

**SALEM TOWNSHIP BOARD OF SUPERVISORS**  
**Mr. Ernest Ashbridge III, Mr. Richard Talanca, Mr. John Fogg Jr.**  
**38 Bomboy Lane, Berwick, PA 18603**

**MINUTES**

**February 11, 2025, Regular Meeting 6:00 PM**

The Salem Township Board of Supervisors met on the above date and time in the Administration Building, 38 Bomboy Lane, Berwick, PA 18603. Present were Chairman Ernest Ashbridge III, Vice-Chairman Richard Talanca, and Supervisor John Fogg Jr. Also present were Solicitor Anthony McDonald, DPW Foreman Ed Fenton, Police Chief Mike McNeal, Zoning Officer Brian Rhone, and Manager Amy Evans.

The meeting was called to order at 6:00 PM.

**Moratorium on Temp Housing Camps**

**On motion of** Richard Talanca, seconded by John Fogg Jr., the Board added a Moratorium on Temporary Housing Camps to the Agenda.

**On motion of** Richard Talanca, seconded by John Fogg Jr., the Board approved a moratorium on zoning and building permits for six months for temporary housing facilities or man camps as temporary housing for a work force beginning today, February 11, 2025, or until such time the moratorium is removed by motion of the Board of Supervisors.

**The Board of Supervisors presented Attorney Anthony McDonald with a plaque and thanked him for his 30 years of service to Salem Township and congratulated him on his appointment to Judge of the Court of Common Pleas for Columbia and Montour Counties.**

**Meeting Minutes**

**On motion of** Richard Talanca, seconded by John Fogg Jr., the Reorganization Meeting Minutes and Regular Meeting Minutes of January 6, 2025, and the Work Session Meeting Minutes of January 28, 2025, have been approved.

**Public Comment on Agenda Items**

There was no public comment.

**Correspondence**

The Board reviewed the following correspondence:

- Talen Energy Air Permit Renewal Notification
- DEP Cumulus Inspection Report (2)
- Luzerne Co. Conservation Amazon General Permit Approval
- Luzerne Co. Conservation DMB Land Co. NPDES Permit Compliance Notice
- PA Environmental Solutions Public Water Supply Permit Notification
- Luzerne Co. Conservation NPDES Waterline Permit Completeness Letter
- Luzerne County Boroughs and Townships Association Meeting Invitation

**Amy Evans presented the Treasurer's Report** for January 2025.

**Amy Evans presented the Manager's Report** for January 2025.

**Police Chief Mike McNeal** provided his report for January 2025 and informed the Board that School Resource Officer Lupacchini attended the Drug Abuse Resistance Education (DARE) Program training, and the West Berwick School would also like School Resource Officer Lupacchini to come to their school twice a week for 40 minutes for the DARE Program.

**DPW Foreman Ed Fenton** provided his report for January 2025. Ed informed the Board that the residents appreciated the Christmas tree pickup in January.

**Codes Officer Brian Rhone** provided his report for January 2025. He issued 3 zoning permits, 2 building permits, and 6 road cut permits for the month. Brian reviewed the Bollinger Solar Conditional Use Planning Recommendation letter with the Board and transfers of property during the demolition process was also discussed.

**BAJSA Representative Steve Fraind** presented the BAJSA report for January and provided the February meeting Agenda and the January meeting minutes.

**Fire Department Fire Chief Lee Smith** submitted a report for January 2025. Not able to attend, Larry Remphrey informed the Board that there is a Carnival Meeting going on at the same time as the Township meeting and they will have dates and additional information for the work session. The Board stated that they would like the Manager to send an email to Lee Smith concerning a transfer of the Beach Haven Carnival grounds to the Township with the Fire Company continuing to use the property for Carnivals, Fireworks, and other Fundraising events.

**EMA Director Tim Belles** provided the Board with the 2025 Schedule and stated that there will not be Federal Exercise this year. He also proved the Board with the 2024 FEMA Evaluation Report. Tim informed the Board that the EMA is working with the County on revisiting the mitigation plan and rating risk assessments.

**Shade Tree Commission member Brian Wieners** had nothing to report.

**Parks and Recreation** will have their first meeting on February 18, 2025.

### **Old Business**

#### **Veterans Memorial**

Once the Engineer provides a cost estimate, the project will need to be put out to bid. The Board was informed that Suffolk has offered their time and labor for free.

#### **2025 Paving & Sealcoat Projects**

**On motion of** Richard Talanca, seconded by John Fogg Jr., the projects will be advertised for bidding with the paving projects listed separately and the sealcoat project as one bid.

#### **Paving & Seal Coat Engineering Proposals**

**On motion of** Richard Talanca, seconded by John Fogg Jr., the proposals for the Paving and Sealcoat Projects from Barry Isett for \$16,250 and \$15,500, respectively, are accepted.

#### **Standard Fine Ordinance 2025 – 01**

**On motion of** Richard Talanca, seconded by John Fogg Jr., Ordinance 2025-01, an Ordinance to adopt the 2018 International Property Maintenance Code and set fines, shall be advertised to consider and the next regular meeting.

#### **PPL Street Light Service Order**

**On motion of** Richard Talanca, seconded by John Fogg Jr., a service order to install five streetlights at the entrance to the Amazon facility on Salem Blvd. in the interest of public safety has been accepted.

*(Note: Amazon has previously agreed to reimburse the Township for the additional costs for the streetlights.)*

#### **Curtiss Wright Lease**

**On motion of** Richard Talanca, seconded by John Fogg Jr., Manager Amy Evans will contact Curtiss Wright to negotiate an early eviction due to the need for space by the Township.

## **New Business**

### **2025-2026 Costars Salt Contract**

**On motion of** Richard Talanca, seconded by John Fogg Jr., the Costars Salt Contract was approved for 250 tons of salt.

Foreman Ed Fenton was also instructed to fill the salt shed at the end of the current season.

### **Electronics Recycling and Paper Shredding**

**On motion of** Richard Talanca, seconded by John Fogg Jr., the Board approved the Electronics Recycling and Paper Shredding events to be held on May 14, 2025, and May 15, 2025, respectively.

### **Handicap Parking & Special Needs Child at Play Signs**

**On motion of** John Fogg Jr., seconded by Richard Talanca, the Board approved the purchase and installation of a handicap parking sign at 528 East 3<sup>rd</sup> Street and a Special Needs Child at Play or available equivalent at the beginning of the block.

### **Brdaric Excavating Change Order**

**On motion of** Richard Talanca, seconded by John Fogg Jr., the Board approved a change order to remove all properties from the contract except 202 Main Street due to litigation of 90 Bell Bend Road and the owner obtaining a demolition permit for 88 Walnut Street.

### **Brdaric Excavating Invoice**

**On motion of** Richard Talanca, seconded by John Fogg Jr., the Board tabled the invoice for demolition until a corrected invoice is submitted.

### **2024 Audit**

**On motion of** Richard Talanca, seconded by John Fogg Jr., the Board approved Prociak & Associates as the 2024 Auditor at a cost not to exceed \$9,500.

### **Ray Taylor Memorial Garden**

**On motion of** Richard Talanca, seconded by John Fogg Jr., the Board approved a grant application for up to \$30,000 for native plants to be planted at the Township property.

## **55P4NW2 00307A000**

**On motion of** Richard Talanca, seconded by John Fogg Jr., the Board approved making an offer to purchase a property with PIN 55P4NW2 00307A000 for \$34,000, fair market value, due to its proximity to the Beach Haven Carnival Grounds.

### **First Keystone Financial Seminar**

**On motion of** Richard Talanca, seconded by John Fogg Jr., the Board approved the use of the EMA room for a free financial seminar on March 25, 2025, at 6:00 PM for the residents of Salem Township which will include how to notice fraud.

### **For the Good of the Township**

Roger Hill asked if anyone has looked into having Penn DOT fix the stone retaining wall along Seybert's Hill. Penn DOT has been contacted.

A resident asked about Shickshinny Valley Road and Ed Fenton informed her that Penn DOT has submitted a One Call request for a milling and overlay project and that Township will keep an eye on the storm water once that project is completed to ensure that the flooding does not begin again. She was also informed by the Board that the grant funds cannot be used to do work on private property, only withing public easements.

A resident handed the Solicitor paperwork and began behaving belligerently. The Solicitor handed the paperwork back to him and explained that it would not be entertained due to his behavior.

Randy Panetta asked if Amazon has bank accounts with First Keystone Community Bank and was informed that the Township is not privy to that information but that the Township has not received any permit fees paid with a check drawn on a First Keystone Community Bank account.

Mike McNeal informed the Board that Motorola is going to set a date for installation of the equipment that will allow Salem PD to communicate with Columbia County. He also asked the Board to consider having an Ordinance that would regulate the amount of time a property can sit vacant before it is required to be demolished. His concern was that there are number of vacant properties that were purchased by Talen that have been broken into and are becoming nuisance properties.

Rebecca Bodnar complained of a property that is not being maintained. The Zoning Officer has already notified Amazon, the owner of the property.

**With no further business,** the meeting adjourned at 7:03 PM.

Respectfully submitted,

Amy Evans, Manager