SALEM TOWNSHIP BOARD OF SUPERVISORS
Mr. Richard Talanca, Mr. John Fogg Jr., Mr. Steven Fraind
38 Bomboy Lane, Berwick, PA 18603

MINUTES

July 15, 2026, Regular Meeting 6:32 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 Richard Talanca, Vice-Chairman Steven Fraind, and Road Master John Fogg Jr. Also present were, DPW Foreman Ed Fenton, Police Chief Michael McNeal, Zoning Officer Brian Rhone, Solicitor Alicia Marinos and Manager Amy Evans.

The meeting was called to order at 6:32 PM, immediately following a hearing.

Meeting Minutes

On motion of Steven Fraind, seconded by John Fogg Jr., the Regular Meeting Minutes of June 9, 2026, and the Work Session Minutes of June 23, 2026, were approved.

Public Comment on Agenda Items

Jay Bogart stated he supports the Supervisors and requested that Resolution 16-2026 be rescinded due to activists and outside agitators impeding on residents.

Ginny Kerslaks as nonresident states that the Sunshine Act was to assure transparency and that decisions affect her even though she lives 2 hours away.

Ashley Bart of Hazelton stated that she thinks the EPZ zone is why the Resolution was enacted. She asked to see a Master Plan for the QTS Data Center Project, and it was pointed out to her. She asked the Solicitor if an investigation would slow the project down to which he replied "no." The Solicitor explained what a Curative Amendment entails.

Resident Matt Himes stated that, as a resident that works and pays taxes in Salem Township, others should not have a say in what Salem does.

Melanie Majorosky of Drums said that she wanted to buy land in Salem but there is nothing to buy and that it being a nuclear community and with military contracts, it is unsafe.

Gabby Melancore of Berwick demanded the Supervisors publicly disclose all locations of fuel storage at the Data Center Campuses.

Robert Albertson of Salem said that he supports a moratorium. He discussed the nuclear plant and stated that the residents deserve compensation.

Terry Barron of Salem discussed the Curative Amendment and how it would not affect any current projects. She stated that everyone is profiting and she wants regulation because properties cannot be sold unless they are in an overlay district.

Tony Allgerati of Salem said he feels muted due to the people that are not residents. He suggested that residents be allowed to speak first. He also stated that publicly disclosing where fuel tanks are located at the Data Center Campuses would be dangerous.

Karla Peterbaugh of Salem stated the CBAs are no good because the development is destroying the community.

Jeremy Benscotter of Hunlock Creek discussed communities being pitted against each other and stated that a Curative Amendment could help.

Gerry Olnick stated that no public comment was allowed at the Planning Commission meeting concerning the QTS Master Plan.

Wellington Davenport said the Supervisors work for the residents and they are upset. He said that he cannot make meetings if he has work and said that the Supervisors need to take care of the residents.

Correspondence

The Board reviewed the following correspondence:

- Various Residents sent "Thank you" cards

Richard Talanca read parts of some of the notes aloud and it was followed by applause.

Amy Evans presented the Treasurer's Report for June 2026.

On motion of John Fogg Jr., seconded by Steven Fraind, the Treasurer's Report was approved.

Amy Evans presented the Manager's Report for June 2026.

On motion of Steven Fraind, seconded by John Fogg Jr., the purchase a new laptop for the Manager for $849.99 was approved.

Police Chief Michael McNeal provided the Chief's report for June 2026. He informed the board there are only six tickets left for the golf cart raffle and that the Touch a Truck event will be held at the Assembly of God Church this year.

DPW Foreman Ed Fenton provided his report for June 2026. He informed the Board that the work on the Carnival Grounds is complete.

Zoning Officer Brian Rhone provided his report for June 2026. He issued 13 zoning permits, and 11 building permits. Brian informed the Board that the demolition on the building will begin on Monday. Brian will contact Talen concerning houses that need to be demolished.

On motion of Steven Fraind, seconded by John Fogg Jr., the Board approved the purchase of a tablet and two computer screens for the Codes office for $1,849.96.

Engineer Rock Stahovic provided his report for June 2026.

BAJSA Representative Ernest Ashbirdge III informed the Board that BAJSA eliminated the Township payments because the fund balance is over $2 million and with the AWS tap in fee, they are hoping to be able to lower rates for the residents in Salem Township.

Fire Department Fire Chief Lee Smith submitted a report for June 2026. He informed the Board that the East Berwick Carnival raised $33,077.55 and that the new truck has arrived.

EMA Deputy Director Brian Weiners reported that a federal drill and two training sessions are coming up. He added that the drills are annual.

Shade Tree Commission member Brian Wieners had nothing to report.

Community Events dates were announced; Movies in the Park will be July 17th (Rain Date July 18th) with ***Lilo & Stitch*** playing; Touch-a-Truck is August 12th at 5:00PM at the Berwick Assembly of God Church and raffled tickets are being sold for Golf Cart prize.

Old Business:

2026 Paving Project Change Order

On motion of John Fogg Jr., seconded by Steven Fraind, a change order to add 185 linear feet on Main Street to the 2026 paving project for an additional $13,670 was approved.

Drain Quote Bowers Road – $8,103 Vodaland (Previously Approved Drain is no longer available)

On motion of John Fogg Jr., seconded by Steven Fraind, the purchase of a drain from Vodaland for $8,103, with a previous approval rescinded due to that drain being no longer manufactured, is approved.

Building Renovations HVAC & Plumbing

On motion of John Fogg Jr., seconded by Steven Fraind, a proposal for the HVAC and Plumbing portion of the building renovations from Quality Air Mechanical, Inc. for $53,093 was accepted.

Residential Garbage

The Board discussed the possibility of reimbursing residents for their garbage bills. The Solicitor with research the legal aspects for discussion at the work session.

Residential Recycling at Berwick Borough

The Manager will request an agreement from the Berwick Borough manager for consideration at a meeting.

New Business:

QTS Lot Consolidation

On motion of Steven Fraind, seconded by John Fogg Jr., an application for QTS to consolidate 180 lots, 1,700 acres, was approved with the following modifications and waivers as recommended by the Planning Commission:

1. Section 301.c – to allow the preliminary plan submission to be combined in a single

preliminary/final application

2. Section 405.1 – to allow plans larger than 50 scale for properties over two acres.

3. Section 504.a – to allow plans larger than 50 scale for properties over two acres.

4. Section 504.a – to allow plans larger than 50 scale for properties over two acres (ALTA survey).

Ordinance 1 of 2026 – Vacating Portions of Market St., Kiliti Rd., and Moskaluk Rd.

On motion of John Fogg Jr., seconded by Steven Fraind, a Board adopted Ordinance Number 1 of 2026, an ordinance vacating portions of Market Street, Kiliti Road and Moskaluk Road with Section 4 being revised to include a provision for Market Street to remain open for public use until it is absolutely necessary to close is for construction.

QTS Master Plan

On motion of Steven Fraind, seconded by John Fogg Jr., the QTS Master Plan was approved with the following modifications and waivers as recommended by the Planning Commission:

1. Section 301.c – to allow the preliminary plan submission to be combined in a single preliminary/final application

2. Section 405.1 – to allow plans larger than 50 scale for properties over two acres.

3. Section 504.a – to allow plans larger than 50 scale for properties over two acres.

4. Section 504.a – to allow plans larger than 50 scale for properties over two acres (ALTA survey).

5. Section 815.2 – to allow for cul-de-sac streets to exceed 800 feet in length and to furnish access to more than 15 dwelling units.
Portion of Moskaluk Road, Cemetery Road and Market Street are being proposed to be vacated. Cul-de-sac bulbs will be installed to still maintain access to Moskaluk Road and Market Street for those residents. The streets are existing and at the point of vacation, Market Street would be longer than 800 feet and furnish access to more than 15 dwelling units.

6. Section 902.9 – to not show sidewalks external to site.

Resolution 19 of 2026 – Adopt BAJSA Local Limits

On motion of Steven Fraind, seconded by John Fogg Jr., Resolution 19 of 2026, a resolution setting local limits for the Berwick Area Sewer Authority, has been adopted.

Moratorium on Major Centers

On motion of John Fogg Jr., seconded by Steven Fraind, the Board tabled a Curative Amendment for data center uses and energy generation stations until the works session.

Resolution 20 of 2026

On motion of John Fogg Jr., seconded by Steven Fraind, the Board adopted Resolution 20 of 2026, a resolution to apply for a Multimodal Grant for $3,000,000 for a streetscape project on Fowler Ave. and Route 11 with $1,601,032 in matching funds.

PA Municipal League Leadership Summit – $475 + $199/night

On motion of John Fogg Jr., seconded by Steven Fraind, the Board approved the Manager to attend the PA Municipal League Leadership Summit in Hershey at a cost of $475 and up to three nights at the Hershey Lodge at $199 per night.

Change August 25, 2026, Work Session to August 26, 2026, at 6:00 PM

On motion of John Fogg Jr., seconded by Steven Fraind, the Board approved changing the August 25, 2026, work session meeting to August 26, 2026, at 6:00 PM, to accommodate the EMA drill due to construction of the building.

For the Good of the Township

Gerry Olnick, resident, inquired about the stop light at Cumulus Blvd. He was informed that Penn DOT recently approved the permit and once the agreements are signed, the construction will begin and take about three months.

Roger Hill, resident, discussed tickets from the Flock system, complained about the condition of Route 11 with Malcolm Plevyak adding to the complaint. Everyone was informed that paving is scheduled to begin in August.

Mark Sterner of Salem informed the Board that his neighbors were asked to sell their property, and he wanted to know who was making the offer, and what their intentions are. He was informed that the potential buyer is scheduled to be on the agenda for the next Planning Commission meeting and he was encouraged to attend on July 23, 2026, at 5:30 PM.

Samantha Bower, resident and with Friends and Ferals asked people to reach out if they sell so that cats can be captured prior to property transfers. A representative from QTS offered to speak with Samantha after the meeting concerning feral cats on QTS property.

Ashley Bart of Hazelton asked about data center applications and was informed that there are four total; two have been approved and another two are being reviewed by the Planning Commission on July 23rd.

John Zagarski, a resident, requested that the Board consider moving the meetings to the school.

Jay Borgart of Salem thanked the Supervisors. He stated that he and his wife purchased four dozen Mine Craft beach balls to hand out at Movies in the Park, but they missed the movie and they would like to donate them to the Police to hand out at an event.

Malcolm Plevyak thanked the Board for approving the change order to pave a section of Main Street.

John Fogg commended Jay Bogart for sharing and posting true information.

Tony Allgerati of Salem discussed the reduction of sewer bills.

Karla Peterbaugh of Salem requested that the Supervisors answer as to why a list of people made certain statements and insisted that there is no transparency when a Planning Meeting is canceled. It was explained that if there is nothing on the agenda, the Planning Commission does not meet, and the meeting will be canceled.

Rachel Delp of Salem Township compared Salem Township to a County in Virginia. She said that she moved here to get away from development. She stated that the Township should get $300 million.

With no further business, the meeting adjourned at 8:39 PM.

Respectfully submitted,

Amy Evans, Manager