

SALEM TOWNSHIP BOARD OF SUPERVISORS
MEETING MINUTES
MUNICIPAL BUILDING-244 CONGRUITY RD GREENSBURG
December 17, 2025
7:00PM

23608

- ⌘ 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 Ken Trumbetta and seconded by Kerry Jobe to approve the Minutes of the November 19, 2025 public 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 November 25, 2025 special meeting.

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 December 16, 2025 special meetings.

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 \$40,328.90

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Payroll Fund	\$44,875.74
Sewage	\$14,500.65
Street Lights	\$493.72
Liquid Fuels	\$4,250.83
Machinery	\$353.78
Special Projects	\$1,256.50
TOTAL	\$106,060.12

Resident Tom Ridella expressed concerns over how much money is spent on repairs to the pumpstation.

Kerry Jobe stated that we will have meetings with FTMSA within the next few months to look at future designs and what we ultimately want to do, how much we want to spend, and where we want to get the money from.

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 **Resolution #. 25-2025 entitled;**

A RESOLUTION OF THE TOWNSHIP OF SALEM, WESTMORELAND COUNTY, PENNSYLVANIA, APPROVING THE 2026 BUDGET AND FIXING THE TAX RATE FOR THE YEAR 2026

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 the Salem Township Re-Organization Meeting for Monday January 5, 2026, at 7:00p.m.

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 advertise the Salem Township Auditors Meeting for Tuesday January 6, 2026 at 6:00p.m.

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

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1H. Motion made by Kerry Jobe and seconded by Ken Trumbetta to advertise the Salem Township Planning Commission Meeting for Wednesday, January 7, 2026, at 6:00p.m. General Business will be conducted thereafter if there is an agenda.

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

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

1J. Motion made by Kerry Jobe and seconded by Ken Trumbetta to approve an annual increase of 7% for the Monthly administrative fee from PrimePay. The new monthly fee will be \$80.10 up from \$74.86.

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

1K. Motion made by Ken Trumbetta and seconded by Kerry Jobe to approve the form of the bids for traffic signal equipment repairs at one (1) signalized intersection along State Route 22 within the Township. The bid amount must include furnishing, constructing, installing, removing and testing all equipment, materials and products necessary and as required in the scope of work. All work is to be performed within the public rights of way. Any work performed outside of any public right of way will be the CONTRACTOR'S responsibility to coordinate with private property owners. All bids must be submitted in a sealed envelope marked "TRAFFIC SIGNAL REPAIRS - ROUTE 22, HOLLYWOOD BLVD & SALEM PLAZA" Bids were opened and recorded at a special advertised meeting on December 16, 2025 and held for award at the December 17, 2025 Supervisor meeting.

<u>Bidder</u>	<u>Total Bid</u>
Traffic Control & Engineering	\$35,337.90
Bronder Technical Services	\$27,584.32

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Kerry Jobe explained that this and the next couple of motions are in regard to vehicular accidents that took place at our intersections. They have both been turned into the insurance company. The insurance company has been cooperative and have given partial payments for the repairs. Authorized emergency repairs were completed to get the intersections functional. This is for final repairs.

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 Ken Trumbetta to award **Bronder Technical Services** the bid for **TRAFFIC SIGNAL REPAIRS – AT THE ROUTE 22 & HOLLYWOOD BLVD (SALEM PLAZA) INTERSECTION** within 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 form of the bids for traffic signal equipment repairs at one (1) signalized intersection along State Route 22 within the Township. The bid amount must include furnishing, constructing, installing, removing and testing all equipment, materials and products necessary and as required in the scope of work. All work is to be performed within the public rights of way. Any work performed outside of any public right of way will be the CONTRACTOR’S responsibility to coordinate with private property owners. All bids must be submitted in a sealed envelope marked “**TRAFFIC SIGNAL REPAIRS - ROUTE 22 & ROUTE 819**” Bids were opened and recorded at a special advertised meeting on December 16, 2025 and held for award at the December 17, 2025 Supervisor meeting.

Alternate Bid = Controller & Assembly 1 Type Mounting.

<u>Bidder</u>	<u>Base Bid</u>	<u>Alternate</u>	<u>Total</u>
Bronder Technical Services	\$53,803.42	\$23,156.17	\$76,959.59
Traffic Control & Engineering	\$63,251.00	\$6,121.00	\$69,372.00

Kerry Jobe explained that the alternate bid is over and above the scope of the repair. The alternate part of it is to move the controller battery back

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up several feet away from the pole where it currently is. There isn't any room to move it so Salem's Traffic Engineer recommended that we remove it.

The way Brodner submitted the form, they included the price of the controller in the alternative so their base bid was lower, but their alternate was higher. They submitted it in a different format than Traffic Control.

Tom Ridella asked if a barrier could be constructed. Kerry responded and said that PennDOT usually frowns upon having permanent physical barriers that would stop a car dead in its tracks. It's not off the table but once you start using bearers you lose visibility and cause distractions. It doesn't look like we are going to consider barriers any further.

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

- 1N. Motion made by Ken Trumbetta and seconded by Kerry Jobe to award Bronder Technical Services the bid for **TRAFFIC SIGNAL REPAIRS – at the ROUTE 22 & ROUTE 819 intersection** within the Township.

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 Trulmbetta to **reject** the alternate bid for the Controller & Assembly 1 Type Mounting.

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 a **Road Occupancy Permit** for **Eastern Gas Transmission & Storage** to install a steel pipeline for natural gas transmission across Rock Springs Road (T612) Open cut method is the preferred method due to the sewer line crossing on the west side of the road. Detailed plans and specifications are on file. All fees have been paid by the applicant.

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Ken Trumbetta isn't happy with open cuts and prefers that it be bored under the road. Bob Zundel said that they can't bore due to the steep bank.

Eric Hageder asked Ken why Mark Drive was able to be open cut if he is against it. Ken said we didn't like that it was open cut either but it wasn't as big of a deal because after the construction is complete, the road will be paved. Bob Zundel said they didn't dig deep. There is only a cross pipe installed.

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 an Excess Maintenance and Road Bonding Agreement between DeNoon Lumber Company and The Township of Salem for the "Shero #467 Select Cut Timber Harvest Project".

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 a proposal dated November 18, 2025 from Vector Security for a CLSS Pathways Cellular Communicator with an installation and equipment cost of \$1,414 and a monthly monitoring cost of \$25. The monthly monitoring cost is in addition to the normal invoice.

Kerry Jobe explained that the fire monitoring system is currently connected to a landline and it frequently has connection issues. This should bring the price down because we won't need the additional phone line that is dedicated to the fire system. We get enough malfunctions from Vector that is worth considering going cellular.

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 #: 26-2025 entitled;

**A RESOLUTION OF THE TOWNSHIP OF SALEM COUNTY OF
WESTMORELAND, COMMONWEALTH OF PENNSYLVANIA, SUPPORTING
THE PENNSYLVANIA COMMISSION FOR THE UNITED STATES
SEMIQUINCENTENNIAL (AMERICA250PA)**

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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 transfer \$213,728.77 plus \$179.37 in interest from the Seanor Park Grant Fund to the General Fund. \$213,728.77 was reimbursed by the Commonwealth for the ARLE Grant and was direct deposited into the Seanor Park Grant Fund instead of General Fund.

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 the request from Katheryn Keith-Arden (Hickory Bottom LLC) for a 10-Acre exemption for tax map number 57-10-00-0-033 containing 73 acres. Approval is conditioned upon review and approval of same by Township SEO and the DEP.

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 Resolution #: **27-2025** 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 EICHINGER
SUBDIVISION COMPONENT 1 PLAN**

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 the Eichinger Subdivision Plan contingent on the following conditions being met:
 - 1. The existing location or proposed location of the driveway for Lot 1 should be shown on the Plan (Section 501.H.12);
 - 2. The spelling of "Svantner" for tax map parcel number 57-13-00-0-089 should be corrected on the plan (307.D.2);

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- 3. The location of the existing water well for Lot 1 must be shown on the Plan (Section 307.D.5);
- 4. The location of the existing septic system for Lot 1 must be shown on the Plan (Section 307.D.5);
- 5. The location of the stream running through Lot 1 must be shown on the Plan, and a Statement as to whether any portion of the property is in a designated flood area must appear on the Plan (Section 307.D.4);
- 6. The State road identification number for Beaver Run Road should be shown on the Plan (Section 307.D.6);
- 7. The primary and secondary absorption areas for Lot 1 have been determined to be located between test pits 1R and 2R, and 2R and 3R. All other test pits and associated easement information should be removed from the Plan for purposes of the SALDO;
- 8. Isolation distances for the drip irrigation system from any on lot water well, if required by the DEP, should be shown on the Plan;
- 9. The following Note must be added to the Plan:

“The Owner acknowledges that a new single family home is intended to be constructed on Lot 1 and that the approval of this plan is conditioned upon the existing home on Lot 1 being razed prior to the construction of the new drip irrigation system in the area shown on the plan and its connection to the new single family home on same”;

- 10. 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

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11. DEP approval is required for all new sanitary sewer facilities on the property:

NOTES:

- a. The SEO signed the submitted planning module on November 7, 2025.
- b. The Owner amended the planning module with his signature as the developer on November 14, 2025.
- c. The Owners contact information needs updated in Section C (Site Information) of the planning module prior to submission to the DEP.

12. And, 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.

1X. Motion made by Ken Trumbetta and seconded by Kerry Jobe to approve Resolution #: **28-2025** 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 THE SAUER SMALL FLOW TREATMENT FACILITY AND A MAINTENANCE AGREEMENT FOR SAME

Resident Stephen Sauer explained that the sewage doesn't have any place to go and the septic is backing up to the house. They need to install a small flow treatment facility and he needs a DEP permit to get it done.

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 Resolution # **29-2025** 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 COMPONENT 2 FOR THE DANIELS CONCRETE BATCH PLANT

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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 Resolution #: **30-2025** entitled;

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF
SALEM, COUNTY OF WESTMORELAND, COMMONWEALTH OF PENNSYLVANIA
APPROVING A HOLDING TANK AGREEMENT FOR THE PROPERTY OF JAMES
AND THERESA DANIELS / DANIELS EXCAVATING BEARING WESTMORELAND
COUNTY TAX MAP PARCEL NO. 57-19-00-0-090**

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

2. **COMMUNITY DEVELOPMENT**

3. **SEWAGE**

Kerry Jobe stated that Tom Couch from UTMA resigned as their manager. There will be two vacancies for Unity to appoint in January.

4. **COMMITTEE REPORT**

4A. Solicitor's Report -

Solicitor Falatovich thanked Ken Trumbetta for all the help and being a very good Supervisor. Ken thanked Solicitor Falatovich for all he did for Salem and thanked the residents for trusting him to serve the township going on 36 years – 12 of which being a Supervisor. He didn't take one day for granted.

4B. Treasurer's Report - submitted for the month ending November 30, 2025

4C. Park Initiative Report

5. **OLD BUSINESS**

6. **NEW BUSINESS**

Tom Ridella asked for a status update on the parking situation in the alleyways in Forbes Road. Ken Trumbetta said he contacted Code Enforcement Officer Fred Cecchini. He talked to the residents and

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gave them a letter. Tom said that there shouldn't be residents parking in the alleys making it inconvenient for everyone. It is also a safety issue because Firetrucks can't get through. It is a throughway not made for parking. Can we get no parking signs installed? Can we pass a resolution? Solicitor Falatovich said that if you are going to put a fine along with the no parking signs, the township will need to adopt an ordinance.

A resident who lives at 210A Kunkle Street expressed concerns with parking behind his property on General Street. The Township put up blocks to prevent people from parking there. It is not meant to hold any load. The blocks have been removed and they are still parking them. Traffic is going around the cars into his parking lot and bent the grate. He requested no parking signs to be installed.

Tom Ridella would like to see a balance sheet for fees coming in for subdivisions and expenses paid for Solicitor fees. Solicitor Falatovich said we made changes to the fee schedule. Our fees were extremely low for many years. Over time you are going to see better allocation of expenses and fees that come in. We put provisions in for Land Development applications where there will be Escrows.

- a. Proposed 2026 revised proposal for Administration and Enforcement of the UCC
- b. Proposed 2026 Sewage Enforcement and UCC fees

Jobe Inspect fees for building permits will remain the same as last year except he will collect 100% for occupancy permits rather than 90% and septic permit applications will increase from \$600 to \$900. The fee schedule will be passed by Resolution at the Janaury 5th, 2026 reorg. Meeting.

7. ADJOURNMENT

7. Motion made by Ken Trumbetta and seconded by Kerry Jobe to adjourn the meeting with the next meeting being the Re-Organization meeting to be held on Monday, January 5, 2026, 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: 8:02pm

Respectfully submitted,


Kelly Otto