the motion: Kerry Jobe and Todd Paulich voted for the motion. Motion passed by majority vote.

- 1L. Motion made by Kerry Jobe and seconded by Todd Paulich to **table** the motion to approve quote# 100002696 for the Managed Compute Renewal through Ford Office Technologies at a monthly fee of \$334.64 for 36 months. The quote includes four management workstations. This motion was tabled in May to allow solicitor review of the contract.

This motion was tabled because there are some concerns with the language in the agreement.

Vote on the motion: Kerry Jobe and Todd Paulich voted for the motion. Motion passed by majority vote.

- 1M. Motion made by Todd Paulich and seconded by Kerry Jobe to approve an Arts Grant Contract with the Westmoreland County Commissioners for a grant that was awarded to the Salem Township Recreation Board for \$1,000.

This is to be used for free music at Seanor Farm Park.

Vote on the motion: Kerry Jobe and Todd Paulich voted for the motion. Motion passed by majority vote.

- 1N. Motion made by Todd Paulich and seconded by Kerry Jobe to advertise a hearing to discuss the petition from Zachary and Julia Wnek to vacate Maple Lodge Road located in Salem Township and Loyalhanna Township.

Vote on the motion: Kerry Jobe and Todd Paulich voted for the motion. Motion passed by majority vote.

- 1O. Motion made by Todd Paulich and seconded by Kerry Jobe to approve Resolution #: 17-2026 entitled;

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF
SALEM, COUNTY OF WESTMORELAND, COMMONWEALTH OF PENNSYLVANIA
APPROVING A RESOLUTION FOR PLAN REVISION FOR THE CONSTRUCTION OF**

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**THE SAUER SMALL FLOW TREATMENT FACILITY AND A MAINTENANCE
AGREEMENT FOR SAME**

Eric asked if this is considered a new or repair? Kerry Jobe said it was determined to be a repair because there is a malfunction.

Vote on the motion: Kerry Jobe and Todd Paulich voted for the motion. Motion passed by majority vote.

- 1P. Motion made by Todd Paulich and seconded by Kerry Jobe to approve Resolution #: 18-2026 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 TYLAVSKY
SUBDIVISION COMPONENT 1 PLAN**

Vote on the motion: Kerry Jobe and Todd Paulich voted for the motion. Motion passed by majority vote.

- 1Q. Motion made by Todd Paulich and seconded by Kerry Jobe to approve the request of the applicant to withdraw the Crum-Prascus Lot Line Revision Plan that was submitted on January 21, 2026. This plan was approved by the supervisors on March 18, 2026, and will not be recorded.

Vote on the motion: Kerry Jobe and Todd Paulich voted for the motion. Motion passed by majority vote.

- 1R. Motion made by Todd Paulich and seconded by Kerry Jobe to approve the Crum-Prascus Lot Line Revision plan to adjust the boundary line common to lot 21 and lot 22 in the Totteridge unit number 3 plan as recorded in instrument no. 200608290042465. The Tax Map #'s are 57-23-02-0-009 and 57-23-02-0-010 The existing gravel drive has been constructed over the property line. This plan and subsequent deed conveyance will eliminate this encroachment. **The Revision 1 plan dated June 9, 2026, has met all of the conditions recommended by the planning commission except for one.** Approval is conditioned upon the following:

John Wright, planning commission member, explained that the plan as approved in January was approximately a 12' shift in the property line to accommodate the driveway. While we didn't receive an explanation it was modified to a 3' shift in the latest submission. The 12'

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wasn't necessary and the 3' is adequate. It is exactly parallel to what was done, it is just an accommodation of an existing driveway between the two property owners.

1. The width of all private driveways should be shown on the plan (Section 501.H.12)

Vote on the motion: Kerry Jobe and Todd Paulich voted for the motion. Motion passed by majority vote.

- 1S. Motion made by Todd Paulich and seconded by Kerry Jobe to approve the Schlemmer side lot addition plan to add parcel A containing 0.3737 acres from lot 2 containing 8.9981 acres to lot 1 containing 40.3739 acres in order to build the proposed parking lot in the Schlemmer Land Development and contain the parking lot on one parcel. The tax map parcels are 57-15-00-0-202 and 57-15-00-0-067. **The Revision 2 plan dated June 4, 2026, has met all conditions recommended by the planning commission.**

Vote on the motion: Kerry Jobe and Todd Paulich voted for the motion. Motion passed by majority vote.

- 1T. Motion made by Kerry Jobe and seconded by Todd Paulich to approve the modification request dated June 9, 2026, **AS AMENDED**, submitted by Kimley Horn for the Clean Express Auto Wash. The amendment is to remove "as well as all vacuum spots associated vacuums, producers, and signage".

Kerry Jobe explained that the planning commission voted in June to recommend an exception be submitted as identified as #1 below and the exception request which contains other verbiage including vacuum spots associated vacuums, producers and signage is outside the SALDO. That would still need to be put in the design that is being submitted next week. When we vote on the exception, we are not voting to approve unlimited vacuum spots. Those locations still need to be decided. We are only voting on the parking spots.

Eric Hageder expressed concerns of a potential traffic problem that will occur in and out from rt 22 by Starbucks.

Jeff Holzer, Kimley-Horn explained that generally, a pharmacy has more vehicle traffic than a car wash.

Vote on the motion: Kerry Jobe and Todd Paulich voted for the motion. Motion passed by majority vote.

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1. Exception to SALDO Section 601.B.3(a) for the required loading space isolation distance of not less than ten (10) feet from any property boundary except road boundaries.

Exception Request: The applicant is requesting an exception from the ten (10) feet isolation distance and evergreen hedge for the fifteen (15) parking spaces along US-22, the eleven (11) parking spaces along Hollywood Boulevard, and the one (1) 12-foot by 35-foot loading space adjacent to the eastern parcel (tax parcel 57-12-00-0-041) ~~as well as all vacuum spot associated vacuums, producers and signage~~. The project is a redevelopment with the goal of maintaining as much of the existing conditions as possible. The design reuses the location and orientation of parking, existing landscape conditions without a hedgerow, and utilizing a customer bailout lane in the stacking queue as a loading space for delivery vans.

Vote on the motion: Kerry Jobe and Todd Paulich voted for the motion. Motion passed by majority vote.

- 1U. Motion made by Todd Paulich and seconded by Kerry Jobe to approve the following modification request dated June 9, 2026, **AS AMENDED** submitted by Kimley Horn for the Clean Express Auto Wash. The amendment is to remove "as well as all vacuum spots associated vacuums, producers, and signage".
 1. Exception to SALDO Section 602.D for the existing 15 parking spaces along Route 22 within the minimum forty (40) foot building setback and the existing 11 parking spaces along Hollywood Boulevard within the minimum thirty (30) foot building setback allowing those spaces to be located within those prescribed setbacks.

Exception Request: The applicant is requesting an exception for parking spaces located in the setback area; the fifteen (15) parking spaces along US-22 and the eleven (11) parking spaces along Hollywood Boulevard ~~as well as all vacuum spot associated vacuums, producers and signage~~. The existing parking spots are currently within the setback area and are non-conforming. The project is a redevelopment with the goal of maintaining as much of the existing conditions as possible. To repurpose the existing building, only internal modifications are being made, therefore, to meet parking requirements with minimal disturbance to the existing site, the existing parking areas are maintained in the proposed site location.

Vote on the motion: Kerry Jobe and Todd Paulich voted for the motion. Motion passed by majority vote.

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- 1V. Motion made by Todd Paulich and seconded by Kerry Jobe to approve the following modification request dated June 9, 2026, submitted by Kimley Horn for the Clean Express Auto Wash:

1. Exception to SALDO Section 604.A, the requirement for the minimum loading space setback of fifteen (15) feet.

Exception Request: The applicant is requesting an exception for the proposed loading space set within the set-back location; the one (1) 12-foot by 35-foot loading space adjacent to the eastern parcel (tax parcel 57-12-00-0-041). Based on the existing building location, maintaining the existing parking spaces and vehicle circulation areas, the most feasible option for the required loading space is to have the proposed stacking queue bailout lane serve a dual purpose as a loading zone for delivery vans within the setback distance. This location will not disrupt vehicle circulation throughout the site nor ingress or egress into the building for washing or vacuuming. Additionally, this location has convenient access to both the maintenance and retail areas of the building for the purpose of deliveries.

Vote on the motion: Kerry Jobe and Todd Paulich voted for the motion. Motion passed by majority vote.

2. COMMUNITY DEVELOPMENT

2. SEWAGE

Kerry Jobe said that bob Swarmer from FTMSA, did some inspections on the Oakford Pump Station. Everything is operating well. The oil and grease that has entered is not in there anymore. They have 2 of the 3 pumps done and repaired but they don't want to put them back in until we get the third one back which was more extensively damaged. They will leave the bypass pump in for now. They asked if we would be interested in drilling a water well rather than running water to it. Todd said we can easily run the water line but there is a creek and permitting would be necessary. It is \$8K/mo for a bypass pump but it is \$10-13K every time a pump blows up that we put in. Once we pull the bypass pump we could end up with a \$20K bill and the bypass pump goes right back on. At this point FTMSA feels comfortable putting it back in but they want our third pump back. It is hard running the system off of one pump.

4. COMMITTEE REPORT

- 4A. Solicitor's Report – Sol. Muscante provided the current solicitors summary
- 4B. Treasurer's Report - submitted for the month ending May 31, 2026.
- 4C. Park Initiative Report

Todd explained that we are moving forward on the ballfield at the park. The grant is around \$225K. Job Corp. is doing all the earth moving in conjunction with operating engineers. We are moving a gas

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line within the next month. There are things that need done so we don't lose the grant. The Export Fuel bill will be increasing due to the amount of work being done with the equipment.

Sky Pilot is playing at the park tomorrow evening. It is a free event and food trucks will be on site.

5. OLD BUSINESS

Kennan Dr. resident Char Neiport asked if another hydrant will be installed when the water line is put in. Todd said that a hydrant needs installed so many feet from each other. That is mandated by the water company. Todd said that it is not mandatory to tap into the line, but whoever wants to can. We got some preliminary specs. from our Engineer and the cost is doable as far as how far we have to go. We have to make some final decisions hopefully next month. This money is going to come out of the ARPA fund/Special projects.

Resident Julie Zeyzus asked if there is a formal list available of resident's requests for water? Kerry said there is nothing formal. If someone says something to one of the supervisors it is brought up at the staff meeting and add it to their notes for something to consider as to what is a viable project.

Kerry asked Julie if she is asking in reference to possible water table issues due to development and drilling.

Julie said that at the last meeting someone said that the township wouldn't be conducive to a data center because Salem doesn't have enough water. After research, she found that there is new technology that is using multiple cooling processes and potential ways to cool these data centers. She thinks Salem is a good place for a data center because of all the natural resources available. She wants the supervisors to be educated and put things in place before we have all this noise, lights, and property values go down.

Eric Hageder said that where the concrete transitions to blacktop by Wendy's, something popped off. There was a discussion concerning Salem Ridge digging up Mark Dr. Todd said the Salem Ridge Developer will be invoiced for the Township repairing the road on Sunday April 19th.

6. NEW BUSINESS

Red Barn Winery events – concerns from residents:

Jean Rosenquest a resident on Kelsey Ct expressed concerns with the parking situation when Red Barn Winery has large events with vendors. The residents were blindsided by these events. There isn't enough parking and they are parking on their cul-de-sac.

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Scott Wilson a resident on Kelsey Ct., expressed concerns with high pressure gas lines going through there. If it goes it will be ¼ mile or more. He suggested having event goers be shuttled from surrounding businesses. He believes the business owner is greedy.

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Patty Venturella a resident on Jaclyn Ct had damage because they pulled into the grass. She put reflecting stacks to keep them from going in the grass. They park in front of the mailboxes making a problem for the mail being delivered. This should be a winery, not big events. This is money driven.

Mike and Sherry Ventrone a resident on Jaclyn Ct. expressed concerns with safety when cars are parking in front of fire hydrants.

Kerry Jobe visited the site in April and May to witness the chaos and said it is definitely a bad situation. There isn't any limit to what they can do on the property. The Supervisors are discussing with the Solicitors their options before they render an action one way or the other.

Eric asked if Red Barn Winery did a land development when it was put in. Kerry said when the owner came to the board after purchasing the property, based on what he expressed to us with what he wanted to do, he wasn't adding anything on the outside and the parking would be sufficient. We just grandfathered in the fact that he didn't need to go through planning for a land development. He would only need permits for the inside work.

7. ADJOURNMENT

- 7A. Motion made by Todd Paulich and seconded by Kerry Jobe to adjourn the meeting with the next meeting being a regular meeting to be held on July 15, 2026, at 7:00 P.M. at the Salem Township Municipal Building.

Vote on the motion: Kerry Jobe and Todd Paulich voted for the motion. Motion passed by majority vote.

Time of adjournment: 8:52P.M.

Respectfully submitted,


Kelly Otto