

**SALEM TOWNSHIP BOARD OF SUPERVISORS
MEETING MINUTES**

July 15, 2026

7:00pm

- ⌘ Call the meeting to order Kerry Jobe, Bob Zundel (ABSENT), and 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
- A hearing was conducted at 6:00PM for the Maple Lodge Rd. Street Vacation that did not adjourn until 7:15PM. This meeting was called to order at 7:30PM.

Motion made by Kerry Jobe and seconded by Todd Paulich to amend the agenda to move 1E & 1F to the beginning of the agenda.

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

1. ADMINISTRATION

- 1E. Motion made by Todd Paulich and seconded by Kerry Jobe to deny the petition to vacate the portion of Maple Lodge Road extending from its southern terminus at the intersection of Cells Lane and Remington Road in the Township of Salem to its location at the township of Loyalhanna line.

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

- 1F. Motion to advertise the intent to adopt ordinance No. 3-2026 entitled;

This motion dies due to the lack of a motion and second.

**AN ORDINANCE OF THE TOWNSHIP OF SALEM, WESTMORELAND
COUNTY, PENNSYLVANIA TO VACATE THE PORTION OF MAPLE LODGE
ROAD EXTENDING FROM ITS SOUTHERN TERMINUS AT THE
INTERSECTION OF CELLS LANE AND REMINGTON ROAD IN THE**

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**TOWNSHIP OF SALEM TO ITS LOCATION AT THE TOWNSHIP OF
LOYALHANNA LINE.**

Motion_____ Second_____ Vote: Jobe_____ Zundel_____ Paulich _____

As a courtesy since we are starting so late, Kerry moved old or new business to residents who wanted to address the board and leave.

Resident Lisa Reynolds lives in Forbes Trail Trailer Park. She addressed a safety concern for her son who has autism, a trach. And is deaf. She has a telephone pole in front of her house that has unsafe wires and conduit is pulled from the ground. The trees are holding the wires up. The Landlord isn't taking care of the property as she should. She said that Fred Cecchini is involved and it is a Civil Matter. Lisa can't afford a lawyer and is asking for help. Without electric, her son can't breath. The park is privately owned. West Penn Power is responsible from the street to the pole. After that, the landlord is responsible from the pole to her yard.

Linda Leavy a disability advocate from Easst Suburban Citizen Advocacy said has been trying to help the family navigate this complex issue. It is apparent that the landlord doesn't want to remedy the situation. Ms. Leavy was asked to leave by the landlord when she met with her. Ms. Leavy also offered to get funding in the form of a grant and the landlord wasn't interested.

Lisa identified other safety issues in the park that needs attention.

- 1A. Motion made by Todd Paulich and seconded by Kerry Jobe to approve the Minutes of the June 17, 2026, Regular Meeting.

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 July 6, 2026 special meeting to authorize signing a GP3 permit for the Crabtree Creek Stabilization Project.

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:

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General Fund	\$65,561.76
Payroll Fund	\$42,495.21
Act 13	\$3,035.39
Sewage	\$1,414.00
Liquid Fuels	\$1,599.80
Streetlights	\$506.92
Special Project	\$4,767.50
Machinery	\$9,163.29
Fire	\$3,301.00
TOTAL	\$131,844.87

Resident Eric Hageder asked if the Flail Mower was purchased from an individual or a company. Todd said it was purchased from an individual.

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 a Fireworks Display Permit for the Slickville VFD and waive any permit fees, subject to the Township receiving a completed application and Emergency Management approval. The date of the display is scheduled for August 8, 2026 at 9:30P.M. The application is complete.

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 transfer \$49,786.53 from the General Account to the Act 13 account. The Public Utility Commission inadvertently deposited via ACH into the General Account instead of Act 13.

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

- 1H. Motion made by Kerry Jobe and seconded by Todd Paulich to approve a clothing allowance in the amount of **\$300** for the Salem Township Union employees.

This is outside the union contract for union employees to purchase work clothes. Cintas was discontinued last year.

Eric asked if this is going to be every year. Kerry and Todd said probably. If we can find a company where they can set up an account with that they can buy certain things, we may do that.

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26179

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

- 1I. Motion made by Todd Paulich and seconded by Kerry Jobe to set the Assistant Secretary-Treasurer wages at \$23.00 per hour.

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 approve the release of road bond No. CMS0637543 under an Excess Maintenance and Road Bonding Agreement Permit No. 1-2026 with Peoples Natural Gas Company LLC, for the use of .57 miles of Greene Drive. The Township Engineer's letter dated July 1, 2026, confirmed that no damage has occurred and recommendation was made to return the financial security. (all inspection fees have been paid by the vendor). The Bond to be returned is for \$7,125.

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

- 1K. Motion made by Todd Paulich and seconded by Kerry Jobe to approve signing an Excess Maintenance and Repair Agreement with Texas Eastern Transmission LP for the Dig 12292 Project in accordance with Ordinance No. 1-2024, § 3(3) subject to Solicitor's approval. The road to be used under this agreement is .4 miles of Davis Road (T-635). All fees have been paid, and the financial security has been received.

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

- 1L. Motion made by Todd Paulich and seconded by Kerry Jobe to approve the release of road bond No. 1142839 under an Excess Maintenance and Road Bonding Agreement dated October 31, 2016, with Apex Energy, LLC for the use of .9 miles of Church Street. The Township Engineer's letter dated July 13, 2026, confirmed that no damage has occurred and recommendation was made to return the financial security. The Bond to be released is for \$11,250.

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

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- 1M. Motion made by Todd Paulich and seconded by Kerry Jobe to approve the release of road bond No. 1142917 under an Excess Maintenance and Road Bonding Agreement dated January 5, 2017, with Apex Energy, LLC for the use of Church Street Bridge. The Township Engineer's letter dated July 13, 2026, confirmed that the Church Street Bridge has been replaced by the culvert and recommendation was made to release the financial security. The Bond to be released is for \$15,000.

Kerry confirmed that the bridge is in & looks good.

Eric Hageder asked if Doug has confirmed that the bridge can handle the same amount of water that the previous bridge has. He said that it floods bad.

Kerry said he doesn't know if he confirmed the flow, but it conforms with the floodplain. CNX received the necessary permits to construct the bridge.

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 approve the release of road bond No. EACX4048683 under an Easement and Right of Entry Agreement dated December 21, 2018, with Apex Energy, LLC for the construction of a culvert on Church Street. The Township Engineer's letter dated July 13, 2026, confirmed that the culvert appears to have been constructed in accordance with the proposed plans and in compliance with the DEP GP-11. Recommendation was made to release the financial security. The Bond to be released is for \$20,746.

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

- 1O. Motion made by Kerry Jobe and seconded by Todd Paulich to approve signing an Excess Maintenance and Repair Agreement with CNX Gas Company LLC for truck access to the Fatur M&R in accordance with Ordinance No. 1-2024, § 3(3) subject to Solicitor's approval. The road to be used under this agreement is .88 miles of Church Street (T-921). All fees have been paid, and the financial security has been received.

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 advertise for bids for the 2026 summer paving project.

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Todd said that this is for half of Rock Springs Road and Baily Rd. It is undecided if it needs milled.

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 Bayt Development LLC for a reduction of \$78,949.50 in the Irrevocable Letter of Credit pertaining to the Developer's Agreement ROW related items for Salem Ridge. After confirming the quantities and observing construction of the items listed in request No. 3, by Salem Township Engineer, Victor P. Regola and Associates, Inc. recommendation was made on July 13, 2026 to reduce the ILOC as requested.

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 Joeb to approve the request of Bayt Development LLC for a reduction of \$15,267.34 in the Irrevocable Letter of Credit pertaining to the O&M Agreement outside ROW related items for Salem Ridge. After confirming the quantities and observing construction of the items listed in request no. 3 by Salem Township Engineer, Victor P. Regola and Associates, Inc, recommendation was made on July 13, 2026 to reduce the ILOC as requested.

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

- 1S. Motion made by Kerry Jobe and seconded by Todd Paulich 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 and June to allow solicitor review of the contract.

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 **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 and June to allow solicitor review of the contract.

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

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- 1U. Motion made by Todd Paulich and seconded by Kerry Jobe to approve Resolution No. 19-2026 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 PROPERTY OF REED
COMMERCE LLC AT 113 OAK HILL ROAD GREENSBURG, PA
15601**

Connie asked if it was a repair. Kerry said all SMTF like this one will be a repair. Connie said for the record that if the application was altered or revised to indicate it is a repair, they should get a refund because they were overcharged when they initially applied for new. The Sauer's were refunded \$300 for the overpayment. Eric said that if the applicant is being refunded, it shouldn't be the taxpayers paying.

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

- 1U1. Motion made by Kerry Jobe and seconded by Todd Paulich to approve the agreement for the Small Flow Treatment Facility for the property of Reed Commerce LLC

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

- 1V. Motion made by Kerry Jobe and seconded by Todd Paulich to **table** the approval of Resolution No. 20-2026 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 CNX GAS
COMPANY LLC BEARING WESTMORELAND COUNTY TAX MAP PARCEL NO. 57-
08-00-0-092**

Connie said that the agreement should be in place before issuing the permit. A permit has already been issued.

Kerry admitted that we don't have good records for holding tanks. We have several holding tanks that went in that we need pumping records for. If they don't turn them in it is an ordinance violation.

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

- 1W. Motion made by Todd Paulich and seconded by Kerry Jobe to approve Resolution No. 21-2026 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 RIDELLA
SUBDIVISION COMPONENT 1 PLAN**

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

- 1X. Motion made by Todd Paulich and seconded by Kerry Jobe to approve the Ridella Subdivision plan to subdivide one lot from tax map parcel 57-23-00-0-031 named Lot 1. All conditions recommended by the Planning Commission have been met on the Ridella Subdivision Revision 2 plan dated July 7, 2026. The only outstanding 3rd party condition is DEP approval:

1. A Planning Module must be submitted to the Township for SEO, Township and DEP approvals;
 - **A Planning module has been submitted and has been signed by the SEO and Planning Commission. Township and DEP approval is required**

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

- 1Y. Motion made by Todd Paulich and seconded by Kerry Jobe to approve the Tylavsky Subdivision plan to subdivide tax map parcel number 57-09-00-0-049 into two parcels, named Lot 1 (containing 60.266 acres) and Lot 2 (containing 33.013 acres). All conditions recommended by the Planning Commission have been met on the Tylavsky Subdivision Revision 3 plan dated July 7, 2026.

- *The planning module was approved by the township supervisors on June 17, 2026 and submitted to the DEP on June 23, 2026. DEP approved on July 14, 2026*

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

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- 1Z. Motion made by Todd Paulich and seconded by Kerry Jobe to approve the following modification request dated July 8, 2026 submitted by Kimley Horn for the Clean Express Auto Wash:

Exception to SALDO Sections 307.E.5 and 412.A: A thirty-foot (30') building setback off Hollywood Boulevard.

Exception Request: The applicant is requesting an exception for the placement of vacuum equipment structures located in the set-back within the eleven (11) parking spaces along Hollywood Boulevard. The vacuum equipment consists of a 1-foot square base, a vacuum extension, filter and trash can. The total width of these elements is approximately 3 feet and straddles over the proposed curb and into the landscape area. The edge of trash can is 3 feet 10 inches away from the property line, and 22 feet 8 inches away from the travel lane of Hollywood Boulevard; each at its narrowest point respectively. The narrowest point of the trash can to the property is behind the existing Hollywood Square marquee signage, as typical dimension from the property line to trash can is 5 feet 3 inches. This equipment is mounted at the head-in edge of the parking stall striping against face of curb. This position does not impact parking stall width, as the narrowest point between two posts is 11 feet, exceeding the Township's parking stall requirement of 9-foot-wide.

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

- 1Z1. Motion made by Todd Paulich and seconded by Kerry Jobe to approve the following modification request dated July 8, 2026, submitted by Kimley Horn for the Clean Express Auto Wash:

Planning Commission Chair, Connie Mattei explained that within the exception request it says that "9' X 18' within the setback, and within 10 feet of the road boundary". Connies suggested that the Supervisors strike that phrase from the exception request because it was previously granted per section 601.B.3(a). They were already granted a modification for the existing parking spaces that were there on existing asphalt to be within 10ft of the road boundary. 602.F.1 which is the current request only pertains to the size of the parking space. They were already granted the modification for location.

Connie thanked the developer for increasing the buffer between Rt 22 and the development. They have made the situation better by using the 2 feet in reduced parking for landscaping along Rt 22.

Motion made by Kerry Jobe and seconded by Todd Paulich to amend the motion to strike though the language "within the setback, and within 10 feet of the road boundary".

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

Exception to SALDO section 602.F.1 For the purposes of this Ordinance, a "parking space" shall mean a space at least 9' in width and 20' in length, arranged in rows or in a design to insure ingress, egress and turning aisles of not less than 24' between rows.

Exception Request: The applicant is requesting an exception to allow for the thirteen (13) parking spaces and existing conditions along US-22 to maintain their existing non-conforming dimensions of 9' x 18', ~~within the setback, and within 10 feet of the road boundary.~~ Due to the project being a redevelopment, the intent is to disturb the existing site as little as possible. The existing parking spots in this location are already non-conforming and to maintain the ordinance required 24' drive aisle and maintain the same curb location along US-22, these thirteen parking spaces would have to remain 18' in length and at their location.

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

1Z2. Motion made by Todd Paulich and seconded by Kerry Jobe to approve Resolution No. 22-2026 entitled;

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF
SALEM, COUNTY OF WESTMORELAND, COMMONWEALTH OF PENNSYLVANIA,
APPROVING A PLANNING MODULE AND REVISION TO THE SALEM TOWNSHIP
ACT 537 PLAN FOR THE CLEAN EXPRESS AUTO WASH #625 LAND
DEVELOPMENT PLAN AND AUTHORIZING THE EXECUTION AND DELIVERY OF
PRO FORMA DOCUMENTS TO THE COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION REGARDING SAME**

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

1Z3. Motion made by Todd Paulich and seconded by Kerry Jobe to grant final approval with conditions of the Clean Express Auto Wash #625 plan for a proposed redevelopment project to retrofit an existing building on the site into an automated car wash with associated parking and stacking lanes. The tax map parcel is 57-12-00-0-096. Approval is contingent on the following conditions being met:

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Connie Mattei commented that the two modifications that were approved tonight are required to be listed on the plan. 3rd party approvals are required such as DEP approval of the planning module, FTMSA taps, and verification from the water authority.

1. The Cover Sheet should contain the following items:
 - a. The modifications granted by the Board of Supervisors must appear on the plan as approved. *Partially satisfied.*

If granted, language for an exception to Section 602.F.1 to allow for a reduction in the minimum parking space size for the 13 proposed retail spaces along the Route 22 boundary must appear on the Plan.

2. A revised Site Plan should be submitted showing the following:

- a. A thirty-foot (30') building setback off Hollywood Boulevard (Sections 307.E.5 and 412.A); *Partially satisfied.*

The Members in attendance reviewed the modification request submitted to the Township on July 6th as recommended at the July 1st meeting for an exception to Section 412.A to allow the vacuum equipment structures to be constructed within the 30' setback along Hollywood Boulevard.

If granted, language for an exception to Section 412.A to allow for the vacuum equipment structures to be constructed within the 30' setback along Hollywood Boulevard must appear on the Plan.

- b. Any restrictions upon the use of the property per Section 307(D)(8).

A Declaration of Reciprocal Easements and Restrictions has been submitted to the Township for review by the Solicitor. *As per Solicitor Markulin, this condition has been satisfied.*

3. DEP approval of a Component 3 is required; *in progress*
4. FTMSA and Township approval of tap allocations are required; *In progress*
5. MAWC verification letter; *In progress. Availability letter issued by MAWC on March 20, 2026 and service line installation agreement received by MAWC dated April 22, 2026.*

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6. A Revision Number and Date must be added to the Plan.

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

2. COMMUNITY DEVELOPMENT

2. SEWAGE –

We are going to look into buying the bypass pump that is already there as used. We received the quote from Point Design Group yesterday. The company the quote came from is a costars company. To buy that pump is between \$85K and \$100K new. We got a used quote for less than that but because it is used, it will need put out for bid.

Connie reminded the board that she has an outstanding RTK request for septic records. Eric has a similar request. The records aren't available.

4. COMMITTEE REPORT

- 4A. Solicitor's Report
- 4B. Treasurer's Report - submitted for the month ending June 30, 2026
- 4C. Park Initiative Report

Kerry said that we just got the approval to move the gas lines. They will be moved within the next couple of weeks.

5. OLD BUSINESS

6. NEW BUSINESS

- 1. Discuss MAWC Developer's Agreement
- 2. Authorization to proceed with the Kennan Dr waterline

Eric asked for an update on the Kennan Dr. waterline project. Kerry said we have all the drawings. We are just waiting for the MAWC agreement. We are close.

Eric wants to know how the taps will be paid for. Todd said it will be discussed. Kerry presumes that the homeowners will pay for the tap. The funding is coming out of the special projects fund that is a part of the federal funding that was received for various safety projects.

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7. ADJOURNMENT

7. 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 August 19, 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: 8:50P.M.

Respectfully submitted,



Kelly Otto