

WEST DEER TOWNSHIP SUPERVISORS MEETING



September 21, 2016

5:30 p.m./Executive Session

6:00 p.m./Public Hearing – Dillner ASA

6:30 p.m./Regular Business Meeting

Members present:
Dr. DiSanti _____
Mr. Florentine _____
Mr. Guerre _____
Mrs. Hollibaugh _____
Mrs. Romig _____
Mr. Vaerewyck _____
Mr. Fleming _____

**WEST DEER TOWNSHIP
Board of Supervisors
September 21, 2016**

**5:30 pm: Executive Session
6:00 pm: Public Hearing/Dillner ASA
6:30 pm: Regular Business Meeting**

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Executive Session Held
5. Registered Comments from the Public
6. Comments from the Public
7. Accept minutes
8. Monthly Financial Report
 - A. Finance Officer's Report
 - B. List of Bills
 - C. Utilities & Payroll
 - D. Tax Refunds
9. Police Chief's Report
10. Building Inspector/Code Enforcement Officer's Report
11. Report from the Parks & Recreation Board
12. Engineer's Report
13. Shoaf Street Sidewalk Repair
14. Cedar Glen Driveway Repair
15. Benjamin Street Bridge Advertisement
16. Ordinance No. 411: Acceptance of Links at Deer Run Streets
17. Authorize Advertisement: Ordinance No. 412 Pension Early Retirement Provision
18. Budget Process
19. Budget Advertisements
20. Authorize Sale of Public Works Truck
21. Resolution No. 2016-13: Vacant Property
22. Resolution No. 2016-14: Planning Module/Rebecca Residence
23. Shoff Farms – Amended Subdivision Plan
24. Set public hearing/McIntyre Heights – Conditional Use for PRD
25. Social Media
26. 13 Crest Street/Acknowledge Unsafe Structure
27. Committee Reports
28. Old Business
29. New Business
30. Set Agenda: October 19, 2016
31. Comments from the Public
32. Adjournment

1 Call to Order

2 Pledge of Allegiance

3 Roll Call - Mr. Mator . . .

4 Executive Session

REGISTERED COMMENTS FROM THE PUBLIC

- None.

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COMMENTS FROM THE PUBLIC

THE BOARD WILL HEAR COMMENT ON AGENDA AND PUBLIC-RELATED ITEMS AT THIS TIME. PLEASE APPROACH THE MICROPHONE, CLEARLY STATE YOUR NAME AND ADDRESS, AND LIMIT YOUR COMMENTS TO FIVE (5) MINUTES.

6

ACCEPT MINUTES

ATTACHED ARE THE MINUTES OF THE AUGUST 17, 2016 MEETING.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO ACCEPT THE MINUTES OF THE AUGUST 17, 2016 MEETING AS PRESENTED.

MOTION SECOND AYES NAYES

MR. VAEREWYCK	___	___	___	___
MRS. HOLLIBAUGH	___	___	___	___
DR. DISANTI	___	___	___	___
MR. FLORENTINE	___	___	___	___
MR. GUERRE	___	___	___	___
MRS. ROMIG	___	___	___	___
MR. FLEMING	___	___	___	___

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West Deer Township
Board of Supervisors
August 17, 2016
6:30 p.m.

The West Deer Township Board of Supervisors held their Regular Business Meeting at the West Deer Township Municipal Building. Members present: Jeffrey D. Fleming, Chairman; Richard W. DiSanti, Jr., Rick W. Florentine, Leonard Guerre, Shirley Hollibaugh, Joyce A. Romig and Gerry Vaerewyck. Also present were: Daniel J. Mator, Jr., Township Manager; Barbara Nardis, Finance Officer; Douglas Happel, representing Griffith, McCague, & Wallace; and Scott Shoup, representing Shoup Engineering.

Chairman Fleming opened and welcomed everyone to the meeting.

PLEDGE OF ALLEGIANCE

Moment of Silence was held for James McCaskey.

Roll Call taken by Mr. Mator -- Quorum present.

Mr. Happel announced the Board held an Executive Session at 5:30 p.m. to discuss two union matters and two litigation matters.

REGISTERED COMMENTS FROM THE PUBLIC

- Mr. Jack Dunlap, representing the Oakmont Water Authority was present and explained the process in obtaining water and summarized the previous water agreements/past projects in the Township. Topics discussed were: water extensions; cost of maintenance and expansion; grants/funding/bonds; location maps; normal maintenance service and condition of lines; and the necessity of the replacement of pipes. Mr. Dunlap answered questions from the Board on these topics. He added that he and the Township Manager keep in regular contact, and stated that Oakmont Water would be willing to continue working with the Township anytime residents desire public water service.
- Mr. and Mrs. Alan Kralik, 52 Superior Road were present to discuss the ballfield at the American Legion. Mrs. Nancy Kralik asked if she could speak a little later during the meeting.

COMMENTS FROM THE PUBLIC

Chairman Fleming asked if there were any comments at this time on the agenda and public-related items and if so, asked the public to please approach the microphone, clearly state their name and address, and limit their comments to five (5) minutes.

- None.

ACCEPT MINUTES

MOTION BY Supervisor DiSanti and SECONDED BY Supervisor Hollibaugh to accept the minutes of the July 20, 2016 meeting as presented. Motion carried unanimously 7-0.

MONTHLY FINANCIAL REPORT

Mrs. Nardis read the following Finance Officer's Report.

TOWNSHIP OF WEST DEER
FINANCE OFFICER'S REPORT
July 31, 2016

I - GENERAL FUND:

	<u>July</u>	<u>YTD</u>	<u>% of Budget</u>
Revenues	286,534.70	4,094,990.48	69.93%
Expenditures	383,180.24	3,168,139.20	54.10%

Cash and Cash Equivalents:

Sweep Account	1,095,681.39	<u>1,095,681.39</u>
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II - SPECIAL REVENUE FUNDS**Cash and Cash Equivalents:****Street Light Fund:**

Sweep Account - Restricted	29,616.54
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Fire Tax Fund:

Sweep Account - Restricted	137,913.62
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State/Liquid Fuels Fund:

Sweep Account - Restricted	3,239.33
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<u>170,769.49</u>

Investments:**Operating Reserve Fund:**

Sweep Account - Reserved	575,893.73
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Capital Reserve Fund:

Sweep Account - Reserved	346,285.56
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<u>922,179.29</u>

III - CAPITAL PROJECT FUNDS:**Cash and Cash Equivalents:**

<u>0.00</u>

<u>0.00</u>

TOTAL CASH BALANCE 07/31/16

<u><u>2,188,630.17</u></u>

Interest Earned July 2016

78.45

Restricted - Money which is restricted by legal or contractual requirements.
 Reserved - Money which is earmarked for a specific future use.

MOTION BY Supervisor Guerre and SECONDED BY Supervisor DiSanti to approve the Finance Officer's Report as submitted. Motion carried unanimously 7-0.

LIST OF BILLS

Best Wholesale Tire Co., Inc.....	3900.33
Beth's Barricades	270.00
Griffith, McCague & Wallace, PC	1615.50
Hampton Concrete Products, Inc.....	1020.00
Jordan Tax Service, Inc.....	973.98
Kress Tire.....	1706.00
North Eastern Uniforms & Equip Inc.....	1677.58
Office Depot.....	223.14
Shoup Engineering, Inc.....	3206.50
Staley Communications.....	183.47
The Lane Construction Corporation.....	616.10
Toshiba Financial Services.....	606.17
Trib Total Media	301.00
Tristani Brothers, Inc.....	2810.12
Walsh Equipment	243.17

MOTION BY Supervisor DiSanti and SECONDED BY Supervisor Hollibaugh to pay the List of Bills as submitted, and all approved reimbursable items in compliance with generally accepted accounting practices. Motion carried unanimously 7-0.

UTILITIES & PAYROLL

MOTION BY Supervisor Guerre and SECONDED BY Supervisor Romig to pay utilities and payroll from August 18, 2016 to September 21, 2016. Motion carried unanimously 7-0.

POLICE CHIEF'S REPORT

Chief Jon Lape was present and provided a summary report on the Police Department for the month of July 2016. A copy of the report is on file at the Township. Questions/comments followed.

BUILDING INSPECTOR/CODE ENFORCEMENT OFFICER'S REPORT

Mr. Bill Payne was present and provided a summary report on Code Enforcement for the month of July 2016. A copy of the report is on file at the Township. Questions/comments followed.

REGISTERED COMMENTS FROM THE PUBLIC – CONTINUED

- Mr. and Mrs. Alan Kralik, 52 Superior Road were present to continue the discussion of the ballfield at the American Legion, as was begun at the July meeting. Mrs. Nancy Kralik asked the Board if they heard from the Manning Brothers/Core Athletics in regard to the new backstop, and whether or not a timeframe was given for construction.

Mr. Bill Payne, Code Enforcement Officer, indicated he spoke to Mr. Manning and that Mr. Manning is in the process of obtaining bids for the backstop. Mr. Payne also spoke with the American Legion – who had a meeting at 5:30pm that evening – and they informed Mr. Payne that representatives would appear before the Board to discuss the matter as soon as the Legion's meeting concluded.

At this time, Chairman Fleming pointed out to the Kraliks that the issue at hand is a civil matter between the Legion and the Kraliks.

On a related, but separate matter, Mr. Payne commented that Mrs. Amy Faber from Superior Road had called him, and that she had concerns regarding traffic and safety during games. She expressed that she felt an emergency vehicle would not be able to get through the road if necessary. Mr. Payne stated he addressed the parking issue by informing Mr. Manning that it was not permissible to park on the street.

Mrs. Kralik asked the Board if they can stop fall ball until the Mannings install the new backstop. She reasoned that she felt Core Athletics is too big of an organization to play ball there.

Chairman Fleming again indicated that this was a civil matter. He explained that the Legion leases their property to Core Athletics, and the Board has no authority to tell them to cease and desist.

At this point, Chairman Fleming indicated the meeting would move on, but that the Board would revisit the matter when the representatives from the Legion arrive.

PARKS AND RECREATION BOARD REPORT

Mrs. Beverly Jordan, Chairwoman, was present and reported on the Parks & Recreation Board:

- Community Days
 - Under budget
 - 150 people registered for the Breast Cancer Walk
 - Breast Cancer Walk raised \$3,800 for Adagio which provides free mammograms
 - 48 Booths
 - 66 Participants in the Parade
 - Thanked Chief Lape, Police Department, Fire Department, EMS, Public Works Department, and the sponsors.
- August 26th – Baseball/Softball Concert in the Park
- Haunted House in October.

ENGINEER'S REPORT

The Board received the Engineer's Report submitted by Shoup Engineering, Inc. Mr. Scott Shoup represented Shoup Engineering, Inc., and summarized his meeting attendance and details of his formal report:

DEVELOPMENTS/PROJECTS

- 2016 Road Improvement Project – Contracts with Liberoni, Inc. and Youngblood Paving have been executed for the hot mix and cold mix paving projects. Liberoni began milling operations on 16 May 2016 and completed paving and backfilling operations on 10 June 2016. Youngblood Paving began preparation work on Clendenning Road on 19 July 2016 and completed paving on 23 July 2016. Backfilling of the road edge is scheduled for the week of 15 August 2016.

Mr. Shoup also reported on some damage recently done at the intersection of McMorran and Clendenning Road by an unknown car carrier vehicle. He is looking into having the damage repaired.

- Development/Subdivision Reviews
 - None.

SET PUBLIC HEARING/DONALD G. & JANE E. DILLNER PROPOSAL FOR ADDITIONS & MODIFICATIONS TO THE AGRICULTURAL SECURITY AREA IN WEST DEER TOWNSHIP

The Township received the proposal for additions and modifications to the Agricultural Security Area (ASA) within West Deer Township, pursuant to the Agricultural Area Security Law, Act 43 of 1981.

APPLICANTS: Donald G. & Jane E. Dillner
PROPERTIES: ACREAGE:
4140 Sandy Hill Road 1.61 acres
9 Old Springhouse Lane 22.5 acres
4120 Sandy Hill Road 20.09 acres
3700 Sandy Hill Road 40 acres
TOTAL ACREAGE: 84.2
Zoning District: R – Rural Estate

The next step in following the ASA timeline is for the Board to schedule a public hearing to review the proposed additions and modifications of the Dillner properties into the West Deer Township Agricultural Security Area.

Copies of the information and recommendations from the Planning Commission and the Allegheny County Conservation District will be supplied to the Board for their review at that time. The Dillners will also be present at the hearing to answer questions/comments.

MOTION BY Supervisor DiSanti and SECONDED BY Supervisor Florentine to advertise and set the public hearing for: Wednesday, 21 September 2016 at 6:00 p.m. Motion carried unanimously 7-0.

ORDINANCE NO. 410: POLICE POLICIES AND PROCEDURES

AN ORDINANCE OF THE TOWNSHIP OF WEST DEER TO APPROVE AND ADOPT NEW AND REVISED POLICE POLICIES AND PROCEDURES AND TO AUTHORIZE THE IMPLEMENTATION AND ENFORCEMENT OF SAID POLICIES AND PROCEDURES BY THE CHIEF OF POLICE AND TOWNSHIP ADMINISTRATION AND PROVIDING FOR SEVERABILITY.

After some questions, MOTION BY Supervisor DiSanti and SECONDED BY Supervisor Hollibaugh to adopt Ordinance No. 410 adopting the Police Policies and Procedures and advertise in accordance with the Law. Motion carried unanimously 7-0.

AUTHORIZE ADVERTISEMENT: ORDINANCE NO. 411 ACCEPTING LINKS AT DEER RUN STREETS

AN ORDINANCE OF THE TOWNSHIP OF WEST DEER, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, ADOPTING THE FOLLOWING STREETS IN THE LINKS AT DEER RUN: PALMER WAY, LINKS WAY, NICKLAUS WAY, PLAYER WAY, AND HOGAN WAY; AND AMENDING ORDINANCE NO. 351 TO INCLUDE THE SAME.

The Board received a letter from Mr. Shoup dated 11 August 2016 indicating the streets located in the Links of Deer Run Development were repaired and resurfaced with an asphalt wearing course and all of the work was performed under inspection by a representative of his office.

The Board will consider adoption of Ordinance No. 411 at their 21 September 2016 meeting.

MOTION BY Supervisor Vaerewyck and SECONDED BY Supervisor DiSanti to authorize the advertisement of Ordinance No. 411 accepting the streets in the Links at Deer Run. Motion carried unanimously 7-0.

PUBLIC WORKS 2007 MOWER

Sealed bids were received and opened on 11 August 2016 at 2:00 p.m. for the sale of the 2007 Scag Turf Tiger mower, as is condition.

The following three bids were received:

<u>BIDDERS</u>	<u>TOTAL PRICE</u>
1) Allegheny Valley Chiropractic Assoc.	\$1,436.25
2) Gary Parrish	\$1,160.00
3) Hollibaugh Landscaping	\$ 685.00

MOTION BY Supervisor Florentine and SECONDED BY Supervisor Hollibaugh to authorize the sale of the 2007 Scag Turf Tiger mower, as is condition, to Allegheny Valley Chiropractic Association in the amount of \$1,436.25. A roll call vote was taken. Members voting yes, Mrs. Romig, Mr. Florentine, Mr. Guerre, Mr. Vaerewyck, Mrs. Hollibaugh, and Mr. Fleming. Member abstaining, Dr. DiSanti. Motion carried, 6- yes and 1- abstention.

ACCEPT MMOs

The Board received the 2017 Minimum Municipal Obligations for the Police and Municipal Employee Pension Plans.

MOTION BY Supervisor DiSanti and SECONDED BY Supervisor Hollibaugh to acknowledge receipt of the 2017 Minimum Municipal Obligations for the Police and Municipal Employee Pension Plans. Motion carried unanimously 7-0.

REPAIR OF THE SIDEWALK ON SHOAF STREET AND REPAIR THE CEDAR GLEN DRIVEWAY

Mr. Shoup reported he was only able to receive one quote each for the repair of the sidewalk on Shoaf Street and the repair of the Cedar Glen driveway and asked the Board to table these two items until next month's meeting.

MOTION BY Supervisor DiSanti and SECONDED BY Supervisor Vaerewyck to TABLE the sidewalk repair on Shoaf Street and the repair of the Cedar Glen driveway. Motion carried unanimously 7-0.

RESOLUTION NO. 2016-11: VACANT PROPERTIES

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WEST DEER ACKNOWLEDGING THAT THE ACQUISITION AND SUBSEQUENT DISPOSITION OF TWO PARCELS WITH LOT AND BLOCK NUMBERS 2012-S-82 AND 1362-A-344 WOULD BE IN ACCORDANCE WITH THE COMPREHENSIVE PLAN OF THE MUNICIPALITY.

Property locations:

- Vacant lot – 414 Hawthorne Lane
- Vacant lot – 22 Blue Row

MOTION BY Supervisor Florentine and SECONDED BY Supervisor DiSanti to adopt Resolution No. 2016-11 acknowledging that the acquisition and subsequent disposition of two parcels with Lot and Block numbers 2012-S-82 and 1362-A-344 would be in accordance with the Comprehensive Plan of the Municipality. Motion carried unanimously 7-0.

AUTHORIZE ADVERTISEMENT: ORDINANCE NO. 412 – PENSION EARLY RETIREMENT

AN ORDINANCE OF THE TOWNSHIP OF WEST DEER, COUNTY, OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, AMENDING THE POLICE PENSION PLAN TO PROVIDE FOR EARLY RETIREMENTS.

MOTION BY Supervisor Vaerewyck and SECONDED BY Supervisor Romig to TABLE the advertisement of Ordinance No. 412. Motion carried unanimously 7-0.

B7 SOFTBALL FENCE BIDS

Deer Lakes Youth Softball has been working with the Township to improve the B7 ball field at Bairdford Park. Softball received the following three quotes to furnish and install fencing at the B7 field at Bairdford Park:

1) Ford Fencing	\$11,800.00
2) Penn Fencing, Inc.	\$16,069.97
3) Allegheny Fence Construction Co., Inc.	\$22,848.00

Mr. Rick Cerra, representing Deer Lakes Softball, was present and explained the bids received and recommended the Ford Fencing bid.

After some discussion, MOTION BY Supervisor DiSanti and SECONDED BY Supervisor Hollibaugh to award the fence quote at Bairdford Park to Ford Fencing in the amount of \$11,800.00. Motion carried unanimously 7-0.

REBECCA RESIDENCE PILOT AGREEMENT

The Board received the Payment In Lieu Of Tax (PILOT) Agreement between the Deer Lakes School District, the Township of West Deer, the County of Allegheny, and Concordia/Rebecca Residence.

Chairman Fleming asked Mr. Happel to explain to everyone in attendance what the agreement meant.

Mr. Happel first advised the Board that the agreement the Board received is in draft form. He mentioned that he had been in contact with the School District, and the District has not yet voted to approve the agreement, but that the terms are acceptable to them. He added that he had not heard from the County. In light of these facts, Mr. Happel recommended the Township not approve the agreement that night.

Mr. Happel explained that Concordia/Rebecca Residence runs a 60-bed skilled nursing facility and a 65-bed personal care facility. They are a tax-exempt organization and are therefore not subject to real estate taxes on the particular use of the existing property.

Mr. Happel explained that administrators of Concordia/Rebecca Residence are proposing to include independent living apartments on the property. He stated that there are laws in the Commonwealth of Pennsylvania that state an independent living facility – though normally taxable – could possibly be considered tax-exempt if they are an extension of a tax-exempt facility such as Concordia/Rebecca Residence.

Mr. Happel explained that Concordia/Rebecca Residence approached the County, the School District, and the Township with a PILOT agreement rather than litigate whether or not the independent living facility would be tax-exempt.

The site/development plan was submitted by Concordia/Rebecca Residence to Mr. Payne. Mr. Mator asked Mr. Payne the cost of the new independent living facility, and Mr. Payne indicated the dollar amount of the improvement is \$21 million dollars.

Mr. Mator pointed out the Township would receive only \$9,000.00 a year from the PILOT agreement, and calculated that the Township would be losing around \$32,000 per year if the development was determined to be taxable and the Board accepted the PILOT agreement.

Chairman Fleming asked how the amount would be impacted if property tax rates were to increase. Mr. Happel informed him that the agreement drives the payment, so Concordia/Rebecca Residence is only agreeing to pay for what is in the PILOT Agreement. Property tax rates would not affect the payments.

Mr. Happel indicated a representative from Concordia/Rebecca Residence could be present at the next meeting, and additional discussion took place.

MOTION BY Supervisor DiSanti and SECONDED BY Supervisor Hollibaugh to TABLE the PAYMENT IN LIEU OF TAX AGREEMENT between the Deer Lakes School District, the Township of West Deer, and the County of Allegheny and Concordia/Rebecca Residence. Motion carried unanimously 7-0.

SENIOR CENTER EXTERIOR

The Board received a quote from local contractor Stucco Maintenance of Pittsburgh in the amount of \$5,248.00 to repair the exterior DRYVIT (stucco) siding at the Senior Center.

MOTION BY Supervisor Vaerewyck and SECONDED BY Supervisor Guerre to award the repair of the exterior DRYVIT (stucco) siding at the Senior Center to Stucco Maintenance of Pittsburgh in the amount of \$5,248.00. Motion carried unanimously 7-0.

COMMITTEE REPORTS

The Committee Chairperson reported on their Committee updates:

- 1) Mr. Florentine – Engineering & Public Works Committee
- 2) Dr. DiSanti – Financial Legal, and Human Resources Committee
- 3) Mr. Vaerewyck – EMS Oversight Committee
- 4) Mr. Vaerewyck – COG Report

OLD BUSINESS

- Supervisor Vaerewyck commented that the Girl Scout leader who led the painting work at the senior citizen center a couple years ago was “very, very upset” that she did not receive a plaque for the work the troop performed. He stated that she informed him that she submitted a list of names and the information to the Township, and that the Board promised them a plaque. Mr. Vaerewyck said that 2 ½ years ago there was a motion approving the plaque, nothing was ever done, and that the leader expressed displeasure over the lack of appreciation. He then asked Mr. Mator to complete this task.

Mr. Mator replied that he would do so if the Board approves the action. Mr. Vaerewyck replied that the Board already approved it, and that former Supervisor Larry McManus made the motion at the aforementioned meeting.

Mr. Vaerewyck asked if another motion needed to be made that evening, and Mr. Mator replied not if the Board already approved it and was okay with it. Based on the information provided by

Supervisor Vaerewyck, the members of the Board informally agreed to follow through with the original motion.

- Mr. Vaerewyck followed his July discussion regarding social media and indicated the Tribune Review published an article discussing municipalities using social media in a positive light. He highlighted the portions of the article supporting municipal social media presence, and noted a “Laurels and Lances” section of the local newspaper and its call for municipal involvement. Supervisor Vaerewyck stated he thought the Board should go forward with creating a social media presence and requested this item again be placed on the Agenda for next month.
- Mr. Vaerewyck indicated the Board received the budget schedule from the Township Manager and commented on the budget process. He advocated the position that, once again, the Township is “doing it backwards” by having the departments and Township Manager create the first draft of the Budget based on their needs, and that it is the Board of Supervisors who should be setting the priorities and directing the departments as to what each department needs.

NEW BUSINESS

- None

SET AGENDA: REGULAR BUSINESS MEETING

September 21, 2016

6:00 p.m. – Public Hearing/Dillner ASA

6:30 p.m. – Regular Business Meeting

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Executive Session Held
5. Registered Comments from the Public
6. Comments from the Public
7. Accept Minutes
8. Monthly Financial Report
 - A. Finance Officer’s Report
 - B. List of Bills
 - C. Utilities & Payroll
 - D. Tax Refunds
9. Police Chief’s Report
10. Building Inspector/Code Enforcement Officer’s Report
11. Report from the Parks & Recreation Board
12. Engineer’s Report
13. Ordinance 411: Acceptance of Links at Deer Run Streets
14. Ordinance 412: Pension Early Retirement Provision
15. Authorize Advertisement: Administrative Policies & Procedures
16. Authorize Sale of Public Works Truck
17. Nike Site Earthwork
18. Nike Site Handicapped Ramps/Walking Trails
19. CDBG Grant Application
20. Benjamin Street Bridge Advertisement
21. Budget Advertisements
22. Committee Reports
23. Old Business

24. New Business
25. Set Agenda/October 19, 2016
26. Comments from the Public
27. Adjournment

Items Added:

- Shoaf Sidewalk
- Cedar Glen Driveway
- Ordinance No. 412
- Rebecca Residence PILOT Agreement

Mr. Vaerewyck requested the Budget Priorities and Social Media Policies be added.

- Budget Priorities
- Social Media Policies

Mr. Mator indicated that – in regard to the budget – the Township Code clearly states the Manager creates the first draft of the Budget. He stated that he therefore did not understand Supervisor Vaerewyck's position, and asked Mr. Vaerewyck if he was proposing the Board tell the Chief of Police and the Public Works Foreman what they need. Mr. Vaerewyck replied in the affirmative.

Supervisor Vaerewyck then asked Mr. Mator if he was suggesting that the Pennsylvania State Association of Township Supervisors was publishing incorrect information and recommendations. Mr. Mator responded that he believed Mr. Vaerewyck was interpreting what they are saying differently from how the Association intended it to be interpreted.

Mr. Mator brought the discussion back to the West Deer budgetary policy, and stated that if the Board proceeded the way Supervisor Vaerewyck recommended, then the Board would then be in violation of its own Code. Mr. Vaerewyck replied "no we wouldn't."

Chairman Fleming interjected, and asked Supervisor Vaerewyck how any supervisor – elected to four-year terms – could tell the trusted employees who are here every day what they need and what they do not need. He added that the Township hired these employees to do a job, and commended them.

Mr. Vaerewyck replied by shifting from his original position that the Board should direct the departments, and instead stated that the Board should set the overall spending policies and objectives in the Township (e.g., roads, parks, buildings, etc.). Chairman Fleming and Supervisor Florentine responded "we do."

Supervisor Guerre recommended ending the discussion, and stated that the motion should be placed on the agenda for the next month and put to rest once and for all.

Supervisor Florentine replied to Mr. Vaerewyck that the Board has already set overall spending policies and objectives. He stated that "our number one thing is not social media, it's roads." Mr. Florentine added that the Township can no longer afford to fall behind on roads.

Supervisor Vaerewyck disagreed, and used the example that many residents have told him that roads are not their number one priority, but that a community center was. Mr. Florentine stated that Mr. Vaerewyck himself "shot down" the idea of a community center during his political campaign.

Mr. Vaerewyck responded "that wasn't what was discussed," and stated that the Board should discuss the issues.

Supervisor DiSanti addressed the Chairman and stated that he felt the supervisors address issues in a timely fashion at every meeting. He explained that the members meet and discuss issues at the regular business meetings, at committee meetings, and field concerns from the residents and employees. Dr. DiSanti then

expressed his support of the budget process the Township has used, and stated that it works. He concluded by stating that issues are addressed every day. Chairman Fleming agreed.

Supervisor Florentine concluded the discussion by addressing Mr. Vaerewyck directly. He stated that he could no longer believe what Supervisor Vaerewyck says since Mr. Vaerewyck stated at a public meeting that he was allowed to lie. Supervisor Vaerewyck disputed that statement, and asserted it was never said. Mr. Florentine replied that it was in the minutes, and directed anyone in attendance to "check the minutes."

Chairman Fleming then ended the discussion.

COMMENTS FROM THE PUBLIC

Chairman Fleming asked if there were any comments at this time on the agenda and public-related items and if so, asked the public to please approach the microphone, clearly state their name and address, and limit their comments to five (5) minutes.

- Mr. Dennis Martinez, Kaufman Road, Service Officer of the American Legion, and Mr. Mike Horchar, Michael Road, Commander of the American Legion, were present and spoke in regard to the Legion ballfield. Mr. Horchar reported the American Legion leased the field to Core Athletics. Core Athletics made improvements to the field and added large poles and netting. When the *No Trespassing* signs went up and threats were made, they were told not to go into their yard. They also addressed the parking.

Additional discussion was held, with the Board and Mr. Payne asking questions regarding issues such as fencing, parking, and the backstop.

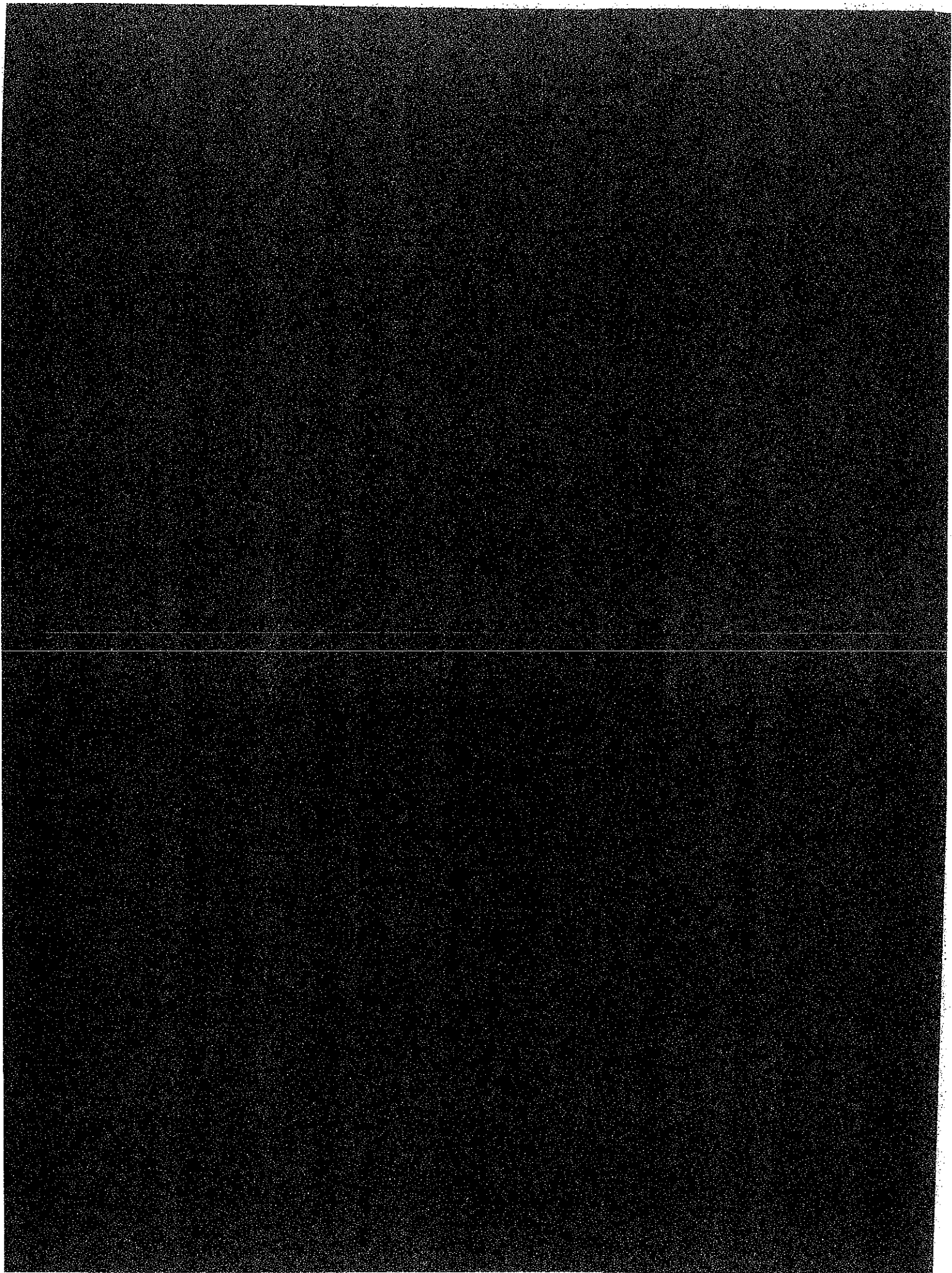
Dr. DiSanti and Chairman Fleming thanked the members of the American Legion for coming to the meeting and working with the neighbors to alleviate the concerns/issues.

- Mr. Jim Cesnick, Michael Road, commented the acoustics in the meeting room are horrible and requested the Board work on improving the sound quality in the meeting room.

ADJOURNMENT

MOTION BY Supervisor DiSanti and SECONDED BY Supervisor Hollibaugh to adjourn the meeting at 8:20 p.m. Motion carried unanimously 7-0. Meeting adjourned.

Daniel J. Mator, Jr., Township Manager



MONTHLY FINANCIAL REPORT

A) **FINANCE OFFICER'S REPORT**

MRS. NARDIS.....

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO APPROVE THE FINANCE OFFICER'S REPORT AS SUBMITTED.

MOTION SECOND AYES NAYES

MRS.HOLLIBAUGH	___	___	___	___
DR. DISANTI	___	___	___	___
MR. FLORENTINE	___	___	___	___
MR. GUERRE	___	___	___	___
MRS. ROMIG	___	___	___	___
MR. VAEREWYCK	___	___	___	___
MR. FLEMING	___	___	___	___

8-A

TOWNSHIP OF WEST DEER
FINANCE OFFICER'S REPORT
August 31, 2016

I - GENERAL FUND:

	<u>August</u>	<u>YTD</u>	<u>% of Budget</u>
Revenues	328,092.93	4,423,083.41	75.53%
Expenditures	265,421.74	3,433,560.94	58.64%

Cash and Cash Equivalents:
Sweep Account

	1,153,674.40	1,153,674.40
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II - SPECIAL REVENUE FUNDS

Cash and Cash Equivalents:

Street Light Fund:

Sweep Account - Restricted	24,259.96
----------------------------	-----------

Fire Tax Fund:

Sweep Account - Restricted	129,708.35
----------------------------	------------

State/Liquid Fuels Fund:

Sweep Account - Restricted	3,240.13
----------------------------	----------

157,208.44

Investments:

Operating Reserve Fund:

Sweep Account - Reserved	575,917.44
--------------------------	------------

Capital Reserve Fund:

Sweep Account - Reserved	346,285.68
--------------------------	------------

922,203.12

III - CAPITAL PROJECT FUNDS:

Cash and Cash Equivalents:

	0.00	0.00
--	------	------

TOTAL CASH BALANCE 8/31/16

2,233,085.96

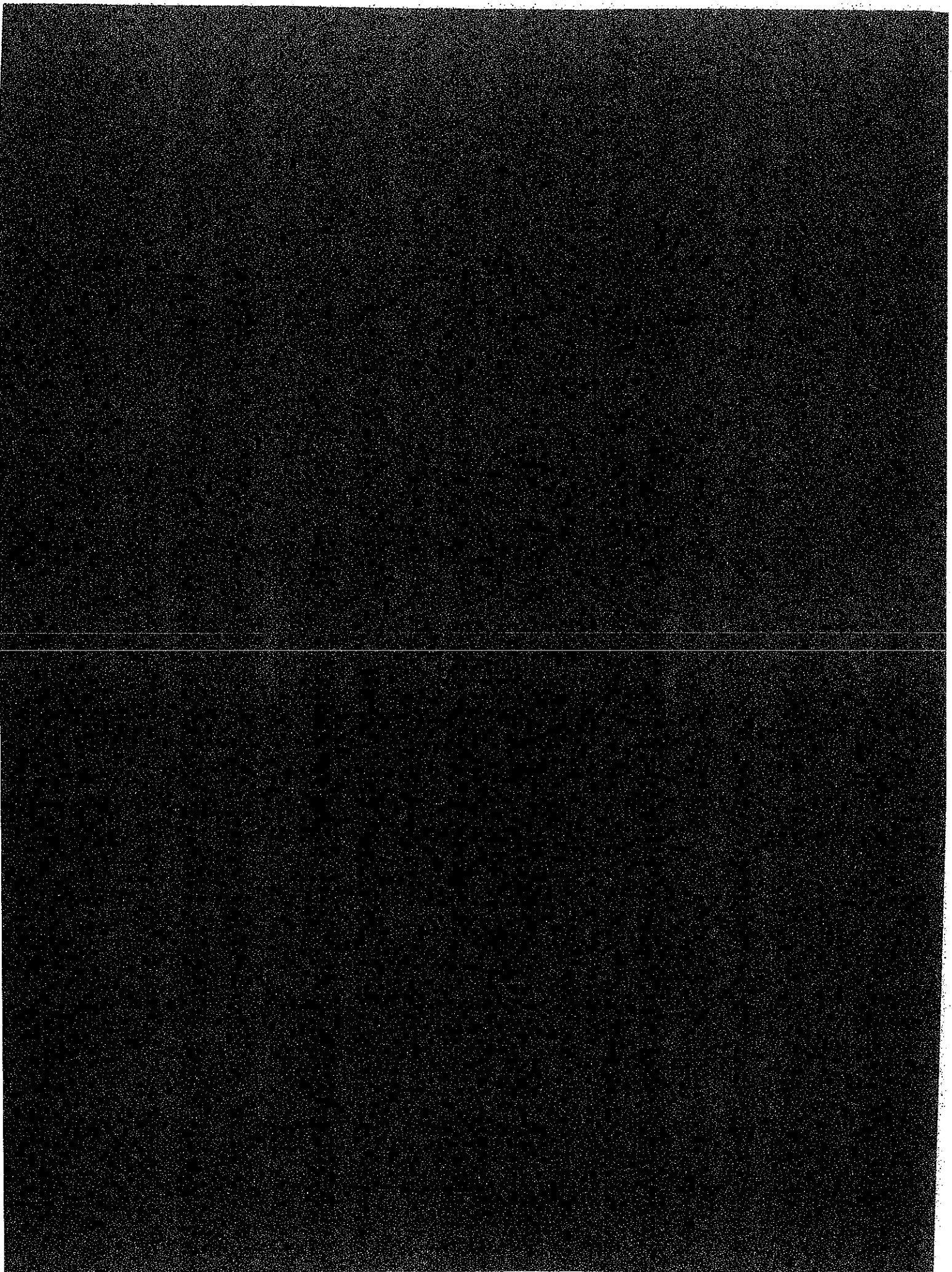
Interest Earned August 2016

85.50

Restricted - Money which is restricted by legal or contractual requirements.
Reserved - Money which is earmarked for a specific future use.

INTEREST EARNED - 2016

	<u>AUGUST</u>	<u>YTD</u>
GENERAL FUND	\$53.98	\$340.37
STREET LIGHT FUND	\$1.19	\$9.59
FIRE TAX FUND	\$5.82	\$28.00
OPERATING RESERVE	\$23.71	\$178.23
STATE FUND	\$0.80	\$455.02
CAPITAL RESERVE	<u>\$0.00</u>	<u>\$78.25</u>
TOTAL INTEREST EARNED	<u><u>\$85.50</u></u>	<u><u>\$1,089.46</u></u>



B) LIST OF BILLS

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO PAY THE LIST OF BILLS AS SUBMITTED, AND ALL APPROVED REIMBURSABLE ITEMS IN COMPLIANCE WITH GENERALLY ACCEPTED ACCOUNTING PRACTICES.

MOTION SECOND AYES NAYES

DR. DISANTI	—	—	—	—
MR. FLORENTINE	—	—	—	—
MR. GUERRE	—	—	—	—
MRS. ROMIG	—	—	—	—
MR. VAEREWYCK	—	—	—	—
MRS. HOLLIBAUGH	—	—	—	—
MR. FLEMING	—	—	—	—

8-B

Due Dates: 09/15/2016 thru 09/15/2016

Vendor Name/Desc	Acct#/Proj	Invoice#	Amount Due	Discount	Cancelled	Paid	Un-Paid	Check#	Check Amt.
00026 AIR-VAC INC	430.372	31179	5760.00				5760.00		
Road: Crack f11ler	0816	08/23/2016	09/15/2016	08/25/2016					
Name: AIR-VAC INC			5760.00				5760.00		

00553 BEST WHOLESALE TIRE	410.374	7219	431.75				431.75		
Police: Car #36:alte	0816	08/01/2016	09/15/2016	09/08/2016					
00553 BEST WHOLESALE TIRE	410.374	7386	85.00				85.00		
Police: Car #37:Alig	0816	08/19/2016	09/15/2016	09/08/2016					

00553 BEST WHOLESALE TIRE	410.374	7411	252.50				252.50		
Police: Car #33:R &	0816	08/23/2016	09/15/2016	09/08/2016					
00553 BEST WHOLESALE TIRE	410.374	7425	361.83				361.83		
Police: Car #39:Muff	0816	08/24/2016	09/15/2016	09/08/2016					

00553 BEST WHOLESALE TIRE	410.374	7475	419.50				419.50		
Police: Car #33: fue	0816	08/30/2016	09/15/2016	09/09/2016					
Name: BEST WHOLESALE TIRE CO, INC			1550.58				1550.58		

00014 BETH'S BARRICADES	430.245	56794	198.00				198.00		
Road:Orange 28" Refl	0816	08/17/2016	09/15/2016	08/23/2016					
00014 BETH'S BARRICADES	457.249	57236	800.00				800.00		
Community Days: Sign	0816	08/31/2016	09/15/2016	09/07/2016					
Name: BETH'S BARRICADES			998.00				998.00		

10315 GRIFFITH, MCCAGUE &	404.111	270875	864.50				864.50		
Legal Services: Gene	0816	08/31/2016	09/15/2016	09/12/2016					
10315 GRIFFITH, MCCAGUE &	404.111	270876	57.00				57.00		
Legal Services: Rock	0816	08/31/2016	09/15/2016	09/12/2016					

10315 GRIFFITH, MCCAGUE &	404.111	270877	76.00				76.00		
Legal Services: Carr	0816	08/31/2016	09/15/2016	09/12/2016					
10315 GRIFFITH, MCCAGUE &	404.111	270878	161.50				161.50		
Legal Services: Vaer	0816	08/31/2016	09/15/2016	09/12/2016					

10315 GRIFFITH, MCCAGUE &	404.111	270879	47.50				47.50		
Legal Services: Home	0816	08/31/2016	09/15/2016	09/12/2016					
Name: GRIFFITH, MCCAGUE & WALLACE, PC			1206.50				1206.50		

ACCOUNTS PAYABLE - UNPAID VOUCHER REGISTER

By Name
Cutoff as of: 12/31/9999

Time: 2:07 pm
Date: 09/15/2016
Page: 2

Due Dates: 09/15/2016 thru 09/15/2016

Vendor	Name/Desc	Acct#/Proj	Invoice#	Amount Due	Discount	Cancelled	Paid	Un-Paid	Check#	Check Amt.
00005	HEI-WAY, LLC Road: Col'd Patch	430.372 0816	60811007 08/12/2016	771.06				771.06		
00005	HEI-WAY, LLC Road: Col'd Patch	430.372 0916	60902004 09/06/2016	691.57				691.57		
00005	HEI-WAY, LLC Road: Col'd Patch	430.372 0916	60909004 09/12/2016	735.00				735.00		
Name: HEI-WAY, LLC				2197.63				2197.63		
00106	JORDAN TAX SERVICE, Delinquent R E Tax C	403.140 0816	8-C-#171 08/22/2016	1056.97				1056.97		
00106	JORDAN TAX SERVICE, Demolition: Delinque	403.140 0816	8-C-#172 08/22/2016	4.69				4.69		
Name: JORDAN TAX SERVICE, INC.				1061.66				1061.66		
00362	KRESS TIRE Police: CAR #33	410.374 0816	9215-28 08/02/2016	525.08				525.08		
00362	KRESS TIRE Police: CAR #37	410.374 0816	9219-15 08/18/2016	573.72				573.72		
00362	KRESS TIRE Road: Trk #1-mount/b	430.374 0816	9219-34 08/19/2016	82.00				82.00		
00362	KRESS TIRE Zoning: Repair Flat	413.374 0816	9219-41 08/19/2016	18.50				18.50		
00362	KRESS TIRE Park: Flat repair-tr	454.374 0916	9356-45 09/09/2016	20.00				20.00		
00362	KRESS TIRE Road: Service Call:	430.374 0916	9357-23 09/07/2016	125.00				125.00		
Name: KRESS TIRE				1344.30				1344.30		
00542	MARKL SUPPLY POL: 12GA 00 Bucksho	410.239 0816	16200-4 08/10/2016	120.95				120.95		
00542	MARKL SUPPLY POL: 12GA 00 Bucksho	410.239 0816	16200-5 08/18/2016	120.95				120.95		
Name: MARKL SUPPLY				241.90				241.90		

By Name
Cutoff as of: 12/31/9999

Time: 2:07 pm
Date: 09/15/2016
Page: 3

Due Dates: 09/15/2016 thru 09/15/2016

Vendor	Name/Desc	Acct#/Proj	Invoice#	Amount Due	Discount	Cancelled	Paid	Un-Paid	Check#	Check Amt.
00325	MRM WORKERS' COMP FU 1st Install: Workmen	486.354 0916	1617PRJ1638 09/01/2016	26694.99				26694.99	N	
Name: MRM WORKERS' COMP FUND										
00205	NORTH EASTERN UNIFORMS	410.190 0816	31187 08/01/2016	103.99				103.99	N	
	Police: 5/11-shurina									
00205	NORTH EASTERN UNIFORMS	410.190 0816	32766 08/25/2016	252.95				252.95	N	
	Police: Mikus:jacket									
Name: NORTH EASTERN UNIFORMS & EQUIP INC.										
00053	NORTH HILLS COG SRT 2016 Pro-Rata SRT Ve	410.450 0816	73 08/26/2016	1200.00				1200.00	N	
Name: NORTH HILLS COG SRT VEHICLE MAINTENANCE										
00657	OFFICE DEPOT	409.226 0816	852153723001 08/01/2016	-57.99				-57.99	N	
	Cleaning Supplies									
00657	OFFICE DEPOT	406.210 0816	855945786001 08/19/2016	-100.47				-100.47	N	
	Office Supplies									
00657	OFFICE DEPOT	406.210 0816	855949922001 08/16/2016	297.61				297.61	N	
	Office Supplies									
00657	OFFICE DEPOT	406.210 0816	856256841001 08/16/2016	447.91				447.91	N	
	Office Supplies									
00657	OFFICE DEPOT	409.226 0816	857767011001 08/17/2016	16.83				16.83	N	
	Cleaning Supplies									
00657	OFFICE DEPOT	406.210 0816	857767011001 08/17/2016	10.06				10.06	N	
	Office Supplies									
00657	OFFICE DEPOT	409.226 0816	857767054001 08/17/2016	115.98				115.98	N	
	Cleaning Supplies									
00657	OFFICE DEPOT	406.210 0916	863129366001 09/09/2016	240.08				240.08	N	
	Office Supplies									
00657	OFFICE DEPOT	409.226 0916	863129366001 09/09/2016	9.58				9.58	N	
	Cleaning Supplies									
Name: OFFICE DEPOT										
				979.59				979.59		

ACCOUNTS PAYABLE - UNPAID VOUCHER REGISTER

By Name
Cutoff as of: 12/31/9999

Time: 2:07 pm
Date: 09/15/2016
Page: 4

Due Dates: 09/15/2016 thru 09/15/2016

Vendor	Name/Desc	Acct#/Proj	Invoice#	Amount Due	Discount	Cancelled	Paid	Un-Paid	Check#	Check Amt.
00830	SHOUP ENGINEERING IN Duryea	408.319	0816	16-305	08/31/2016	122.50	09/15/2016	09/07/2016		122.50
00830	SHOUP ENGINEERING IN Links @	408.319	0816	16-306	08/31/2016	122.50	09/15/2016	09/07/2016		122.50
00830	SHOUP ENGINEERING IN Miscell	408.313	0816	16-307	08/31/2016	1258.00	09/15/2016	09/07/2016		1258.00
00830	SHOUP ENGINEERING IN Shoff F	408.319	0816	16-308	08/31/2016	147.00	09/15/2016	09/07/2016		147.00
00830	SHOUP ENGINEERING IN Road Im	408.316	0816	16-314	08/30/2016	8100.00	09/15/2016	09/09/2016		8100.00
Name: SHOUP ENGINEERING INC.				9750.00				9750.00		
00674	STALEY COMMUNICATTON	410.328	0916	84453	09/06/2016	126.00	09/15/2016	09/07/2016		126.00
00674	STALEY COMMUNICATTON	430.327	0916	84454	09/06/2016	57.47	09/15/2016	09/07/2016		57.47
Name: STALEY COMMUNICATIONS				183.47				183.47		
00207	THE LANE CONSTRUCTIO	430.372	0816	1732828	08/16/2016	406.44	09/15/2016	08/22/2016		406.44
00207	THE LANE CONSTRUCTIO	430.372	0816	1733276	08/17/2016	520.05	09/15/2016	08/22/2016		520.05
00207	THE LANE CONSTRUCTIO	430.372	0816	1733753	08/18/2016	416.54	09/15/2016	08/25/2016		416.54
00207	THE LANE CONSTRUCTIO	430.372	0816	1735711	08/23/2016	391.30	09/15/2016	08/30/2016		391.30
00207	THE LANE CONSTRUCTIO	430.372	0816	1736730	08/25/2016	506.92	09/15/2016	09/09/2016		506.92
00207	THE LANE CONSTRUCTIO	430.372	0816	1737186	08/29/2016	363.02	09/15/2016	09/02/2016		363.02
00207	THE LANE CONSTRUCTIO	430.372	0916	1739153	09/01/2016	1286.36	09/15/2016	09/09/2016		1286.36

Due Dates: 09/15/2016 thru 09/15/2016

Vendor	Name/Desc	Acct#/Proj	Invoice#	Amount Due	Discount	Cancelled	Paid	Un-Paid	Check#	Check Amt.
00207	THE LANE CONSTRUCTION Road: Asphalt	430.372 0916	1739180 09/02/2016	866.44				866.44	N	
00207	THE LANE CONSTRUCTION Road: Asphalt	430.372 0916	1739914 09/07/2016	1548.25				1548.25	N	
00207	THE LANE CONSTRUCTION Road: Asphalt	430.372 0916	1740880 09/08/2016	200.68				200.68	N	

Name: THE LANE CONSTRUCTION CORPORATION

6506.00

6506.00

00577	TOSHIBA FINANCIAL SE Lease & Maintenance	406.261 0916	65485508 09/04/2016	366.42				366.42	N	
00577	TOSHIBA FINANCIAL SE Lease & Maintenance	410.261 0916	65485508 09/04/2016	239.75				239.75	N	

Name: TOSHIBA FINANCIAL SERVICES

606.17

606.17

00327	TRIB TOTAL MEDIA Twp: Adv: Garbage bi	404.341 0816	1776376 08/22/2016	369.80				369.80	N	
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00327	TRIB TOTAL MEDIA Twp: Adv: Ordinance	404.341 0816	1776558 08/23/2016	111.80				111.80	N	
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00327	TRIB TOTAL MEDIA Twp: Adv: Meeting 9/	404.341 0916	1781176 09/01/2016	111.80				111.80	N	
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00327	TRIB TOTAL MEDIA Twp: Adv 9/21-Agricu	404.341 0916	1783673 09/06/2016	193.50				193.50	N	
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Name: TRIB TOTAL MEDIA

786.90

786.90

00067	TRISTANI BROTHERS, I Road:Trk #9 Inspecti	430.374 0816	160820 08/31/2016	444.44				444.44	N	
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Name: TRISTANI BROTHERS, INC.

444.44

444.44

00074	WALSH EQUIPMENT Road: hinge body ass	430.374 0816	P82608 08/30/2016	100.91				100.91	N	
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00074	WALSH EQUIPMENT Road:Skid steer-repa	430.374 0816	W09611 08/12/2016	1866.96				1866.96	N	
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00074	WALSH EQUIPMENT Road:Highlife:replac	430.374 0816	W09612 08/12/2016	679.64				679.64	N	
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By Name

Cutoff as of: 12/31/9999

Time: 2:07 pm
Date: 09/15/2016
Page: 6

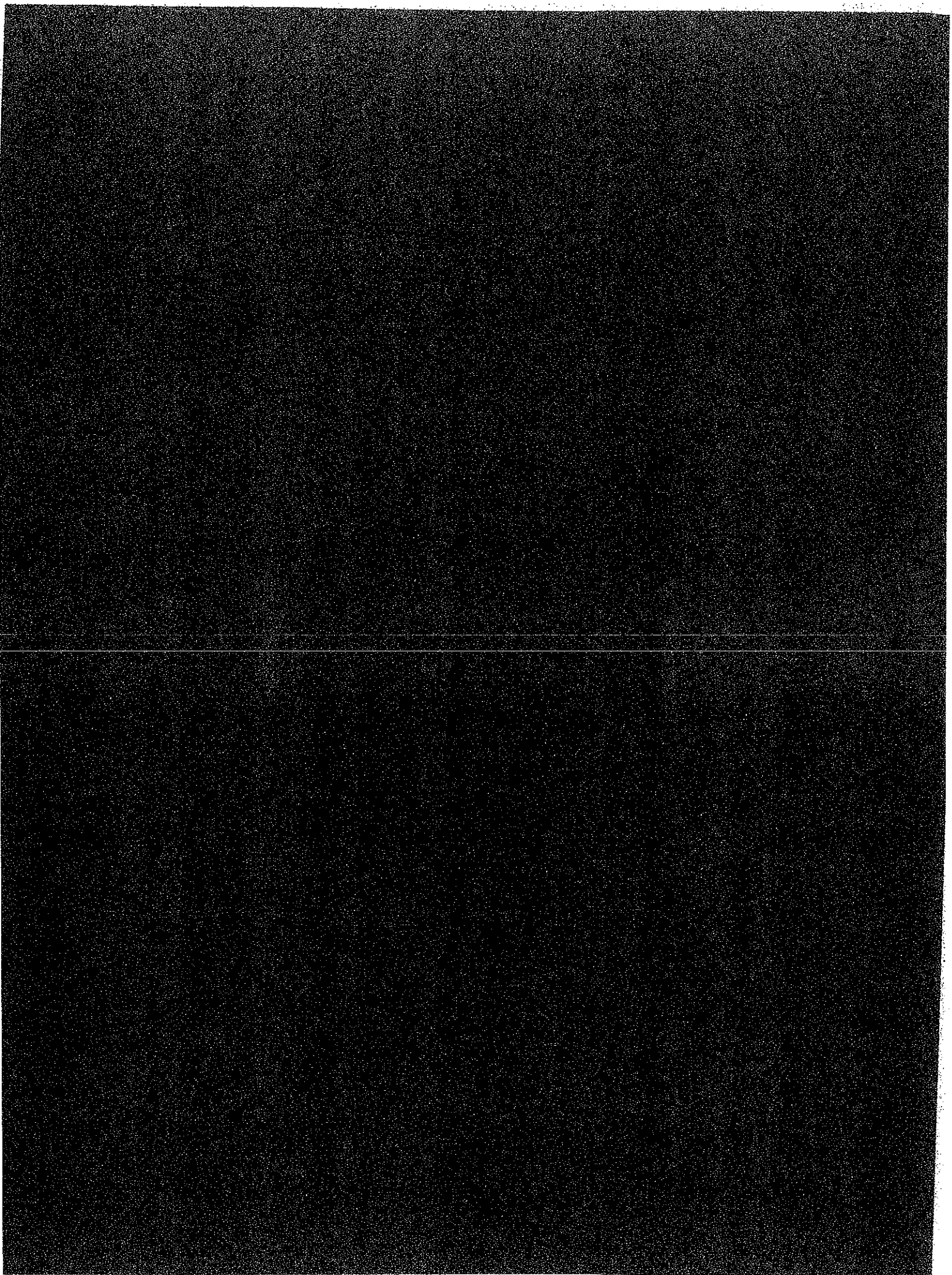
Due Dates: 09/15/2016 thru 09/15/2016

Vendor	Name/Desc	Acct#/Proj	Invoice#	Amount Due	Discount	Cancelled	Paid	Un-Paid	Check#	Check Amt.
Name: WALSH EQUIPMENT										
00211	YOUNGBLOOD PAVING IN 430.610		#1-FINAL	188782.87			188782.87			
	#1-Paving Project Ap 0916		09/09/2016	09/15/2016	09/09/2016				N	
Name: YOUNGBLOOD PAVING INC				188782.87			188782.87			

FINAL TOTALS:

253299.45

253299.45



C) UTILITIES & PAYROLL

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO PAY UTILITIES AND PAYROLL FROM SEPTEMBER 22, 2016 TO OCTOBER 19, 2016.

	MOTION	SECOND	AYES	NAYES
MRS. ROMIG	—	—	—	—
MR. FLORENTINE	—	—	—	—
MR. GUERRE	—	—	—	—
MR. VAEREWYCK	—	—	—	—
MRS. HOLLIBAUGH	—	—	—	—
DR. DISANTI	—	—	—	—
MR. FLEMING	—	—	—	—

8-C

D) TAX REFUNDS

THE BOARD IS IN RECEIPT OF THE ATTACHED LISTS FROM THE TAX COLLECTOR REQUESTING THE ISSUANCE OF TAX REFUNDS DUE TO ASSESSMENT CHANGES BY ALLEGHENY COUNTY FOR THE YEARS 2015 AND 2016.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO ISSUE THE TAX REFUNDS AS SUBMITTED BY THE TAX COLLECTOR.

(Do not have to read the listthe names, lot & block, & amounts will be typed in the minutes.)

	MOTION	SECOND	AYES	NAYES
MR. FLORENTINE	___	___	___	___
MR. GUERRE	___	___	___	___
MR. VAEREWYCK	___	___	___	___
MRS. HOLLIBAUGH	___	___	___	___
DR. DISANTI	___	___	___	___
MRS. ROMIG	___	___	___	___
MR. FLEMING	___	___	___	___

8-D

WEST DEER TOWNSHIP

Date: 08/12/16
Time: 12:01:22

REAL ESTATE TAX REFUNDS FOR BOARD APPROVAL
August 2016

Page: 1

Refunds Due to County Change Orders

Payable to: MARKS LEE
1924 SHALER DRIVE
GLENSHAW PA 15116

Lot & Block 1667-S-320

Refund of 167.24 due for tax year: 2015

Orig Value:	106,400	Orig Tax:	232.91
New Value:	30,000	New Tax:	<u>65.67</u>
Exoneration:	76,400	Refund:	167.24

August 2016

WEST DEER TOWNSHIP

Date: 08/12/16
Time: 12:21:25

REAL ESTATE TAX REFUNDS FOR BOARD APPROVAL
August 2016
Refunds Due to County Change Orders

Payable to: BECHTOLD CARL D | CHRISTINE B (W) Lot & Block 1361-M-246
853 LITTLE DEER CREEK VALLEY 853 LITTLE DEER CREEK VA
RUSSELLTON PA 15076 RUSSELLTON PA 15076

Refund of 2.34 due for tax year: 2016

Orig Value: 87,100 Orig Tax: 169.86
New Value: 85,900 New Tax: 167.52
Exoneration: 1,200 Refund: 2.34

Payable to: BODNAR ROBERT C | ELAINE (W) Lot & Block 1669-P-382
292 CHRISTY RD 125 CEDAR LN
TARENTUM PA 15084 BAIRD FORD PA 15006

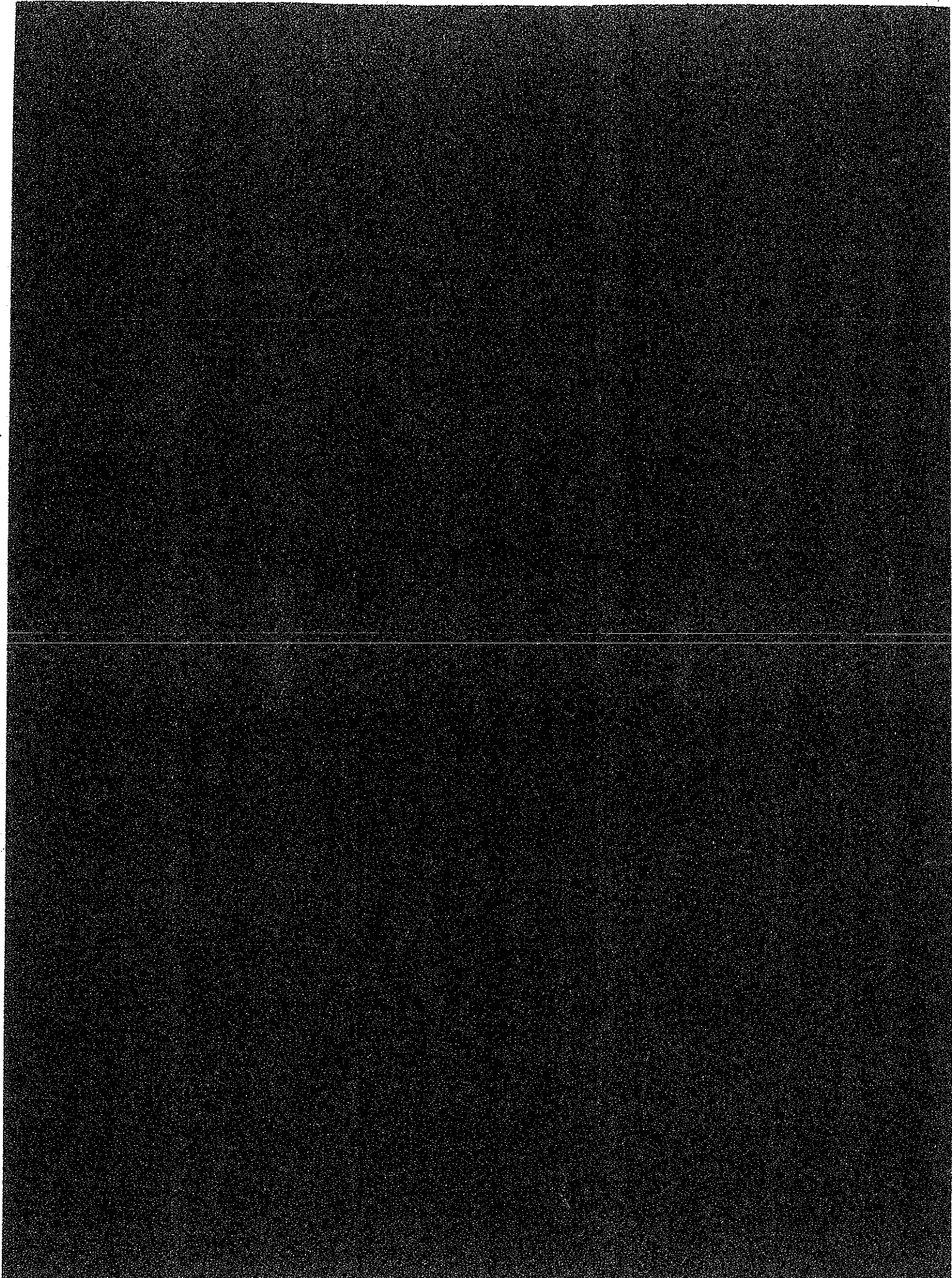
Refund of 33.83 due for tax year: 2016

Orig Value: 61,200 Orig Tax: 121.79
New Value: 44,200 New Tax: 87.96
Exoneration: 17,000 Refund: 33.83

Payable to: MILBEE DANIEL Lot & Block 8000-T-3378
84 CRESTVIEW DR 84 CRESTVIEW DR
TARENTUM PA 15084 TARENTUM PA 15084

Refund of 13.85 due for tax year: 2016

Orig Value: 7,100 Orig Tax: 13.85
New Value: 0 New Tax: 0.00
Exoneration: 7,100 Refund: 13.85



POLICE CHIEF'S REPORT

CHIEF LAPE.....

9

OFFICER'S MONTHLY REPORT

TO: Jonathan D. Lape, Chief of Police
FROM: Pam Tedesco, Administrative Assistant
SUBJECT: OFFICER'S MONTHLY REPORT
DATE: September 8, 2016

Attached is the Officer's Monthly Report for August, 2016.

PT
Attachment

cc: D. Mator, Manager
J. Fleming, Chairman
R. DiSanti
R. Florentine
L. Guerre
S. Hollibaugh
J. Romig
G. Vaerewyck

OFFICERS MONTHLY REPORT
August 2016

	<u>CURRENT MONTH</u>	<u>PREVIOUS MONTH TO DATE</u>	<u>YEAR TO DATE</u>
REPORTABLE CALLS FOR SERVICE	60	463	523
CALLS FOR SERVICE/FIELD CONTACTS	311	1922	2233
ALL OTHER CALLS	480	3317	3797
TOTALS CALLS FOR SERVICE	851	5702	6553

ARRESTS

ADULT	9	51	60
JUVENILE	0	3	3
TRAFFIC CITATIONS	89	366	455
NON TRAFFIC CITATIONS	0	16	16
PARKING CITATIONS	0	0	0
WARNINGS	41	148	189

PERSONNEL

GRIEVANCES FILED BY POLICE OFFICERS	0	0	0
CITIZENS COMPLAINTS ON POLICE OFFICERS	0	0	0
LETTERS COMMENDING POLICE OFFICERS	1	2	3

VEHICLE REPORTS

TOTAL MILES TRAVELED	10246	69980	80226
GALLONS OF GASOLINE USED	965	6124.6	7089.6
REPAIRS/MAINTENANCE	1528.3	10561.01	12089.31

OVERTIME PAID

COURT (OFF DUTY)	14	122 1/2	136 1/2
PRELIMINARY HEARINGS	15	72 1/2	87 1/2
PRETRIAL	0	0	0
INVESTIGATIONS	4	51	55
ARRESTS	9 1/2	24	33 1/2
SPEED CHECKS	0	0	0
PRIVATE CONTRACTS	0	0	0
MISC. HOURS - FILLED SHIFTS	0	33	33
MISC. HOURS - ADMIN. HOURS	0	0	0
ALL OTHER MISC. HOURS - see below	96 1/2	29 1/2	126
TOTAL HOURS	139	332 1/2	471 1/2

COMMUNITY DAYS - 92
MC SAP Inspectin - 4 1/2

Points of Interest

Month of August, 2016

Budget as of August 31, 2016 – 64.73%

CHIEF JONATHAN LAPE –

August 11 – attended Allegheny County Chiefs of Police meeting

August 24 – attended a parks & recreation meeting

August 25 – attended a DUI Press Conference (Officer Brian Dobson also attended)

OFFICER EDWARD NEWMAN – K9 REPORT

August 6 – K9 demo for community days

August 11 – maintenance

August 26 – Assist Franklin Park with a track of a car break in suspect

August 28 – Assist Franklin Park with a track of suicidal male

August 31 – Training – Butler Township Park – tracking and drug work

SGT. DARREN MIKUS/OFFICER ROBERT PETOSKY – SRT TRAINING –

August 29 – August 31 – training was held at 3792 Cedar Ridge Road, the Allegheny County Police Academy Range and the former St. Benedict's Monastery. Training at these locations consisted of interior and exterior movements, pistol and rifle drills, room entries and clearing and movements involving old and new technology.

SGT. FRANKLIN HUFFMAN – MOTOR CARRIER ENFORCEMENT –

5 Level 1 inspections were conducted and 1 Level 2 inspections were conducted which resulted in 49 violations and 19 citations were issued

SCHOOL DISTRICT DETAILS – no details this month

SPECIAL DETAILS/MISCELLANEOUS DETAILS –

August 1, 2, 11, 17, 18, 23, 25 – Aggressive Driver Details

August 5/6 – Community Days

August 19 – Roving DUI Checkpoint – Northern Regional

August 22 – TASER Conducted Electrical Weapon training

August 26 – Stationary DUI Checkpoint – West Deer

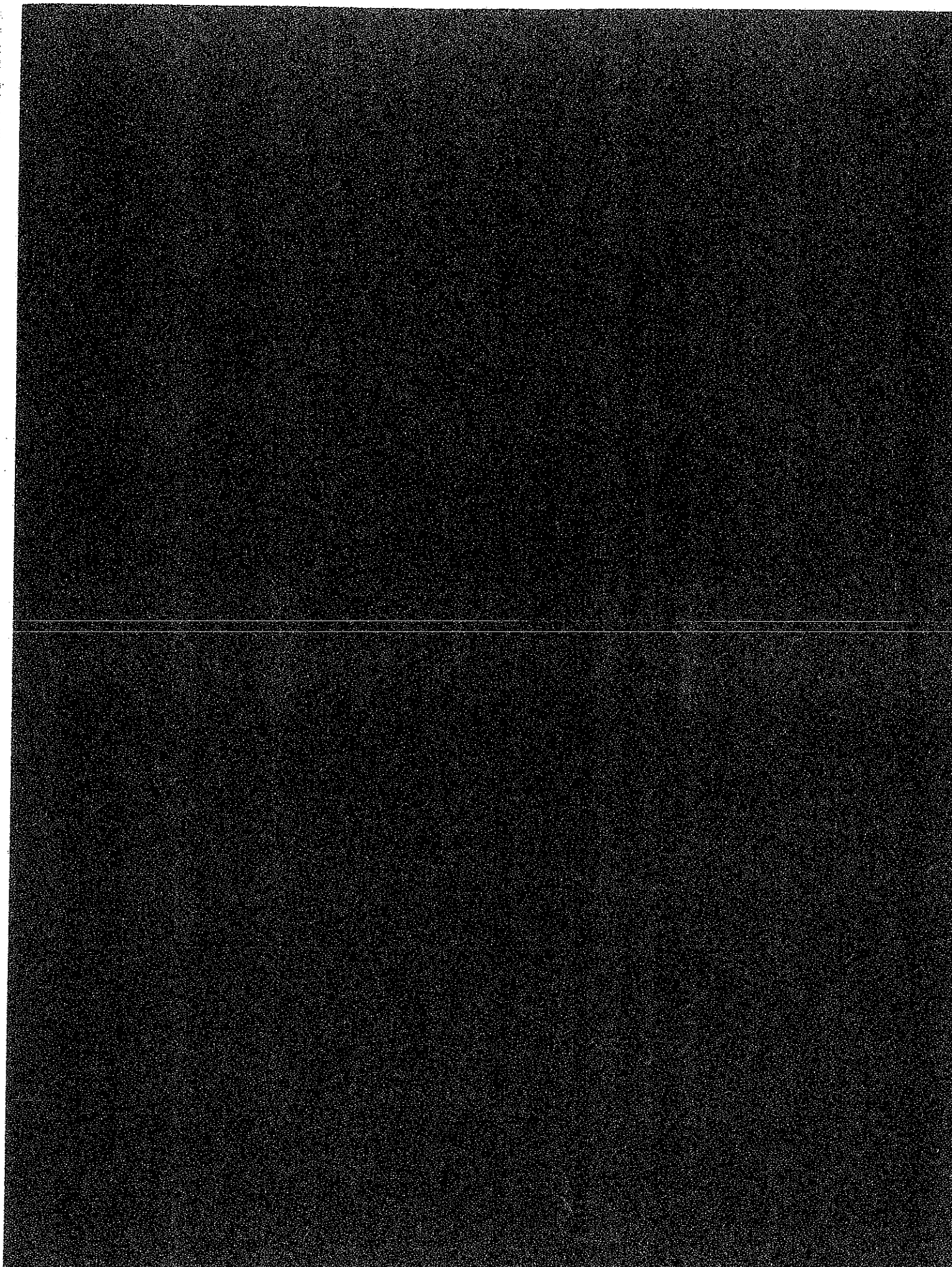
CC PERSONAL
O M R

8/6/16

Thank you,
Pam. Tedess, for
finding my check &
for returning it to
me.

Am happy to get
to know you and I
appreciate your kind-
ness and honesty.

Sincerely,
Phyllis Thompson



BUILDING INSPECTOR / CODE ENFORCEMENT OFFICER'S REPORT

MR. PAYNE.....

10

Code Enforcement

September 30, 2016

1. Issued 37 Occupancy Permits
2. Issued 16 Building Permits
3. Performed 59 site inspections
4. Planning Commission meeting was held and recommended approval for modification to Shoff Farms entrances for 8 units fronting Cedar Ridge Road. Mc Intyre Heights proposal for PRD has been submitted.
5. No Zoning Hearing Board meeting was held.
6. Vacant Property Recovery Program has property up for re-development. Vacant land is located in the Curtisville # 2 plan.
7. 3 Dog law Citations and 1 Zoning Citation issued.



William Payne
Code Enforcement Officer

WEST DEER TOWNSHIP - BUILDING PERMITS - 2016

AUGUST, 2016

Permit #	Date	Applicant	St.#	Street Name	Lot Block	Improvement Cost	Residential	Commercial	Permit Fee
16-132	8/1/16	MARK VICKER	162	LAGER DR.	1357-J-264	\$3,820.00	PORCH ROOF		\$35.00
16-133	8/2/16	JOHN HAMMERMAN	126	BESSEMER ST.	1671-C-182	\$9,000.00	POLE BLDG.		\$60.00
16-134	8/3/16	MICHAEL COLETTA	212	STARR RD.	1361-D-151	\$0.00	DEMO		\$40.00
16-135	8/8/16	DONALD MCKINNISS	3519	W STAG DR.	1507-S-236	\$3,000.00	ENCLOSE PORCH		\$35.00
16-136	8/8/16	WAYNE WHEELER	4851	BAYFIELD RD.	1214-K-11	\$3,000.00	DECK		\$30.00
16-137	8/8/16	MICHAEL COLETTA	132	CEDAR LANE	1669-N-35	\$10,000.00	Addition/Garage		\$214.50
16-138	8/15/16	PREMIER PATIO ROOM	22	DEER PARK DR.	1361-J-256	\$29,000.00	SUN ROOM		\$156.60
16-139	8/17/16	DAVID DULL	77	McCLURE RD.	1360-N-106	\$0.00	DEMO		\$40.00
16-140	8/17/16	REBECCA RESIDENCE	3774	CEDAR RIDGE RD.	1215-P-350	\$21,000,000.00		Apt Complex	\$30,000.00
16-141	8/18/16	LINDA JAMISON	3565	HUNTERTOWN RD.	1214-K-32	\$3,000.00	RETAINING WALL		\$30.00
16-142	8/18/16	DALE BOGGS	259	KAUFMAN RD.	1837-N-147	\$2,000.00	CAR PORT		\$20.00
16-143	8/23/16	CHARLES DOCKMAN	204	LOCUST ST.	1668-R-129	\$3,000	RAMP		\$30.00
16-144	8/25/16	PHIL SAAR	2036	SAXONBURG BLVD.	1511-B-41	\$2,000.00	DECK		\$25.00
16-145	8/25/16	ELLIOTT ROBINSON	4760	BAYFIELD RD.	1214-N-148	\$6,000.00	POOL-ABOVE		\$44.00
16-146	8/26/16	REBECCA RESIDENCE	3792	CEDAR RIDGE RD.	1215-P-352	\$0.00	DEMO		\$40.00
16-147	8/30/16	JEFFERY STUCKLEY	62	OVERLOOK PLACE	1360-B-325	\$8,600.00	PORCH ROOF		\$60.00

Improvement Cost

\$21,082,420.00

Total Permit Fee ...

\$30,860.10

Occupancy Permits - West Deer Township
109 East Union Road
Cheswick, PA 15024

Date	Permit #	Lot Block	Applicant Name	Street Address	Use	New Construction
8/2/2016	O16-149	1510-J-325	PAUL & TAYLOR KEMP	22 BRYSON	Single Family Home	No
8/2/2016	O16-150	1361-M-166	JOSHUA BAKER	0 CHURCH ST	Single Family Home	No
8/2/2016	O16-151	1214-N-153	MARIANNE MERCALDE	4762 BAYFIELD RD	Single Family Home	No
8/2/2016	O16-152	2011-M-100	MICHAEL & CHRISTAL DICKUN	1308 LOGAN RD	Single Family Home	No
8/2/2016	O16-153	1079-B-334	KEVIN & MARYANN KEHRER	4793 BAYFIELD RD	Single Family Home	No
8/2/2016	O16-154	2008-L-137	JG CONSTRUCTION SERVICES, LLC	18 BRICKELL RD.	Single Family Home	No
8/2/2016	O16-155	1511-K-056	ANDREA & SAMUEL WHITE	54 EAST UNION RD	Single Family Home	No
8/3/2016	O16-156	1669-J-308	REDEVELOPMENT AUTHORITY ALLEGHENY COUNTY	0 BRYSON RD.	Single Family Home	No
8/3/2016	O16-158	1216-H-389	MICHAEL & ALLYSON BORCZYK	51 ITTINGER RD	Single Family Home	No
8/3/2016	O16-159	1357-K-40	ROBERT & JANET ASHBAUGH	112 WOODLANDS TRAIL	Duplex/Carriage House	No
8/3/2016	O16-160	1669-E-048	LUCAS GRAY	365 BAIRDFORD RD	Single Family Home	No
8/4/2016	O16-157	1360-P-331	CAYMUS REALTY SOLUTIONS	70 SIMON RD	Single Family Home	No
8/8/2016	O16-161	1361-R-253	DAVID BUBASH	127 MICHAEL RD	Single Family Home	No
8/9/2016	16-162	1214-A-127	STEPHEN & ROCHELLE BABURICH	117 LEX LANE	Duplex/Carriage House	Yes
8/9/2016	16-163	1214-A-119	PETE & JEAN SAVOCA	304 RIDGE VIEW CT.	Duplex/Carriage House	No
8/9/2016	O16-164	1666-R-100-20A	BRENNAN BUILDERS	356 SADDLEBROOK LANE	Quad	Yes
8/10/2016	O16-165	1669-S-17	MARY BETH CARLISLE	112 OAKWOOD CIR	Single Family Home	No
8/11/2016	O16-166	1839-R-266	BRIAN CRNJARICH	284 TARENTUM CULMERVILLE	Single Family Home	No
8/15/2016	16-168	1507-S-130	JOSHUA LAGEMAN	3440 E STAG DR	Single Family Home	No
8/15/2016	O16-167	2009-F-28	BARTLEY WAGNER	116 DONALDSON RD	Single Family Home	Yes
8/15/2016	O16-169	1507-S-313	MELISSA SCHULTZ	3500 W STAG RD	Single Family Home	No

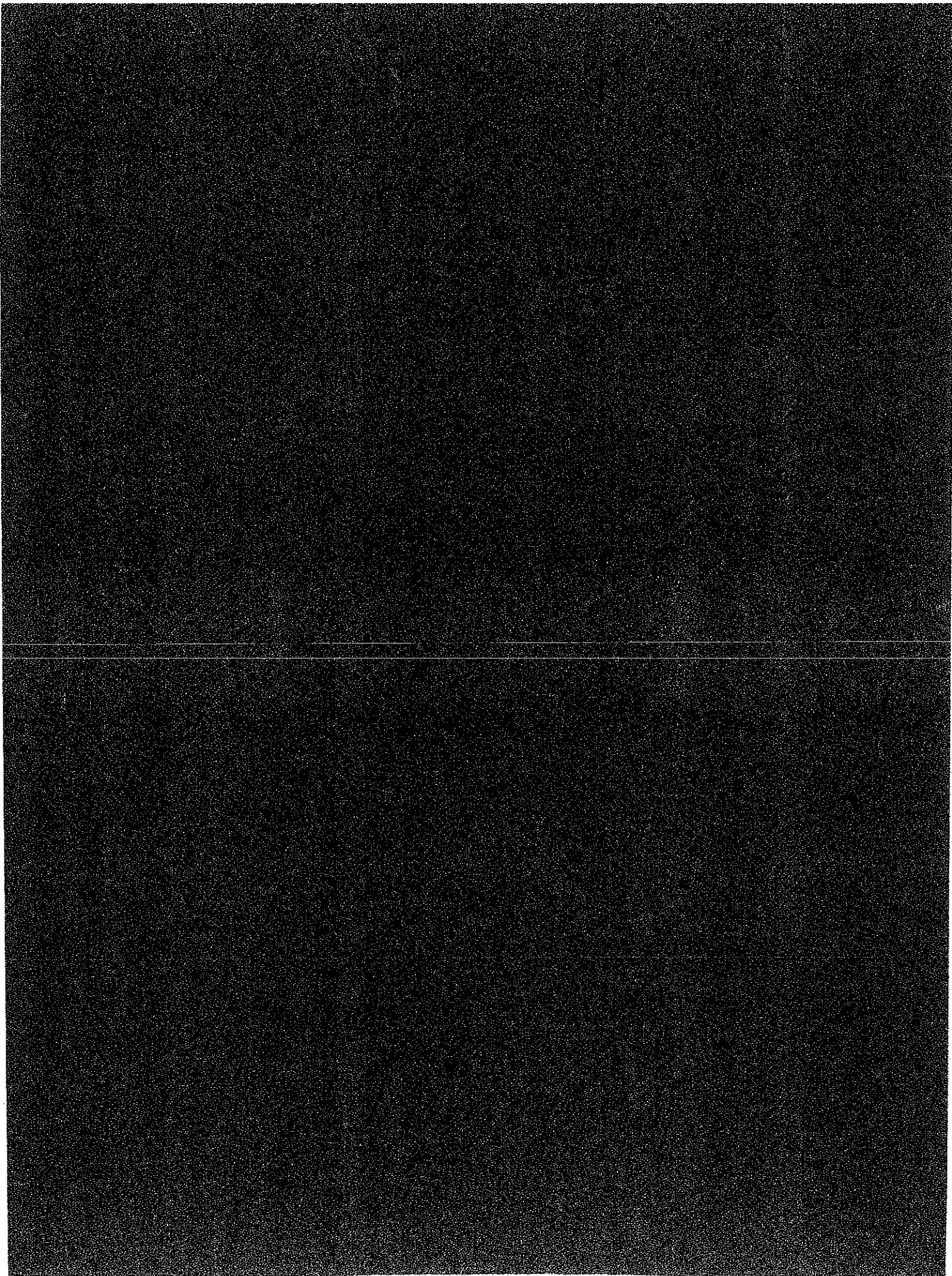
8/18/2016	O16-171	1214-E-015	SAMUEL PROPERTY GROUP, LLC	3547 CEDAR RIDGE RD	Single Family Home	
8/18/2016	O16-172	1838-J-265	JEANETTE BROOKS	132 FORD ST	Single Family Home	
8/18/2016	O16-170	1667-J-45	CLAYTON RUND/ PAULA MANNINO	711 CRYSTAL SPRINGS CT.	Duplex/Carriage House	
8/22/2016	O16-173	1214-N-256	RYAN & LIBBY WEIR	3535 WOODLAKE DR	Single Family Home	
8/22/2016	O16-174	1507-H-139	MICHAEL & DEBORAH DOBIES	4505 DAWN RD	Single Family Home	
8/22/2016	O16-175	1507-S-146	JOHN HODIL	3434 E STAG DR	Single Family Home	
8/23/2016	O16-176	1510-D-72	DAN RYAN BUILDERS	892 ASHLEY RD.	Single Family Home	Yes
8/23/2016	O16-177	1214-A-125	STEPHEN & EILEEN NAGY	115 LEX LANE	Duplex/Carriage House	Yes
8/23/2016	O16-178	1219-J-332	THOMAS SCHAFER	1012 MACARTHUR DR	Single Family Home	No
8/24/2016	O16-179	1357-E-241	PAUL & ANGELA MANNO	131 SQUIRREL HOLLOW RD	Single Family Home	No
8/24/2016	O16-180	1669-J-158	AMIT KAUSHAL	426 BAIRDFORD RD	Single Family Home	No
8/25/2016	O16-181	1361-D-8	Roger Bernard	756-758 LITTLE DEER CREEK RD	Single Family Home	No
8/30/2016	O16-182	1217-J-389	RAYMOND RODGERS, JR.	99 RUSSELLTON-DORSEYVILLE	Single Family Home	No
8/30/2016	O16-183	1670-L-10	JESSICA HOLLIBAUGH	1411 SANDSTONE DR	Single Family Home	No
8/31/2016	O16-185	1357-K-076	MARC & DONNA ROSENWASSER	301 LUKE CT	Duplex/Carriage House	No
8/31/2016	O16-184	1357-A-337	JOHN & MARYANN NICOTRA	363 PARTRIDGE RUN RD	Single Family Home	No

Total fees Collected by Month

August - \$825.00

Total Fees Collected

Grand Total - \$825.00



REPORT FROM THE PARKS & RECREATION BOARD

MRS. JORDAN.....

(Attached are the minutes of the Parks & Recreation's August 24, 2016 meeting)

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**West Deer Parks and Recreation
Meeting
August 24, 2016
7:00-7:30pm**

Present: Tom DeMartini, Sue Fink, Carol McCaskey, Chris Reiher, Amy Stark

Absent: Bev Jordan, Kris Restori

Guest: Larry McManus

Minutes of May 25 and July 27, 2016 meeting were approved by Tom DeMartini and seconded by Amy Stark. June's meeting was cancelled. We did not have a quorum.

Programs

Pam Tedesco will get us dates for the following events:

- Hunter Safety~ Saturday, September 10, 2017 ~8am -5pm
- Civil War reenactment will be discussed later

Trunk or Treat ~ Saturday, October 22, 2016

- Pizza
- Drinks
- Guess the candy
- 200 Candy bars
- Bags for candy
- Pumpkin guess- Amy will take care of this

Sports Night –February 22, 2017

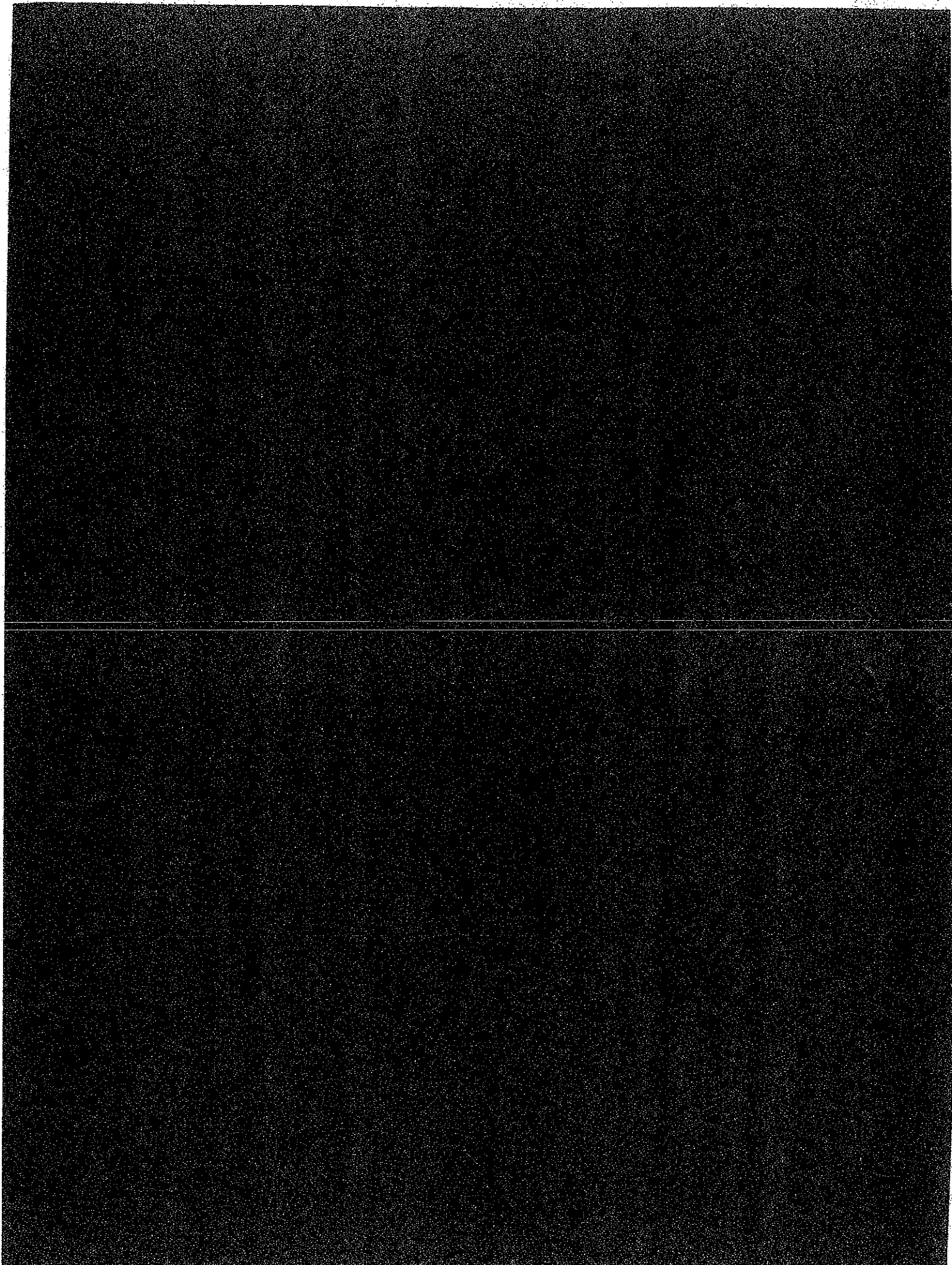
- Invite one person from each Youth Sports
- Middle School Baseball –Working agreement with High School sports

Dates for 2016

September 10	Hunter Safety	8am-5pm
October	Haunted House	
October 22	Trunk or Treat	East Union Community Center
December 11	Breakfast with Santa	West Deer #1

Meeting adjourned by Amy Stark and seconded by Sue Fink

Next Park and Rec meeting will be September 28, 2016 at 7pm

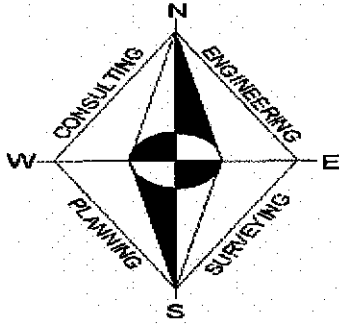


ENGINEER'S REPORT

ATTACHED IS THE ENGINEER'S REPORT SUBMITTED BY SHOUP
ENGINEERING, INC.

MR. SHOUP.....

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SHOUP ENGINEERING Inc.

ENGINEERS-PLANNERS-SURVEYORS

329 SUMMERFIELD DRIVE
BADEN, PENNSYLVANIA 15005
(724)869-9560
FAX (724)869-7434
shoupeng@comcast.net

**AUGUST 2016 ENGINEER'S REPORT
WEST DEER TOWNSHIP**

VIA EMAIL

Prepared September 16, 2016

1. MEETING ATTENDANCE

Shoup Engineering attended and participated in the following meeting:

- Board of Supervisors Meeting - August 17, 2016
- Public Works Committee Meeting - August 30, 2016

2. DEVELOPMENTS/PROJECTS

Shoup Engineering has provided input into the following developments/projects:

- Nike Site Handicapped Walking Trails - Bid Documents, Specifications and Plans were prepared for this project. The project will partially use CDBG Grant Funds. Bids are scheduled to be opened on September 22, 2016 at the North Hills COG.
- Nike Site Earthwork - Bid Documents, Specifications and Plans were prepared for this project. The project will use GEDF Grant Funds. Bids for this project are to be opened on September 29, 2016.

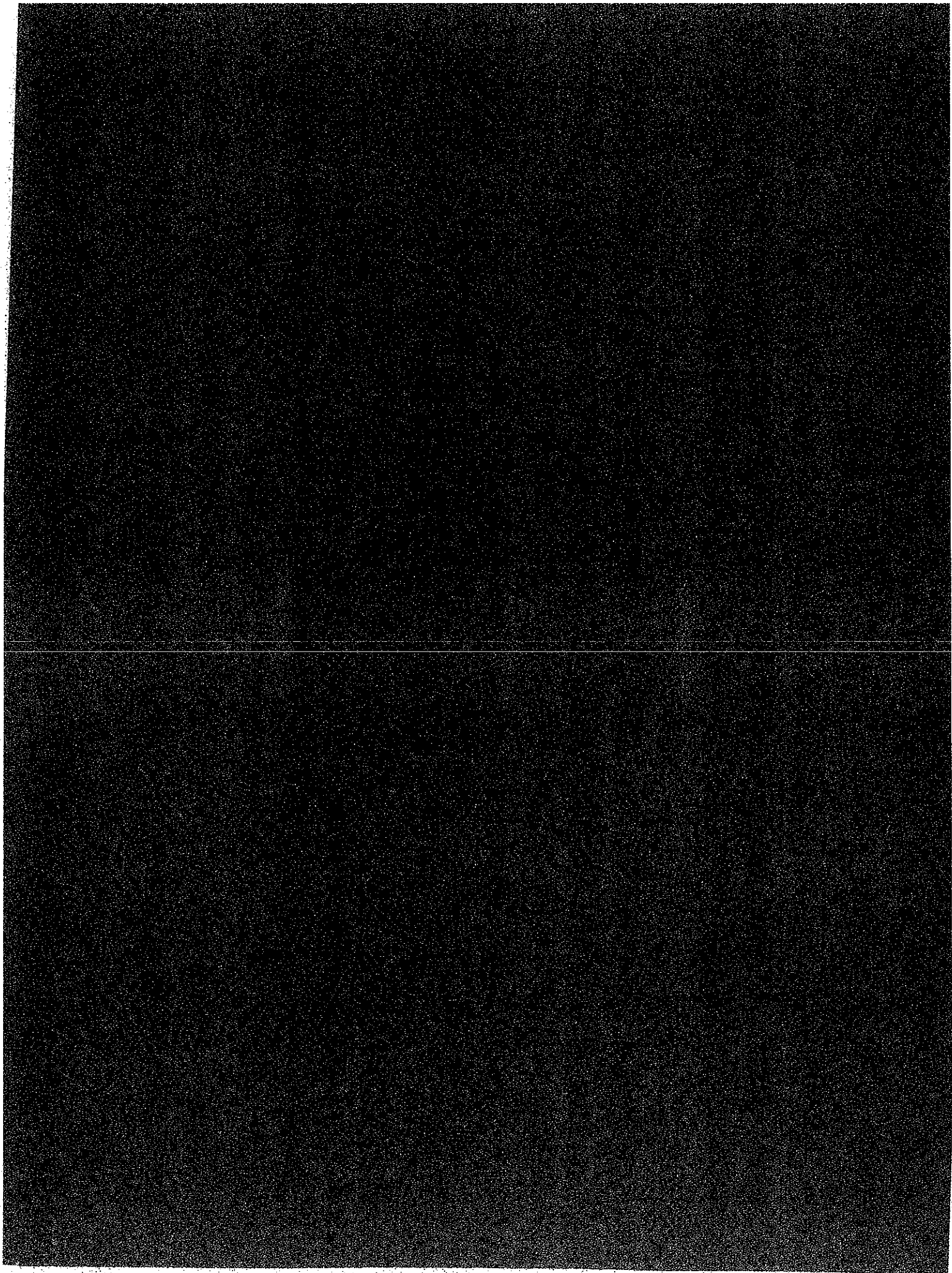
Development/Subdivision Reviews: The following subdivision and land development plan projects had been reviewed, and review letters were issued to the Township as noted:

- Shoff Farms - Revisions of driveway access to Cedar Ridge Road. A review letter was issued to the Township on August 31, 2016.

Respectfully Submitted,

SHOUP ENGINEERING, INC.

Scott A. Shoup, P.E.
Township Engineer



SHOAF STREET SIDEWALK REPAIR:

THE FOLLOWING QUOTES WERE RECEIVED FOR THE REPAIR OF 20 FEET OF SIDEWALK ON SHOAF STREET:

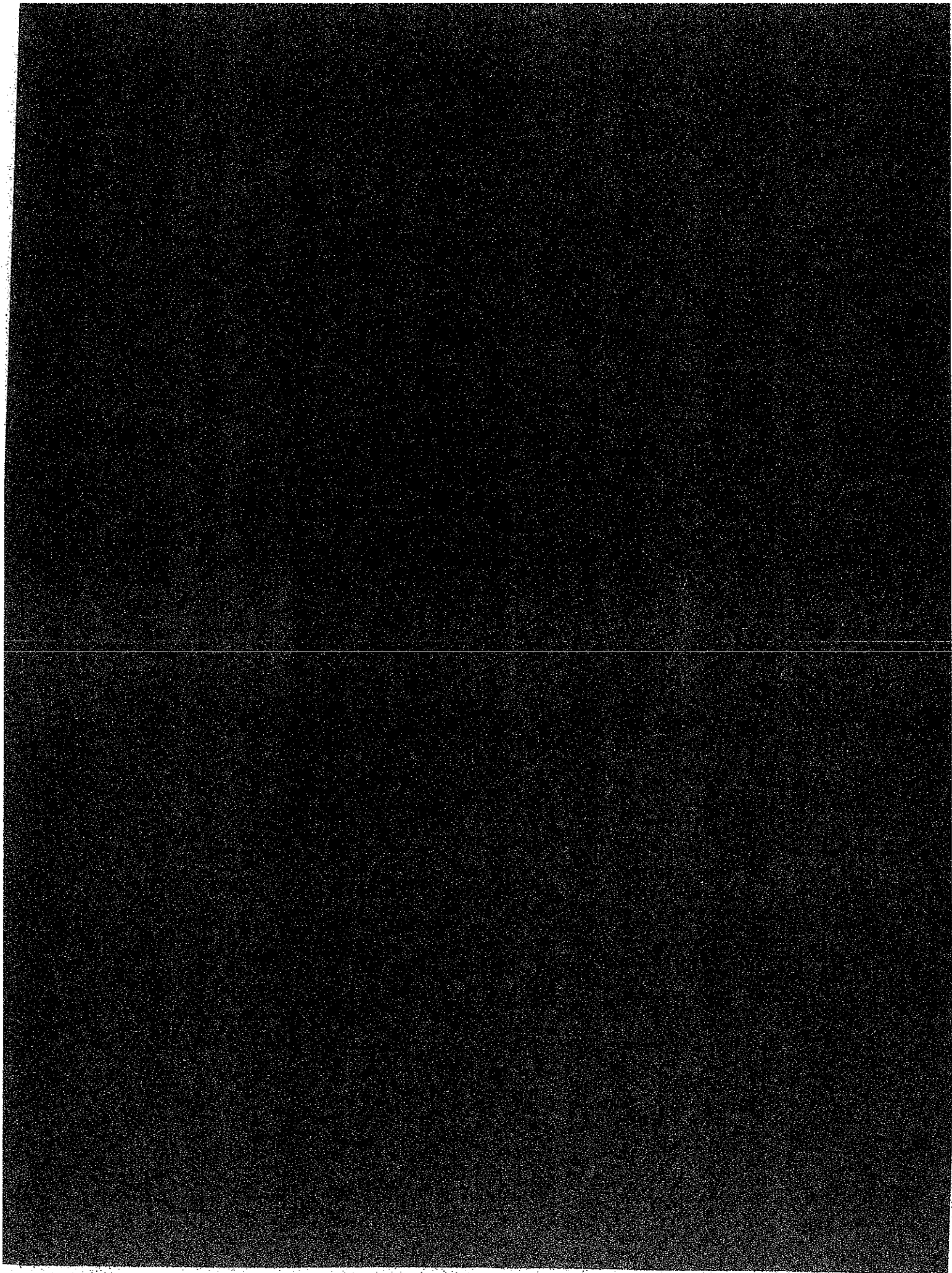
MR. SHOUP WILL PROVIDE THE QUOTES AT THE MEETING.

MR. SHOUP.....

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO AWARD THE SIDEWALK REPAIR ON SHOAF STREET TO _____ IN THE AMOUNT OF \$ _____.

	MOTION	SECOND	AYES	NAYES
MR. GUERRE	___	___	___	___
MR. VAEREWYCK	___	___	___	___
MRS. HOLLIBAUGH	___	___	___	___
DR. DISANTI	___	___	___	___
MRS. ROMIG	___	___	___	___
MR. FLORENTINE	___	___	___	___
MR. FLEMING	___	___	___	___



CEDAR GLEN DRIVEWAY REPAIR

THE FOLLOWING QUOTES WERE RECEIVED TO RE-ASPHALT THE DAMAGED DRIVEWAY ON CEDAR GLEN DRIVE:

BIDDERS:	TOTAL:
WR Cade Paving, Inc.	\$3,250.00
Collins Paving, LLC	\$6,267.00

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO AWARD THE REPAIR OF THE DRIVEWAY ON CEDAR GLEN DRIVE TO WR CADE PAVING, INC., IN THE AMOUNT OF \$3,250.00.

	MOTION	SECOND	AYES	NAYES
MRS. HOLLIBAUGH	___	___	___	___
DR. DISANTI	___	___	___	___
MRS. ROMIG	___	___	___	___
MR. FLORENTINE	___	___	___	___
MR. GUERRE	___	___	___	___
MR. VAEREWYCK	___	___	___	___
MR. FLEMING	___	___	___	___

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Proposal

WR Cade Paving, Inc.
 2707 Pulaski Rd.
 New Castle, Pa 16105
 Phone # (724) 652-6144
 Fax # (724) 656-3661
 cadepavinginc@comcast.net

June 1, 2016
 Scott Shoup
 Shoup Engineering
 3432 Cedar Glen Dr
 Allison Park, PA
 [Phone]

Salesperson	Job	Payment Terms	Due Date
Johnny Cook	Resurfacing Driveway app. 1400 sq. ft.	Day of Completion	

Description	Total
Set string lines and trim out edges exposing all existing asphalt.	
Make saw cuts and mill keyways as needed to tie new asphalt into existing structures flush.	
Clear all debris and apply tack for bonding.	
Install leveling course of ID2 Modified Wearing as needed and heavy roll to compaction.	
Install 1 1/2" finish course of ID2 Modified Wearing and heavy roll to compaction	
Hand Tamp edges 45 degrees.	
All debris hauled away.	
Lane 106 x 13. Included in Price	
Pad 30 x 23 Not included. Add \$1,600.00	
TOTAL	\$3,250.00

The foregoing terms, specifications and conditions are satisfactory and are hereby agreed to. You are authorized to do the work as specified and payment will be made as outlined above. The customer upon signing this agreement represents and warrants that he is the owner or authorized representative of the aforesaid premises and that he has read this agreement.

Work to be started on or before _____ and be substantially completed on or before _____
 Customer signature(s) _____

W. R. Cade Paving, Inc. maintains at least the minimum required personal injury liability and property damage liability insurances.

If accepting this contract please sign in designated area and return a copy to us.

** All Material Penn-Dot approved. ** Access must be provided to work area. ** One year asphalt manufacturer warranty - 90 day workmanship. ** Contractor cannot guarantee against cracking. ** Asphalt may soften in hot weather. ** Not responsible for damage to sidewalks, curbs, etc...

The official registration number of W.R. Cade Paving, Inc. can be obtained from the Pennsylvania Office of Attorney General's Bureau of Consumer Protection by calling toll-free within Pennsylvania 1-888-520-6680. Registration does not imply endorsement. PAOGHC:006516

Job Estimate

Contract Proposal

HIC-# PA011892

Collins Paving LLC

MAILING ADDRESS
391 Gloria Street
Pittsburgh, PA 15237

Phone 412-366-6655

Proposal submitted to: Scott
3432 Cedar Glen Dr.
15101

Date 8.20.16
Job Location _____
Phone: Home 724-869-9560
Business _____

We hereby submit the following specifications and estimates for:

Driveway Ave: 29' x 34' 74' x 10' - 206 sq. yds
Remove Existing Asphalt from Driveway & Haul Away

Regrade & Compact Existing Base - Adding Extra Base as Needed Up To _____ Tons

Apply Vegetation Sterilizer if Required

Install 2" - ~~2 1/2~~" ID2 Binder - Compacted Depth 23 tons of Binder

Install 1 1/2" ID2 Modified Wearing Surface - Compacted Depth 17 tons of top

Seal Edges Where Necessary

2 Year Guarantee on Material & Workmanship \$ 6267.00

Permits Customer's Responsibility

We propose to furnish the above material and labor, in accordance with the above specifications, for sixty two hundred

Unless acceptance is received by us within 30 days, the prices contained in this proposal are subject to change.

sixty seven Dollars (\$ 6267.00)

Payments shall be made as follows:
\$ _____ Upon acceptance of proposal.
\$ _____ Final payment shall be due upon completion of work and interest at the rate of 1 1/2% per month is due on the unpaid balance on any account not paid within fifteen (15) days.

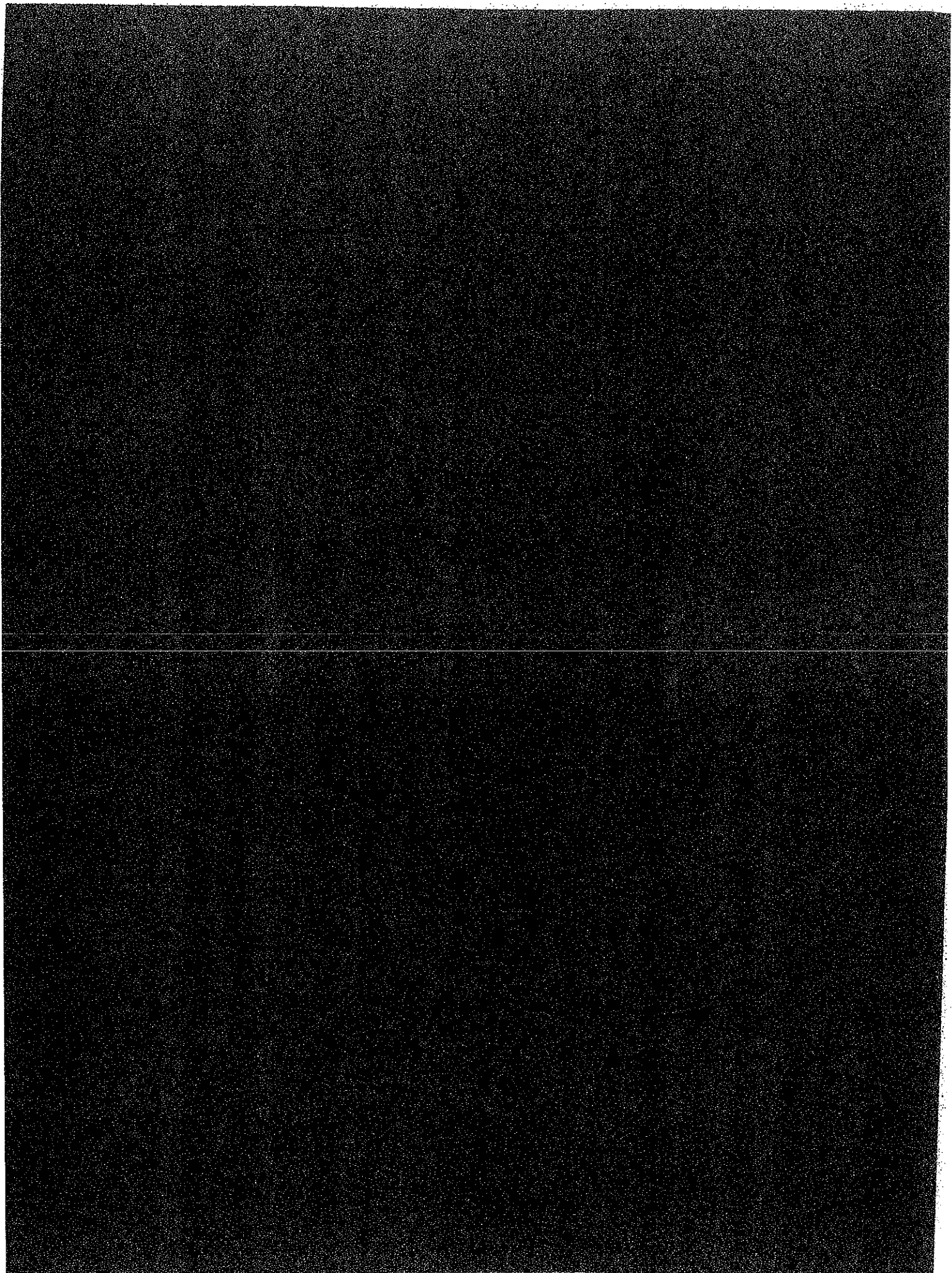
ACCEPTANCE. The undersigned ("Owner") intending to be legally bound, hereby accepts the above proposal and agrees to the above prices and specifications and the Additional Terms and Conditions as set forth on the reverse hereof.

This proposal is conditioned upon the Additional Terms and Conditions set forth on the reverse hereof, which Additional Terms and Conditions are incorporated herein as a part of this Proposal.

Date of Acceptance: _____

Collins Paving LLC
by [Signature]
Authorized Signature

Signature _____
Signature _____



BENJAMIN STREET BRIDGE ADVERTISEMENT:

ATTACHED IS THE ADVERTISEMENT FOR THE BENJAMIN STREET BRIDGE DECK REPLACEMENT PROJECT.

MR. SHOUP.....

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO AUTHORIZE THE ADVERTISEMENT FOR THE BENJAMIN STREET BRIDGE DECK REPLACEMENT PROJECT.

	MOTION	SECOND	AYES	NAYES
DR. DISANTI	—	—	—	—
MRS. ROMIG	—	—	—	—
MR. FLORENTINE	—	—	—	—
MR. GUERRE	—	—	—	—
MR. VAEREWYCK	—	—	—	—
MRS. HOLLIBAUGH	—	—	—	—
MR. FLEMING	—	—	—	—

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REQUEST FOR BIDS

SEALED BIDS will be received by West Deer Township, Allegheny County, 109 East Union Road, Cheswick, PA 15024, until 1:30 p.m. on Tuesday, October 11, 2016, at which time the bids will be opened and read aloud. The bids may be considered and awarded at a meeting held by West Deer Township Supervisors on Wednesday, October 19, 2016, at 6:30 p.m, for the following:

Benjamin Street Bridge Deck Replacement Project:

Work consists of the demolition of and replacement of an existing concrete bridge deck and other miscellaneous work.

Proposals and Bid Documents can be obtained from Shoup Engineering Inc (724-869-9560) from 8:00 a.m. to 5:00 p.m. weekdays (closed 12 to 1), located at 329 Summerfield Drive, Baden, Economy Borough, PA 15005 for a Non-refundable Fee of \$50.00, payable to Shoup Engineering prior to distribution. Call ahead to ensure the documents are ready.

Proposals must be submitted upon the original forms furnished by the Township.

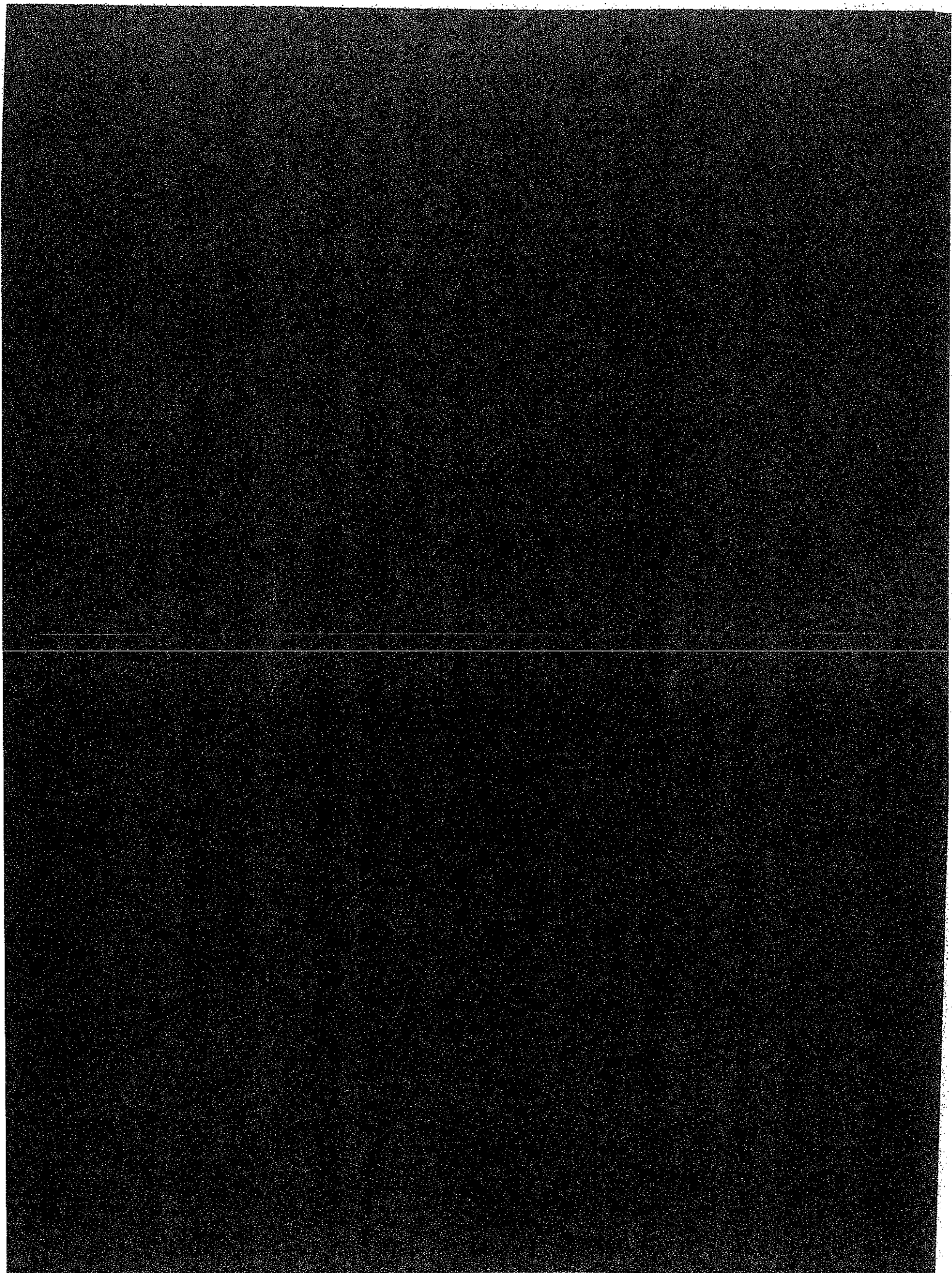
Pennsylvania Prevailing Wage Rates will apply.

Each Bidder must submit a bid bond or cashier's check as bid security in the amount of ten percent (10%) of the bid amount made payable to the Township. No bids may be withdrawn within sixty (60) days after the date of opening.

A Performance Bond and a Payment Bond in the amount of 100% of the bid amount, and an 18-month Maintenance Bond in the amount of 100% of contract amount will be required.

West Deer Township reserves the right to reject any or all bids either in whole or in part, to waive any informalities, and to alter the scope of work.

Daniel Mator, West Deer Township



ORDINANCE NO. 411 ACCEPTING LINKS AT DEER RUN STREETS

AN ORDINANCE OF THE TOWNSHIP OF WEST DEER, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, ADOPTING THE FOLLOWING STREETS IN THE LINKS AT DEER RUN: PALMER WAY, LINKS WAY, NICKLAUS WAY, PLAYER WAY, AND HOGAN WAY; AND AMENDING ORDINANCE NO. 351 TO INCLUDE THE SAME.

(ORDINANCE ATTACHED)

ALSO ATTACHED IS MR. SHOUP'S REVIEW LETTER DATED AUGUST 11, 2016 RECOMMENDING THE TOWNSHIP ACCEPT THE ABOVE MENTIONED STREETS AS TOWNSHIP STREETS.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO ADOPT ORDINANCE NO. 411 ACCEPTING THE STREETS IN THE LINKS AT DEER RUN WHICH INCLUDE PALMER WAY, LINKS WAY, NICKLAUS WAY, PLAYER WAY, AND HOGAN WAY.

	MOTION	SECOND	AYES	NAYES
MR. FLORENTINE	___	___	___	___
MR. GUERRE	___	___	___	___
MR. VAEREWYCK	___	___	___	___
MRS. HOLLIBAUGH	___	___	___	___
DR. DISANTI	___	___	___	___
MRS. ROMIG	___	___	___	___
MR. FLEMING	___	___	___	___

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OFFICIAL

**WEST DEER TOWNSHIP
County of Allegheny
Commonwealth of Pennsylvania**

ORDINANCE NO. 411

AN ORDINANCE OF THE TOWNSHIP OF WEST DEER, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, ADOPTING THE FOLLOWING STREETS IN THE LINKS AT DEER RUN: PALMER WAY, LINKS WAY, NICKLAUS WAY, PLAYER WAY, AND HOGAN WAY; AND AMENDING ORDINANCE NO. 351 TO INCLUDE THE SAME.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Board of Supervisors of West Deer Township, regularly assembled, and IT IS HEREBY ORDAINED AND ENACTED by the authority of the same, that:

WHEREAS, The Links at Deer Run Associates, LLC is the owner of a certain tract of land situated in West Deer Township, Allegheny County, Pennsylvania, which has been subdivided into the Links at Deer Run, with frontage along a certain public right-of-way known as Monier Road; and

WHEREAS, The Links at Deer Run Associates, LLC desires to dedicate to West Deer Township for public use and enjoyment certain right-of-ways within the Links at Deer Run: Palmer Way, Links Way, Nicklaus Way, Player Way, and Hogan Way; and

WHEREAS, West Deer Township, upon recommendation of the Township Engineer and administration, feels that accepting and recording the Deeds of Dedication for the aforementioned right-of-way improves the Township's infrastructure, public access, and public safety; and

WHEREAS, West Deer Township maintains Ordinance No. 351, which lists all dedicated public rights-of-way/Township roads.

NOW, THEREFORE, West Deer Township does hereby ordain that the Board of Supervisors accepts the Deed of Dedication for Palmer Way, Links Way, Nicklaus Way, Player Way, and Hogan Way within the Links at Deer Run to have and to hold as a public road/right-of-way, together with the storm sewer system constructed thereunder (if any), and with the same effect as if said roadway had been opened by a Decree of the Court of Common Pleas in and for the County of Allegheny after proceedings duly held for that purpose under and in compliance with the laws of the Commonwealth of Pennsylvania, and hereby amends Ordinance No. 351 to include the same.

DULY ORDAINED AND ENACTED this ____ day of _____ 2016.

ATTEST:

WEST DEER TOWNSHIP

Township Manager

Chairman of the Board of Supervisors

CERTIFICATE

I, the undersigned, hereby certify that the foregoing and attached is a true copy of an Ordinance which was duly enacted at a meeting of the Board of Supervisors of West Deer Township on __, _____, 2016 and that at such meeting a quorum was present and acting throughout, after due notice to the members of the Board of Supervisors of West Deer Township and to the public and such meeting was at all times open to the public; that the Ordinance was duly recorded in the West Deer Township Minutes Book and that a summary thereof was published as required by law in a newspaper of general circulation in the Township. I further certify that the Township met the advance requirements of Act No. 1998-93 by advertising the date of the meeting and posting a notice of the meeting at the public meeting place of the Board of Supervisors; that the total number of members of the Board of Supervisors is seven; and the vote upon the Ordinance was called and duly recorded upon the minutes and that the members voted in the following manner:

Yes No Abstain Absent

Jeffrey D. Fleming, Chairman

Richard W. DiSanti, Jr., Vice Chairman

Rick W. Florentine

Leonard Guerre

Shirley Hollibaugh

Joyce A. Romig

Gerry Vaerewyck

WITNESS my hand and the seal of the Township on this ____ day of _____ 2016.

[SEAL]

By: _____
Daniel Mator
Township Manager



SHOUP ENGINEERING

CELEBRATING 50 YEARS

329 Summerfield Dr., Baden PA 15005

724-869-9560 Fax: 724-869-7434

shoupeng@comcast.net

August 11, 2016

Mr. Daniel Mator
West Deer Township
109 East Union Road
Cheswick, PA 15024

Re: The Links of Deer Run

Dear Mr. Mator:

Please be advised that recently the streets located in the above-referenced development were repaired and resurfaced with an asphalt wearing course.

All of the work was performed under inspection by a representative of my office.

I am in a position to recommend that the Township accept the following streets as Township streets:

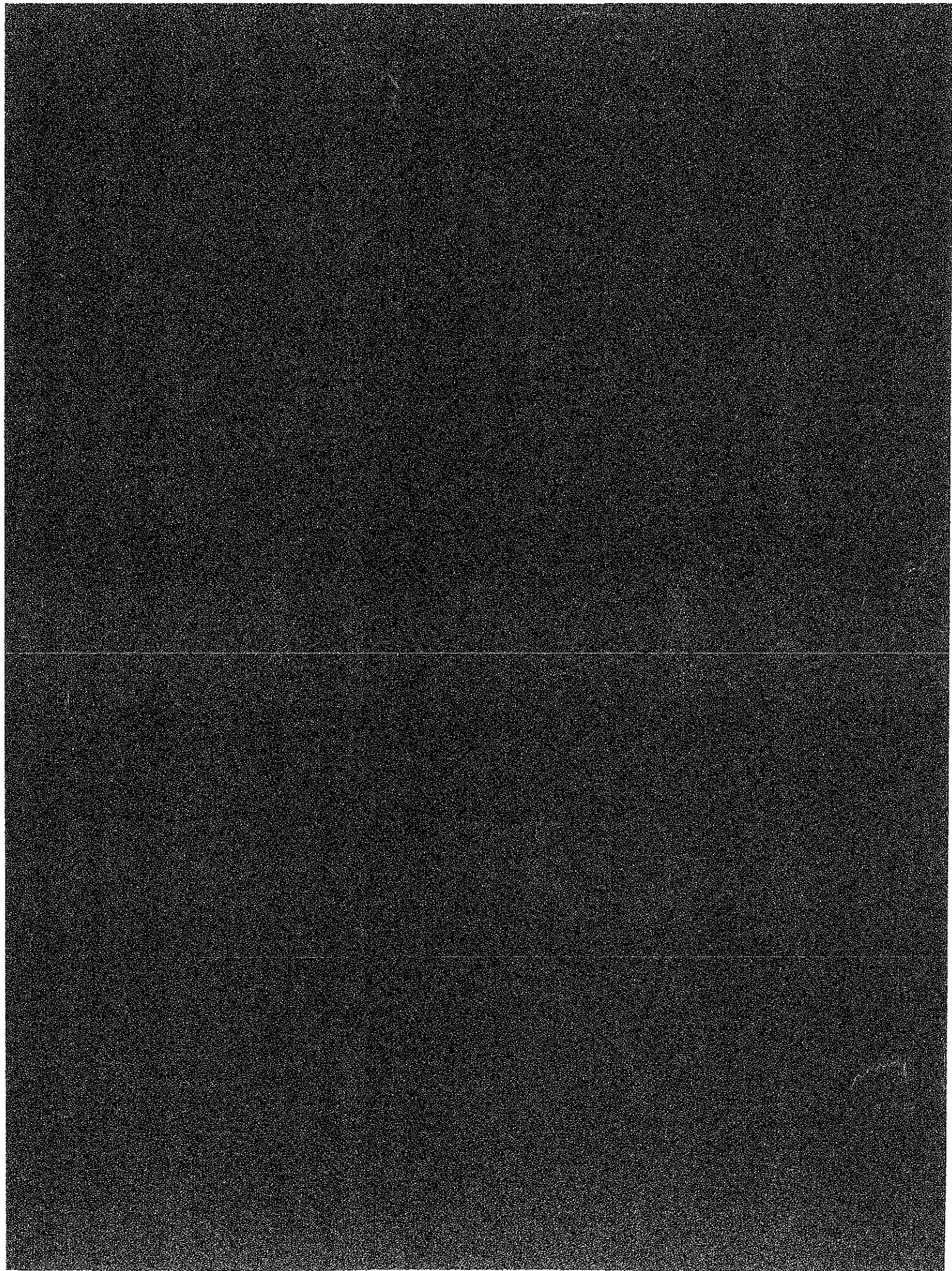
Palmer Way
Links Way
Nicklaus Way
Player Way
Hogan Way

If you should have any questions, please do not hesitate to contact my office.

Sincerely,


~~Scott A. Shoup, P.E.~~
Shoup Engineering, Inc.

Cc: Cathy Sopko



**AUTHORIZE ADVERTISEMENT ORDINANCE NO. 412: PENSION
EARLY RETIREMENT PROVISION:**

AN ORDINANCE OF THE TOWNSHIP OF WEST DEER RELATIVE TO THE ESTABLISHMENT AND MAINTENANCE OF EMPLOYEES PENSION, ANNUITY, INSURANCE AND BENEFIT FUND OR FUNDS, TO AMEND CERTAIN PROVISIONS OF THE PENSION PLAN OR PROGRAM APPLICABLE TO THE POLICE EMPLOYEES OF SAID TOWNSHIP.

A COPY OF ORDINANCE NO. 412 IS ATTACHED.

THE BOARD WILL CONSIDER ADOPTION OF ORDINANCE NO. 412 AT THEIR OCTOBER 19, 2016 MEETING.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO AUTHORIZE THE ADVERTISEMENT OF ORDINANCE NO. 412.

	MOTION	SECOND	AYES	NAYES
MR. GUERRE	___	___	___	___
MR. VAEREWYCK	___	___	___	___
MRS. HOLLIBAUGH	___	___	___	___
DR. DISANTI	___	___	___	___
MRS. ROMIG	___	___	___	___
MR. FLORENTINE	___	___	___	___
MR. FLEMING	___	___	___	___

17

OFFICIAL

**WEST DEER TOWNSHIP
County of Allegheny
Commonwealth of Pennsylvania**

ORDINANCE NO. 412

**FIRST AMENDMENT TO THE TOWNSHIP OF WEST DEER POLICE PENSION PLAN
(as amended and restated, effective January 1, 2012)**

AN ORDINANCE OF THE TOWNSHIP OF WEST DEER RELATIVE TO THE ESTABLISHMENT AND MAINTENANCE OF EMPLOYEES PENSION, ANNUITY, INSURANCE AND BENEFIT FUND OR FUNDS, TO AMEND CERTAIN PROVISIONS OF THE PENSION PLAN OR PROGRAM APPLICABLE TO THE POLICE EMPLOYEES OF SAID TOWNSHIP

WHEREAS, the Township of West Deer (the "Township") has previously enacted an Ordinance establishing the Township of West Deer Police Pension Plan (the "Plan"); and

WHEREAS, the Plan was amended and restated, effective January 1, 2012; and

WHEREAS, the Township reserved the right to amend the Plan pursuant to section 10.01; and

WHEREAS, the Township now desires the Plan to be further amended;

BE IT ORDAINED AND ENACTED by the Township Board of Supervisors and it is HEREBY ORDAINED AND ENACTED by authority of the same:

Effective August 1, 2016, sections 1.36, 4.15 and 4.16 shall be added to the Plan as follows:

- 1.36 "Early Retirement Age" shall mean the date on which the Participant has completed at least twenty (20) years of Aggregate Service.
- 4.15 Early Retirement - Each Participant shall be entitled to an Early Retirement Benefit after retirement on or after the Participant has attained Early Retirement Age and prior to attainment of Normal Retirement Age.
- 4.16 Early Retirement Benefit - Each Participant who shall become entitled to a benefit pursuant to section 4.05 and who shall make written application to commence such Early Retirement Benefit shall receive a benefit paid monthly in an amount equal to the amount that is the actuarial equivalent of the Participant's Accrued Benefit. The actuarial equivalent calculation shall be completed using the applicable factors contained in the last actuarial valuation report filed with the Public Employee Retirement

Commission under the Act and for the purpose of adjusting the amount of benefit to recognize the early commencement of benefit payments prior to attainment of Normal Retirement Age.

ORDAINED AND ENACTED this 19th day of October 2016.

ATTEST:

WEST DEER TOWNSHIP

Township Manager

Chairman of the Board of Supervisors

Approved as to Form:

Township Solicitor

CERTIFICATE

I, the undersigned, hereby certify that the foregoing and attached is a true copy of an Ordinance which was duly enacted at a meeting of the Board of Supervisors of West Deer Township on 19 October 2016, and that at such meeting a quorum was present and acting throughout, after due notice to the members of the Board of Supervisors of West Deer Township and to the public and such meeting was at all times open to the public; that the Ordinance was duly recorded in the West Deer Township Minutes Book and that a summary thereof was published as required by law in a newspaper of general circulation in the Township. I further certify that the Township met the advance requirements of Act No. 1998-93 by advertising the date of the meeting and posting a notice of the meeting at the public meeting place of the Board of Supervisors; that the total number of members of the Board of Supervisors is seven; and the vote upon the Ordinance was called and duly recorded upon the minutes and that the members voted in the following manner:

Yes No Abstain Absent

Jeffrey D. Fleming, Chairman

Richard W. DiSanti, Jr., Vice Chair

Rick W. Florentine

Leonard Guerre

Shirley A. Hollibaugh

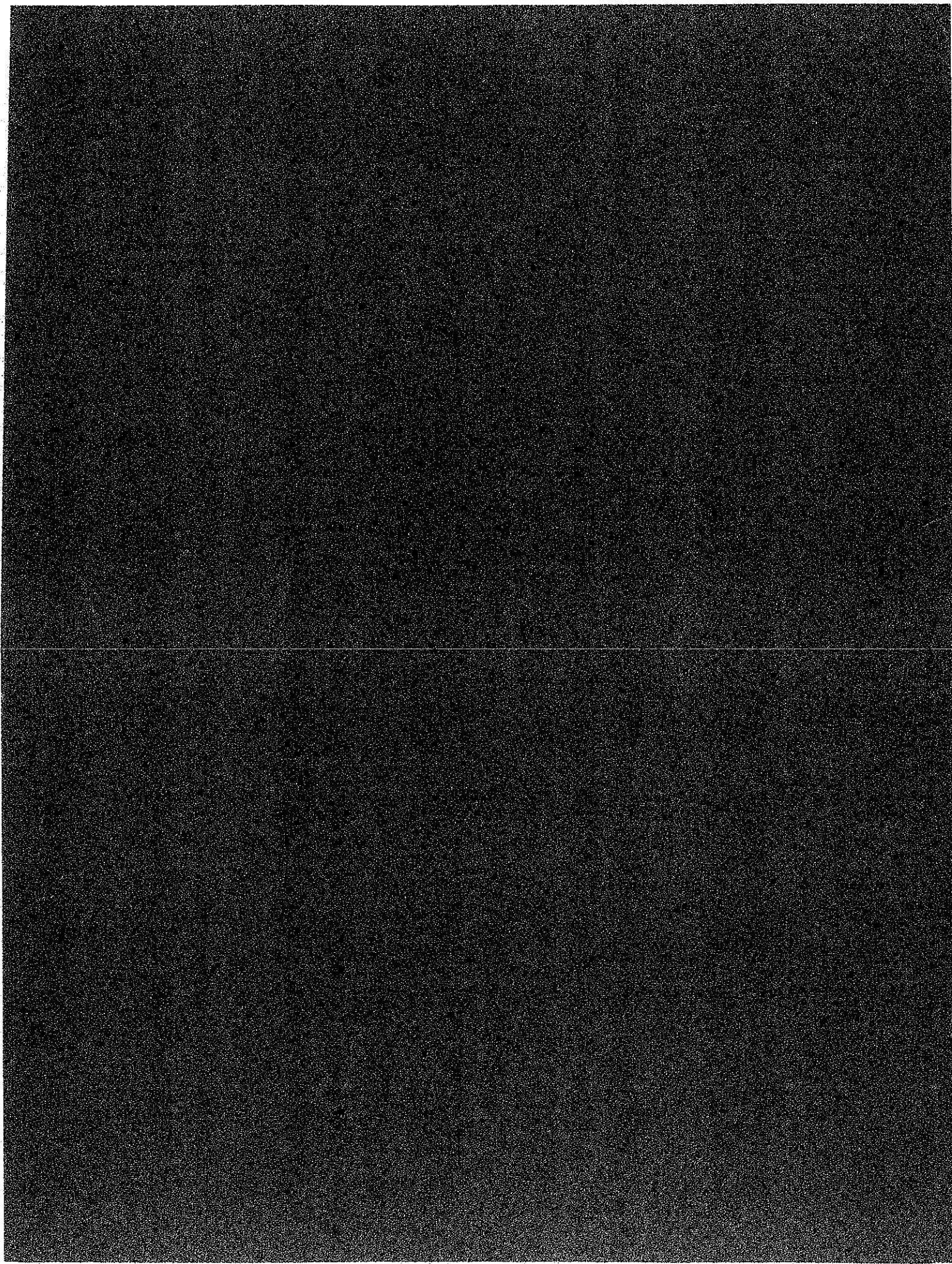
Joyce A. Romig

Gerry Vaerewyck

WITNESS my hand and the seal of the Township on this 19th day of October 2016.

[SEAL]

By: _____
Daniel Mator
Township Manager



BUDGET PROCESS:

MR. VAEREWYCK.....

	MOTION	SECOND	AYES	NAYES
MRS. HOLLIBAUGH	___	___	___	___
DR. DISANTI	___	___	___	___
MRS. ROMIG	___	___	___	___
MR. FLORENTINE	___	___	___	___
MR. GUERRE	___	___	___	___
MR. VAEREWYCK	___	___	___	___
MR. FLEMING	___	___	___	___

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BUDGET ADVERTISEMENTS

THE BUDGET ADVERTISEMENTS ARE ATTACHED.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO AUTHORIZE THE ADVERTISEMENTS FOR THE 2017 BUDGET IN COMPLIANCE WITH THE TOWNSHIP CHARTER.

	MOTION	SECOND	AYES	NAYES
MRS. HOLLIBAUGH	___	___	___	___
DR. DISANTI	___	___	___	___
MRS. ROMIG	___	___	___	___
MR. FLORENTINE	___	___	___	___
MR. GUERRE	___	___	___	___
MR. VAEREWYCK	___	___	___	___
MR. FLEMING	___	___	___	___



Chairman of the Board
Jeffrey D. Fleming

Vice-Chairman of the Board
Richard W. DiSanti, Jr.

Township Manager
Daniel J. Mator, Jr.

MEMORANDUM

TO: Valley News Dispatch/Legal Ad Dept.
FROM: Cathy Sopko, Administrative Assistant
DATE: October 20, 2016
SUBJECT: **Budget Advertisement**

* * * * *

ADVERTISEMENT DATE: October 27, 2016

The West Deer Township Board of Supervisors will hold a Budget workshop meeting at 6:30 p.m. to discuss the preliminary 2017 Budget on November 2, 2016 at the Township Building located at 109 East Union Road, Cheswick, PA 15024. Members of the public are welcome to attend.

Daniel J. Mator, Jr., Township Manager.

ADVERTISEMENT DATE: November 10, 2016

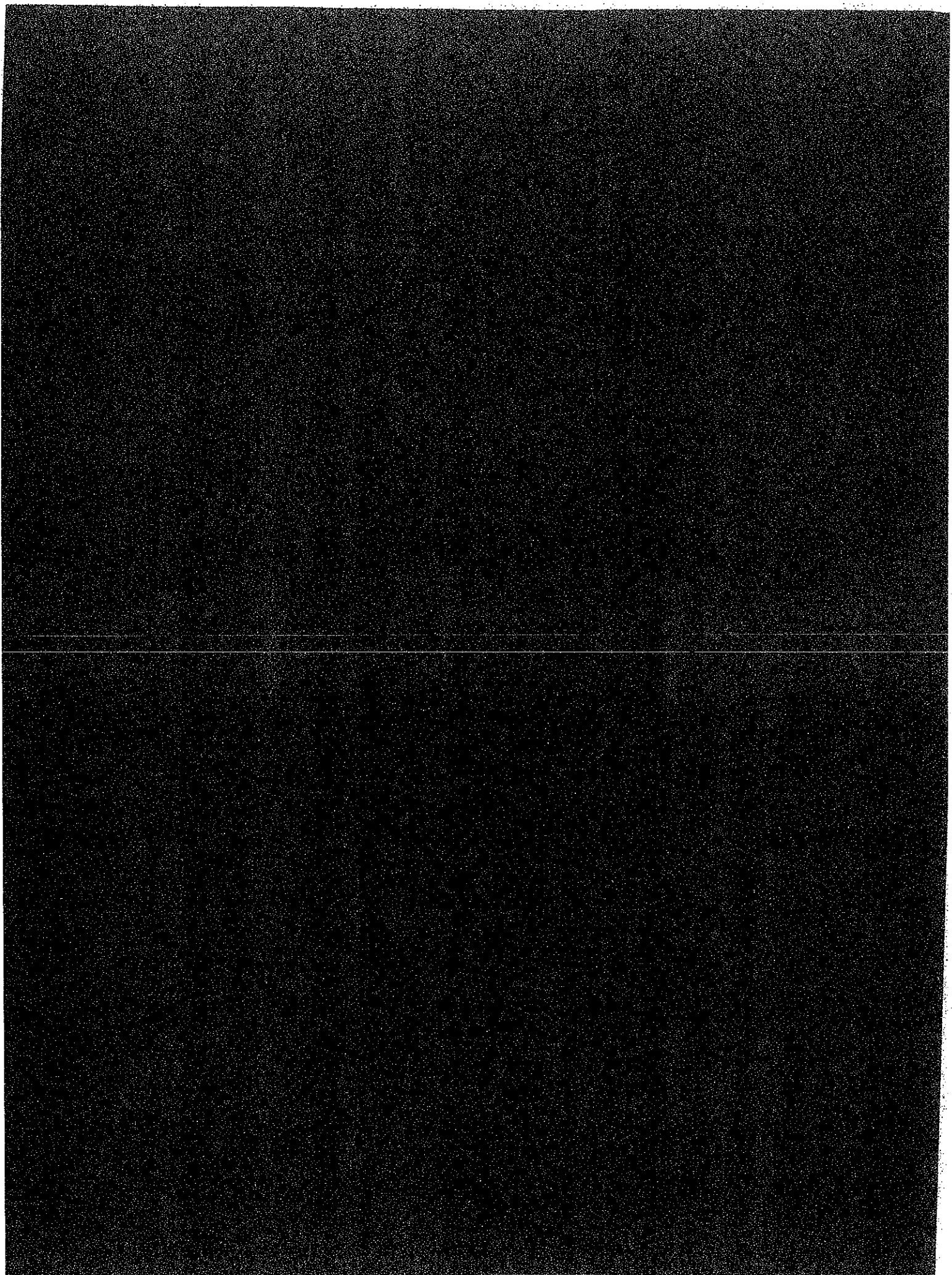
The West Deer Township Board of Supervisors will hold a Budget workshop meeting immediately following their regular business meeting to discuss the preliminary 2017 Budget on November 16, 2016. Members of the public are welcome to attend.

The proposed 2016 Budget will be on public display from November 23, 2016 through December 21, 2016 during regular business hours.

The Board will consider the adoption of the 2017 Budget on December 21, 2016 at 6:30 p.m. Members of the public are welcome to attend.

The workshop meeting, adoption vote, and the public inspection will be held at the Township Building located at 109 East Union Road, Cheswick, PA 15024.

Daniel J. Mator, Jr., Township Manager



AUTHORIZE SALE OF PUBLIC WORKS TRUCK:

THE PUBLIC WORKS DEPARTMENT HAS A:

2008 GMC 5500 -- 5 TON DUMP TRUCK, 6.6 LITER ENGINE, AUTOMATIC TRANSMISSION, 4X4, WITH 9' ANGLE PLOW & TAILGATE SPREADER

MILEAGE: 32,000
COLOR: RED
INSPECTION: NOVEMBER 2016
AS IS CONDITION

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO AUTHORIZE THE ADVERTISEMENT TO SELL THE 2008 GMC 5 TON DUMP TRUCK WITH PLOW & SPREADER, AS IS CONDITION.

	MOTION	SECOND	AYES	NAYES
DR. DISANTI	___	___	___	___
MRS. ROMIG	___	___	___	___
MR. FLORENTINE	___	___	___	___
MR. GUERRE	___	___	___	___
MR. VAEREWYCK	___	___	___	___
MRS. HOLLIBAUGH	___	___	___	___
MR. FLEMING	___	___	___	___

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RESOLUTION NO. 2016-13: VACANT PROPERTY

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WEST DEER ACKNOWLEDGING THAT THE ACQUISITION AND SUBSEQUENT DISPOSITION OF PARCEL WITH LOT AND BLOCK NUMBER 2013-J-377 WOULD BE IN ACCORDANCE WITH THE COMPREHENSIVE PLAN OF THE MUNICIPALITY.

RESOLUTION ATTACHED.

PROPERTY LOCATION:

- VACANT LOT – 314 POPLAR STREET

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO ADOPT RESOLUTION NO. 2016-13 ACKNOWLEDGING THAT THE ACQUISITION AND SUBSEQUENT DISPOSITION OF PARCEL WITH LOT AND BLOCK NUMBERS OF 2013-J-377 WOULD BE IN ACCORDANCE WITH THE COMPREHENSIVE PLAN OF THE MUNICIPALITY.

	MOTION	SECOND	AYES	NAYES
MRS. ROMIG	___	___	___	___
MR. VAEREWYCK	___	___	___	___
MRS. HOLLIBAUGH	___	___	___	___
DR. DISANTI	___	___	___	___
MR. FLORENTINE	___	___	___	___
MR. GUERRE	___	___	___	___
MR. FLEMING	___	___	___	___

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WEST DEER TOWNSHIP
ALLEGHENY COUNTY, PENNSYLVANIA

RESOLUTION NO. 2016-13

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WEST DEER ACKNOWLEDGING THAT THE ACQUISITION AND SUBSEQUENT DISPOSITION OF PARCEL WITH LOT AND BLOCK NUMBER 2013-J-377 WOULD BE IN ACCORDANCE WITH THE COMPREHENSIVE PLAN OF THE MUNICIPALITY.

WHEREAS, the Township of West Deer, hereinafter referred to as "Municipality", in cooperation with the County of Allegheny and the Redevelopment Authority of Allegheny County are participating in the Allegheny County Vacant Property Program (Program); and

WHEREAS, certain properties have been submitted to the County for consideration under the Program known and identified as Lot and Block Number: 2013-J-377 and;

WHEREAS, under the Program the Municipality is required to review the property acquisition and propose disposition, and submit its approval to the County that said acquisition and proposal resale is in accordance with the Municipality's Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED by the West Deer Township Board of Supervisors as follows:

1. That the above listed properties have been reviewed by the Municipality and it approves that its acquisition and subsequent disposition under the Program would be in accordance with the Comprehensive Plan of the Municipality.
2. That a certified copy of this Resolution should be forwarded to the County of Allegheny and the Redevelopment Authority.

RESOLVED this 21st day of September, 2016 by the Board of Supervisors of the Township of West Deer.

ATTEST:

TOWNSHIP OF WEST DEER

Township Manager

Chairman, Board of Supervisors

CERTIFIED COPY

I, the undersigned, the duly appointed Manager of the Township of West Deer, Allegheny County, Pennsylvania (the "Township") hereby certify that: The foregoing is a true and correct copy of a Resolution of the Township Board of Supervisors (the "Supervisors") which was duly adopted by the Supervisors in a public session duly convened on September 21st 2016. The said Resolution has been duly recorded in the official Minutes of the Township of West Deer, Allegheny County, Pennsylvania. The said Resolution remains in effect, unaltered and unamended, as of the date of this Certificate.

I further certify that the Supervisors of the Township complied with the requirements of the "Sunshine Act," Act of July 3, 1986, P.L. 388, No. 84 § 1 et seq. (65 P.S. § 271-286) as amended, relative to the adoption of the foregoing Resolution.

IN WITNESS THEREOF, I have hereunto set my hand and affixed the official seal of the Township, this _____ day of _____, 20__.

(SEAL)

Daniel J. Mator, Jr.
Township Manager

Parcel ID : 2013-J-00377-0000-00
Property Address : 314 POPLAR ST
TARENTUM, PA 15084

Municipality : 952 West Deer
Owner Name : STOROZ ANDREW

Data displayed on this map is for informational purposes only. It is not survey accurate and is meant to only show a representation of property lines.

Print

Note: This button uses pop-ups. Please click help button for further printing instructions.



Buyers Home
Vacant lot

Indiana/West Deer Townships

- 4. Explore potential incentives for commercial/industrial development in designated areas. Years 1-3
 - a. Research federal and state funding resources to support create incentives.
 - b. Employ local tax abatement as appropriate.

- 5. Explore options for public transportation opportunities that would provide access to, at a minimum, the city of Pittsburgh (possible joint strategy). Years 4-7
 - a. Meet with the Port Authority of Allegheny County to discuss the opportunities and demand requirements for providing transit service to Indiana and West Deer Townships.
 - b. Conduct a feasibility assessment to determine the level of interest in transit service and the potential demand for services based on opportunities identified by the Port Authority.
 - c. Identify priority locations for transit stops and/or park-and-ride locations.
 - d. Identify improvements and associated permits required to support public transit.

- 6. Improve highway infrastructure to provide more and better accessibility (joint transportation plan). Years 4-7

- 7. Expand public water and sewer infrastructure to replace on-lot systems – especially in areas designated for growth (joint planning opportunity). Years 4-7
 - a. Work with public water and sewer providers in each township to determine capacity to accommodate projected growth beyond 2020.

Housing

As previously noted, the majority of developed land in Indiana Township is residential. The rural character of the township and the quality of the school district can make it an attractive place for families with children and one of the township's greatest strengths is the availability of land for potential development. Although the majority of homes are single-family owner-occupied, existing housing is available at a variety of price-points that are affordable for all income levels, from starter homes to those priced for mid-range and upper income levels. However, based on information gathered from Advisory Committee members, many of the newer homes that are being built in the township are not affordable for the average household in Indiana Township.

The mix of age groups within a community is an important indicator in planning for future housing. As seen in the "Existing Conditions" section of the Joint Comprehensive Plan, the

Indiana/West Deer Townships

population in Indiana Township is aging, and the population between the ages of 25 and 54 is steadily declining. A community with an aging population that is not attracting new, younger residents can expect and plan for the following:

- Lower birth rates and higher death rates, which will lead to decreases in population
- An increase in housing vacancies as the population decreases
- A smaller workforce, which can make the area less attractive to new businesses
- A decrease in tax revenue as property assessment values and earned income decrease

As in Indiana Township, residential is the primary land use in West Deer Township, and one of its strengths is the abundance of developable land. The majority of housing in the township is single-family owner-occupied, with a variety of price-points that are affordable for all income levels. As previously noted, one of the township's weaknesses is the lack of commercial development. As in Indiana Township, West Deer Township is also experiencing a steady decline in the population between the ages of 25 and 54.

Indiana and West Deer Townships' strategies over the next 10 years for providing adequate housing for its current and future residents include the following:

1. Encourage (Indiana Township) or maintain (West Deer Township) greater diversity in new housing development – both in types of housing and in price points that are affordable to all income levels. Years 1-3
 - a. Allow for areas with higher density to support affordable housing.
 - b. Employ inclusionary zoning to require a minimum number of affordable units in new housing developments.
2. Explore options and incentives for the acquisition and demolition of blighted properties. Years 1-3
 - a. Research federal state and county funding sources for acquisition and/or demolition of blighted properties.
 - b. Seek assistance from Allegheny County Redevelopment Authority (or other appropriate county agency) for property acquisition if needed.
3. Review current codes governing property maintenance and implement a code enforcement process to mitigate the potential of future blight. Years 1-3

Although residents of Indiana Township have convenient access to over four million square feet of retail amenities outside the township, there is a lack of neighborhood-scale commercial development in the township. In addition, there is a lack of land available with zoning that allows for commercial development, and many residents living in existing residential

RESOLUTION NO. 2016-14/PLANNING MODULE: CONCORDIA AT REBECCA RESIDENCE – INDEPENDENT LIVING:

RESOLUTION #2016-14 IS A RESOLUTION FOR THE PA DEP SEWAGE FACILITIES PLANNING MODULE FOR THE CONCORDIA AT REBECCA RESIDENCE – INDEPENDENT LIVING LOCATED AT CEDAR RIDGE ROAD, ALLISON PARK, PA 15101

ATTACHED IS THE REVIEW LETTER FROM MR. SHOUP DATED SEPTEMBER 16, 2016. MR. SHOUP INDICATED THE SEWAGE FACILITIES PLANNING MODULE IS IN PROPER ORDER AND RECOMMENDS THE TOWNSHIP ADOPT THE RESOLUTION SUBMITTED WITH THE PLANNING MODULE AND FORWARD THE SAME TO THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO ADOPT RESOLUTION #2016-14 WHICH IS THE RESOLUTION FOR THE PA DEP SEWAGE FACILITIES PLANNING MODULE FOR THE CONCORDIA AT REBECCA RESIDENCE – INDEPENDENT LIVING.

MOTION	SECOND	AYES	NAYES
MR. FLORENTINE	___	___	___
MR. GUERRE	___	___	___
MR. VAEREWYCK	___	___	___
MRS. HOLLIBAUGH	___	___	___
DR. DISANTI	___	___	___
MRS. ROMIG	___	___	___
MR. FLEMING	___	___	___

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Empty box for DEP Code No.

RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

2016-14

RESOLUTION OF THE (SUPERVISORS) (COMMISSIONERS) (COUNCILMEN) of West Deer Township
(TOWNSHIP) (BOROUGH) (CITY), Allegheny COUNTY, PENNSYLVANIA (hereinafter "the municipality").

WHEREAS Section 5 of the Act of January 24, 1966, P.L. 1535, No. 537, known as the *Pennsylvania Sewage Facilities Act*, as Amended, and the rules and Regulations of the Pennsylvania Department of Environmental Protection (DEP) adopted thereunder, Chapter 71 of Title 25 of the Pennsylvania Code, require the municipality to adopt an Official Sewage Facilities Plan providing for sewage services adequate to prevent contamination of waters of the Commonwealth and/or environmental health hazards from sewage wastes, and to revise said plan whenever it is necessary to determine whether a proposed method of sewage disposal for a new land development conforms to a comprehensive program of pollution control and water quality management, and

WHEREAS Concordia has proposed the development of a parcel of land identified as
land developer

Rebecca Residence Ind. Living and described in the attached Sewage Facilities Planning Module, and
name of subdivision
proposes that such subdivision be served by: (check all that apply), sewer tap-ins, sewer extension, new treatment facility, individual onlot systems, community onlot systems, spray irrigation, retaining tanks, other, (please specify).

WHEREAS, West Deer Township finds that the subdivision described in the attached
municipality
Sewage Facilities Planning Module conforms to applicable sewage related zoning and other sewage related municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management.

NOW, THEREFORE, BE IT RESOLVED that the (Supervisors) (Commissioners) (Councilmen) of the (Township) (Borough) (City) of West Deer hereby adopt and submit to DEP for its approval as a revision to the "Official Sewage Facilities Plan" of the municipality the above referenced Sewage Facilities Planning Module which is attached hereto.

I _____, Secretary, West Deer Township
(Signature)

Township Board of Supervisors (Borough Council) (City Councilmen), hereby certify that the foregoing is a true copy of the Township (Borough) (City) Resolution # 2016-14, adopted, 21 September 2016.

Municipal Address:

West Deer Township
109 East Union Road
Cheswick, PA 15024
Telephone 724-265-3680

Seal of
Governing Body



**TRANSMITTAL LETTER
FOR SEWAGE FACILITIES PLANNING MODULE**

DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) USE ONLY				
DEP CODE #	CLIENT ID #	SITE ID #	APS ID #	AUTH. ID #

TO: Approving Agency (DEP or delegated local agency)
Penn. Dept. Of Environmental Protection
400 Waterfront Drive
Pittsburgh PA 15222

Date _____

Dear Sir/Madam:

Attached please find a completed sewage facilities planning module prepared by Gateway Engineers
(Name)
_____ for Concordia at Rebecca Residence - Independent Living
(Title) (Name)
a subdivision, commercial, or industrial facility located in West Deer Township
Allegheny County.
(City, Borough, Township)

Check one

- (i) The planning module, as prepared and submitted by the applicant, is approved by the municipality as a proposed
 - revision supplement for new land development to its Official Sewage Facilities Plan (Official Plan), and is
 - adopted for submission to DEP transmitted to the delegated LA for approval in accordance with the requirements of 25 Pa. Code Chapter 71 and the *Pennsylvania Sewage Facilities Act* (35 P.S. §750),

OR

- (ii) The planning module will not be approved by the municipality as a proposed revision or supplement for new land development to its Official Plan because the project described therein is unacceptable for the reason(s) checked below:

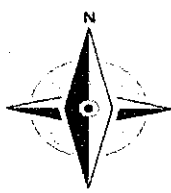
Check Boxes

- Additional studies are being performed by or on behalf of this municipality which may have an effect on the planning module as prepared and submitted by the applicant. Attached hereto is the scope of services to be performed and the time schedule for completion of said studies.
- The planning module as submitted by the applicant fails to meet limitations imposed by other laws or ordinances, officially adopted comprehensive plans and/or environmental plans (e.g., zoning, land use, 25 Pa. Code Chapter 71). Specific reference or applicable segments of such laws or plans are attached hereto.
- Other (attach additional sheet giving specifics).

Municipal Secretary: Indicate below by checking appropriate boxes which components are being transmitted to the approving agency.

- Resolution of Adoption
- Module Completeness Checklist
- 2 Individual and Community Onlot Disposal of Sewage
- 3 Sewage Collection/Treatment Facilities
- 3s Small Flow Treatment Facilities
- 4A Municipal Planning Agency Review
- 4B County Planning Agency Review
- 4C County or Joint Health Department Review

Daniel J. Mator, Jr. _____
Municipal Secretary (print) Signature Date



SHOUP ENGINEERING

FOR OVER 50 YEARS
329 Summerfield Drive, Baden PA 15005
Phone: 724-869-9560 Fax: 724-869-7434
shoup.eng@comcast.net

September 16, 2016

Mr. Bill Payne
West Deer Township
109 East Union Road
Cheswick, PA 15024

Re: Concordia at Rebecca Residence - Independent Living
Sewage Facilities Planning Module

Dear Mr. Payne,

I have reviewed the sewage facilities planning module submitted for the above referenced development and have found the same to be in proper order.

I would recommend that the Township adopt the resolution submitted with the planning module and forward the same to the Pennsylvania Department of Environmental Protection.

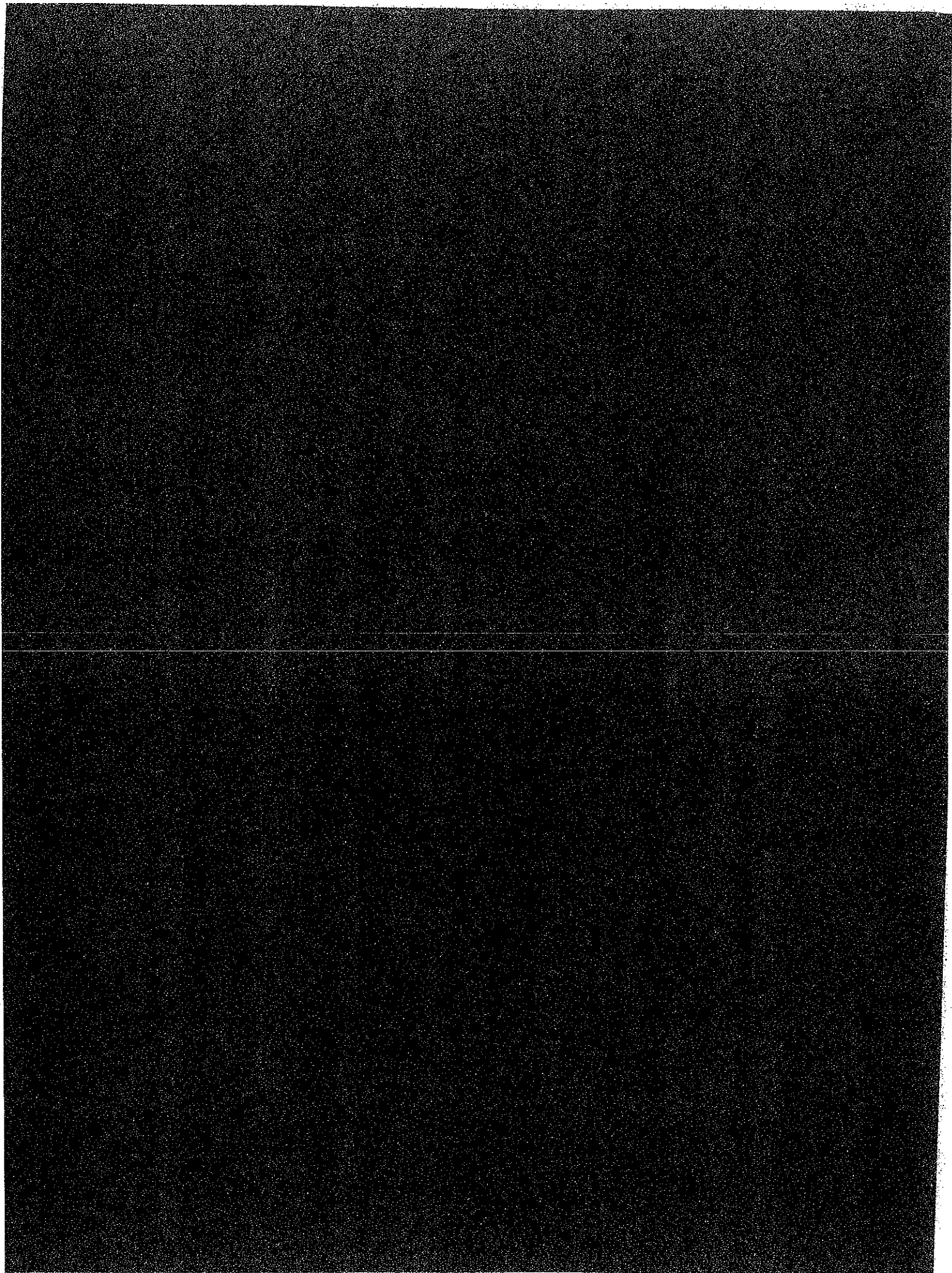
If you should have any questions, please do not hesitate to contact me at your convenience.

Sincerely,

SHOUP ENGINEERING, INC.

Scott A. Shoup, P.E.

Cc: Daniel Mator, via email



SHOFF FARMS – AMENDED SUBDIVISION PLAN:

PROPERTY LOCATION: CEDAR RIDGE ROAD
ZONED: R-2 SEMI-SUBURBAN RESIDENTIAL

THE APPLICANT IS REQUESTING A MODIFICATION FROM SECTION 6.3.1.G(1) OF THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE WHICH LIMITS ACCESS TO A PRIVATE STREET TO 5 DWELLING UNITS.

THE SUBDIVISION PROPOSAL WOULD HAVE A PRIVATE STREET SERVING 8 DWELLING UNITS. THE APPLICANT HAS DEMONSTRATED THAT THE PLAN COULD BE DESIGNED TO MEET THE ORDINANCE REQUIREMENT; HOWEVER THAT DESIGN RESULTS IN LESS THAN DESIRABLE SIGHT DISTANCE AT THE DRIVEWAYS INTERSECTING CEDAR RIDGE ROAD.

MR. SHOUP REVIEWED THE PLAN AND INDICATED IF THE BOARD OF SUPERVISORS ELECTS TO APPROVE THE PLAN, HE WOULD RECOMMEND THAT ALL OF THE CONDITIONS RECOMMENDED BY THE PLANNING COMMISSION AT THEIR AUGUST 25, 2016 MEETING, BE PLACED ON THE BOARD'S APPROVAL OF THE PLAN. (REVIEW LETTER ATTACHED DATED AUGUST 31, 2016).

THE PLANNING COMMISSION RECOMMENDED APPROVAL OF THE ONE DRIVEWAY CONTAINING 8 UNITS THAT FRONT CEDAR RIDGE ROAD WITH THE FOLLOWING CONDITIONS:

1. The driveway is to be constructed to the Township standards in regards to base and asphalt.
2. Shall be clearly denoted on all deeds of homes that "The private driveway servicing this home will never be taken over by the Township".
3. To be clearly denoted in the Home Owners Association's Agreement that the private drive servicing 3530, 3532, 3534, 3536, 3538, 3540, 3542, and 3544 Cedar Ridge road are the property of the Home Owners Association and all maintenance is the responsibility of the Home Owners Association.

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4. The minimum paved cart way width of the driveways shall be as follows:
 - a. Entrance drive is to be 24 feet.
 - b. The driveway parallel to Cedar Ridge Road is to be 20 feet.

ANY COMMENTS.....

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO APPROVE THE SHOFF FARMS AMENDED SUBDIVISION PLAN WITH THE ABOVE-LISTED CONDITIONS AS RECOMMENDED BY THE PLANNING COMMISSION.

	MOTION	SECOND	AYES	NAYES
MR. GUERRE	___	___	___	___
MR. VAEREWYCK	___	___	___	___
MRS. HOLLIBAUGH	___	___	___	___
DR. DISANTI	___	___	___	___
MR. FLORENTINE	___	___	___	___
MRS. ROMIG	___	___	___	___
MR. FLEMING	___	___	___	___



West Deer Township Planning Commission
Meeting Report for August 25, 2016

Project Name: Shoff Farms – Private Driveway

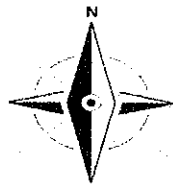
Property Location: Cedar Ridge Road
Zoned: R-2: Semi-Suburban Residential

Seeking approval to change the private driveways that front Cedar Ridge Road. Original recommendation for two private driveways, 4 units per driveway, was approved in 2015. After measuring the line-of-sight it was determined that two driveways are cause for a safety issue.

The proposed driveway plan is for one driveway off of Cedar Ridge Road. This driveway will be for a total of 8 units (4 units to the right and 4 units to the left of the entrance).

Planning Commission voted to **RECOMMEND APPROVAL** of the one driveway containing 8 units that front Cedar Ridge Road with the following conditions:

1. The driveway is to be constructed to the Township standards in regards to base and asphalt.
2. Shall be clearly denoted on all deeds of homes that “The private driveway servicing this home will never be taken over by the Township”.
3. To be clearly denoted in the Home Owners Association’s Agreement that the private drive servicing 3530, 3532, 3534, 3536, 3538, 3540, 3542, and 3544 Cedar Ridge Road are the property of the Home Owners Association and all maintenance is the responsibility of the Home Owners Association.
4. The minimum paved cartway width of the driveways shall be as follows:
 - a) Entrance drive is to be 24 feet.
 - b) The driveway parallel to Cedar Ridge Road is to be 20 feet.



SHOUP ENGINEERING

FOR OVER 50 YEARS
329 Summerfield Drive, Baden PA 15005
Phone: 724-869-9360 Fax: 724-869-7434
shoupeng@comcast.net

August 31, 2016

Mr. Bill Payne
West Deer Township
109 East Union Road
Cheswick, PA 15024

Re: Shoff Farms
Amended Subdivision Plan (Plan dated August 22, 2016)

Dear Mr. Payne,

I have reviewed the above referenced amended subdivision plan located in the R-2 Zoning District and the following comments should be considered.

1. The applicant is requesting a modification from Section 6.3.1.G(1) of the Subdivision and Land Development Ordinance which limits access to a private street to 5 dwelling units. The Subdivision proposal would have a private street serving 8 dwelling units. The applicant has demonstrated that the plan could be designed to meet the ordinance requirement, however that design results in less than desirable sight distance at the driveways intersecting Cedar Ridge Road.
2. If the Board of Supervisors elects to approve the plan, I would recommend that all of the conditions recommended by the Planning Commission at their meeting on August 25, 2016 be placed on the Board's approval of the plan.

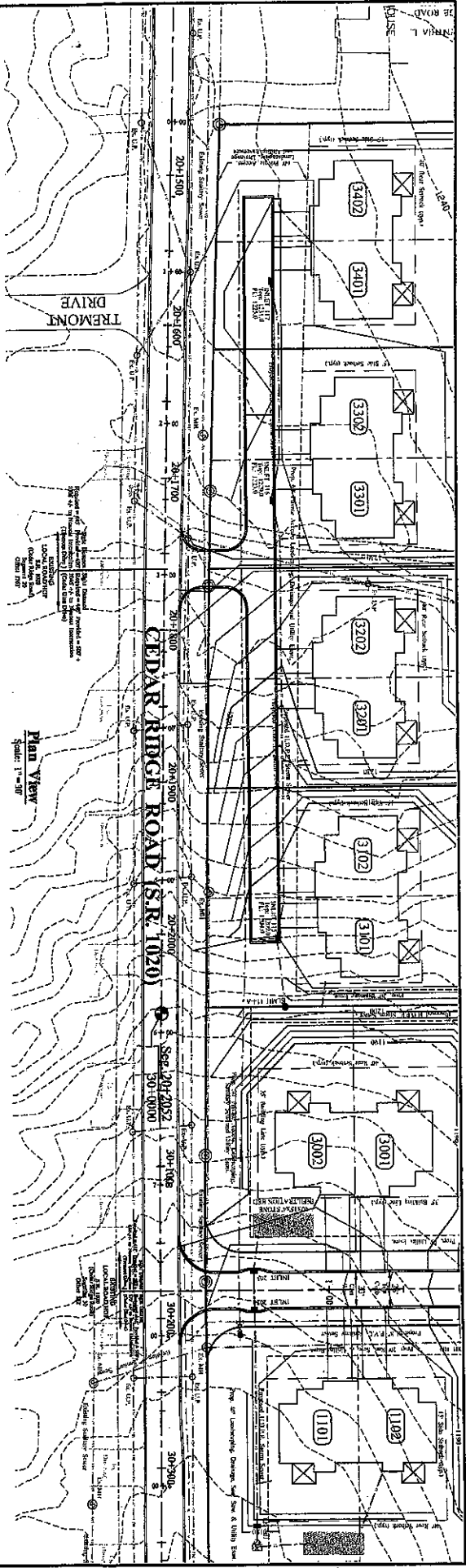
If you should have any questions, please do not hesitate to contact me at your convenience.

Sincerely,

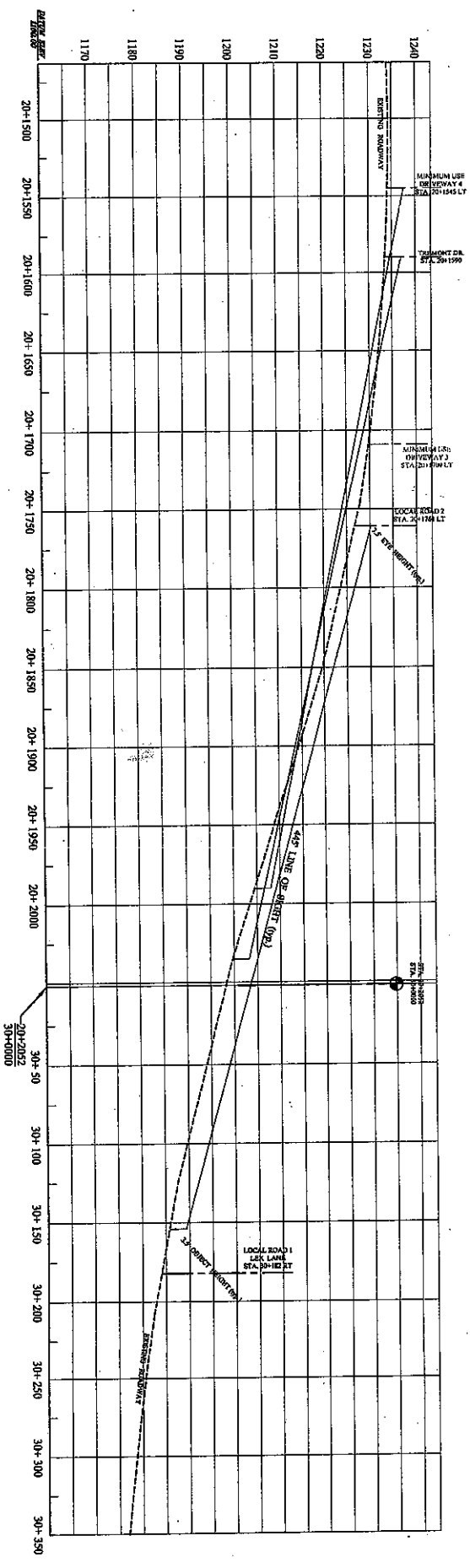
SHOUP ENGINEERING, INC.

Scott A. Shoup, P.E.

Cc: Daniel Mator
Gibson-Thomas Engineering, via fax 724-935-8189



Plan View
Scale: 1" = 30'



Cedar Ridge Road Profile
Scale: H: 1" = 30'
V: 1" = 20'

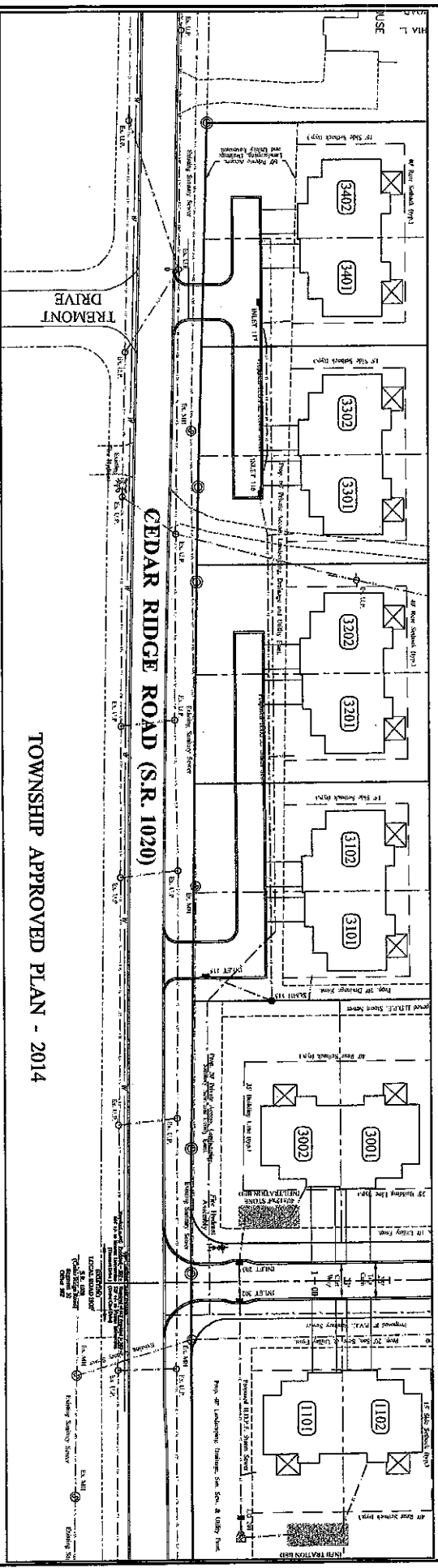
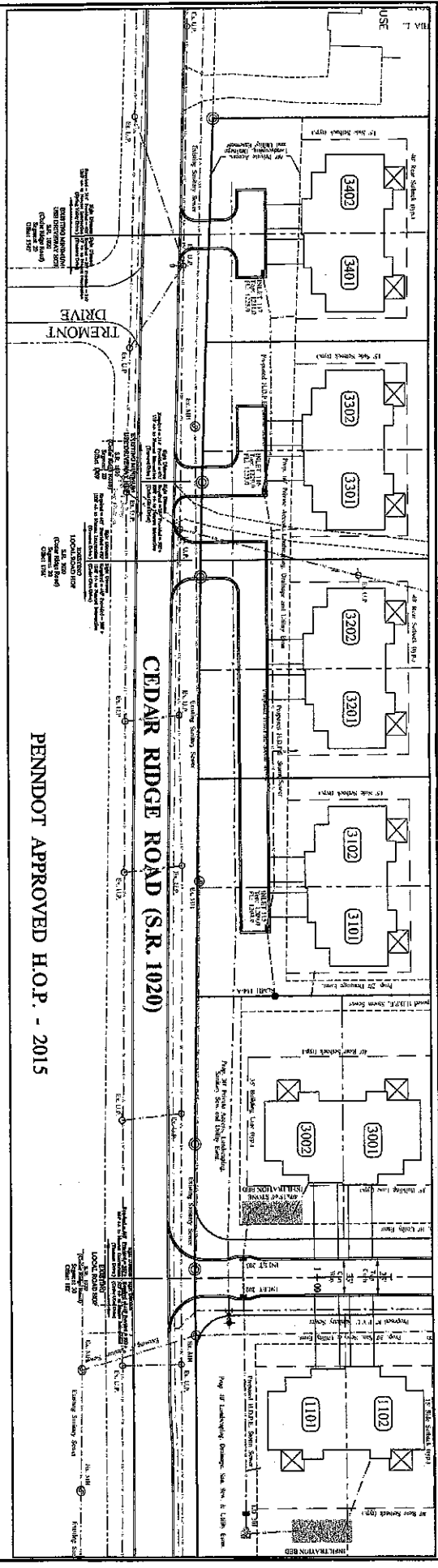
OWNER / DEVELOPER:
 RICHLAND HOLDINGS, LLC
 1406 PITTSBURGH ROAD
 VALENCIA, VA 10859
 PH: 724-443-4888

NO.	DATE	DESCRIPTION

8-22-2016 1" = 30'
 DRAWING NO. DWV-1

PROPOSED DRIVEWAY PLAN
 SHORE FARMS
 WEST DEER TOWNSHIP, BUTLER COUNTY, PA
 RICHLAND HOLDINGS LLC

GISSON - THOMAS ENGINEERING CO.
 9501 OLD RIVER HIGHWAY
 WESTERLY, PA 15880
 PH: 724-325-8188 FAX: 724-325-8187



PENNDOT APPROVED H.O.P. - 2015

TOWNSHIP APPROVED PLAN - 2014



OWNER / DEVELOPER:
RICHLAND HOLDINGS, LLC
1462 PITTSBURGH ROAD
VALERIEVA, PA 16109
PH: 724-463-4800

DATE	DESCRIPTION
8-22-2016	1" = 30'

APPROVED DRIVEWAY PLAN

SHOFF FARMS

WEST DEER TOWNSHIP, BUTLER COUNTY, PA

RICHLAND HOLDINGS LLC

GIBSON-THOMAS ENGINEERING CO.
5950 W. PENNSYLVANIA AVENUE
P.O. BOX 555-818
P.O. BOX 555-818
P.O. BOX 555-818

WEST DEER TOWNSHIP PLANNING COMMISSION
AUGUST 25, 2016

Mark Schmidt called the Meeting to order with the following members in attendance: Kathy Rojik, Robert Bechtold, John Butala, Adam Woods, Ted Gall and Tim Phelps

Other Attendees: William Payne, Code Enforcement Officer

Minutes from July 28, 2016 were submitted and stand approved with corrections regarding Mr. Coletta's demolishing and rebuilding of 212 Starr Road.

SHOFF FARMS: Cedar Ridge Road

Represented by John Schleicher (Gibson-Thomas Engineering)

Property zoned R2: Semi-Suburban Residential District

Mr. Schleicher described the process for the driveway construction of 8 units fronting Cedar Ridge Road. The driveways, that the Township approved, did not meet Penn Dot standards for site distance. Shoff Farms obtained permits for 3 driveways that meet Penn Dot standards but would not be aesthetically pleasing and just meet the requirement. They are proposing the new design for accessing the 8 units on a centrally located common driveway with one access point onto Cedar Ridge Road. The new proposed central entrance provides almost twice the previous site distance and eliminates multiple entrances onto Cedar Ridge Road. The new access would divide the units into a section of 4 units to the right of the entrance and 4 units to the left of the entrance. This would greatly improve the site distance for all traffic entering or exiting onto Cedar Ridge Road.

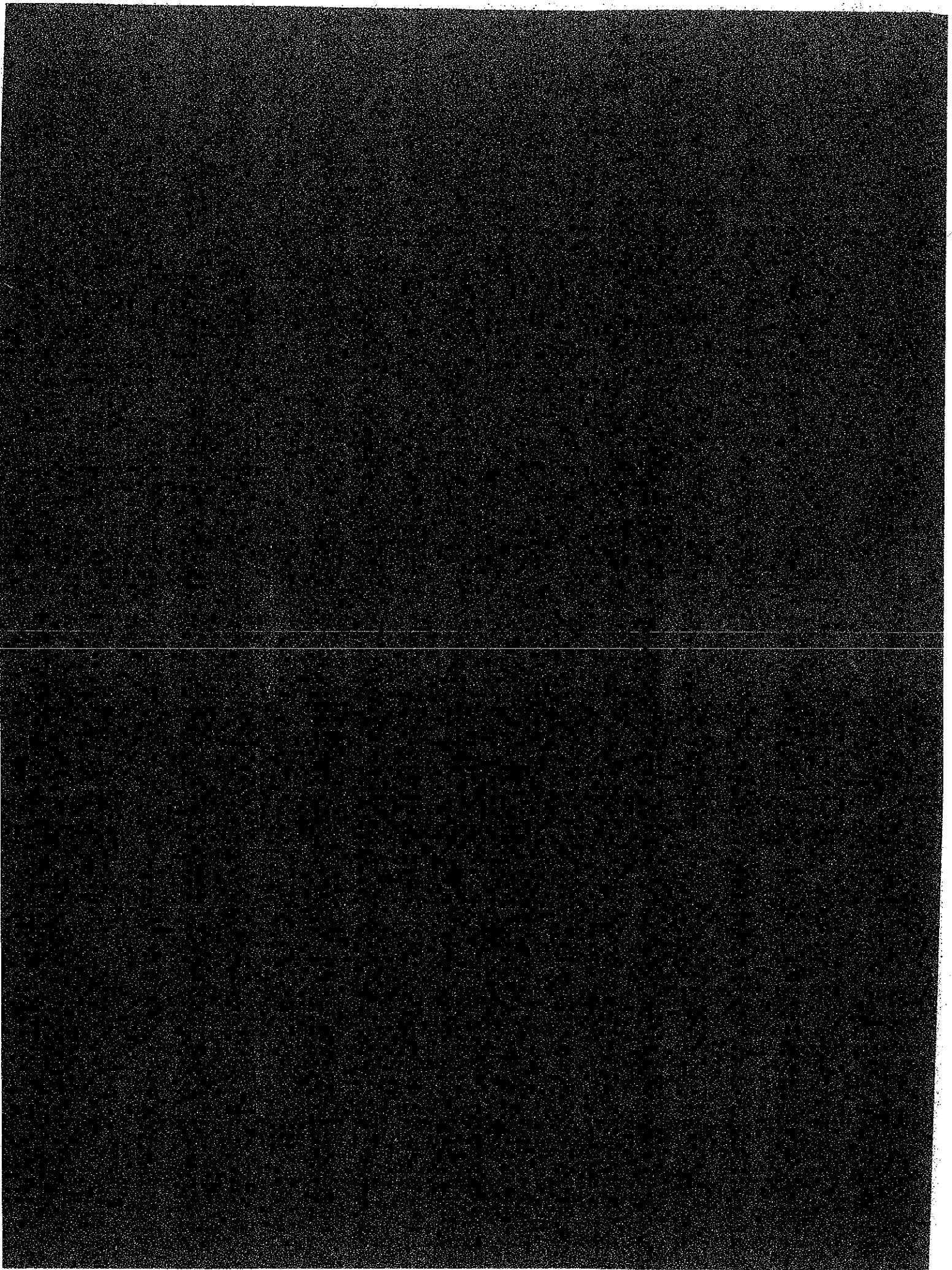
Mr. Payne added that he and Police Chief Lape went to the site to verify site lines and are both in agreement with the developer that the first Penn Dot approved driveway is a safety concern and the new proposed entrance would be the best option for the safety of the new residents.

The Planning Commission discussed the possible concerns that may arise from a single entrance servicing 8 units. The following conditions were made to alleviate such concerns.

1. The driveway is to be constructed to the Township standards in regards to base and asphalt standards.
2. Shall be clearly denoted on all Deeds of homes that "The private driveway servicing this home will never be taken over by the Township".
3. To be clearly denoted in the Home Owners Association's Agreement that the private drive servicing 3530, 3532, 3534, 3536, 3538, 3540, 3542, and 3544 Cedar Ridge Road are the property of the Home Owners Association and all maintenance is the responsibility of the Home Owners Association.
4. The minimum paved cartway width of the driveways shall be as follows:
 - a) Entrance drive is to be 24 feet.
 - b) The driveway parallel to Cedar Ridge Road is to be 20 feet.

First motion by John Butala and second motion by Robert Bechtold to **RECOMMEND APPROVAL** of the Shoff Farms private driveway that fronts Cedar Ridge Road to be a single entrance servicing 4 units to the right and 4 units to the left of the entrance with the above conditions.

Voting was unanimous.



SET PUBLIC HEARING/CONDITIONAL USE FOR A PRD – MCINTYRE HEIGHTS PLAN

APPLICANT: RICHLAND HOLDINGS, LLC
LOCATION: 38.7 ACRES MCINTYRE ROAD, GIBSONIA, PA
ZONING DISTRICT: R-2 SEMI-SUBURBAN RESIDENTIAL
REQUEST: REQUESTING A CONDITIONAL USE FOR A PLANNED RESIDENTIAL DEVELOPMENT (PRD) TO CONSTRUCT 76 TOWNHOUSE UNITS AND 22 DUPLEX UNITS FOR A TOTAL OF 98 UNITS.

AT THIS TIME, THE BOARD WILL NEED TO SET A PUBLIC HEARING.

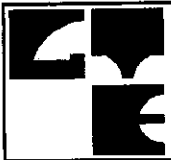
WHAT ACTION DOES THE BOARD WISH TO TAKE:

I MOVE TO SET THE PUBLIC HEARING FOR THE CONDITIONAL USE FOR A PLANNED RESIDENTIAL DEVELOPMENT FOR THE MCINTYRE HEIGHTS PLAN FOR:

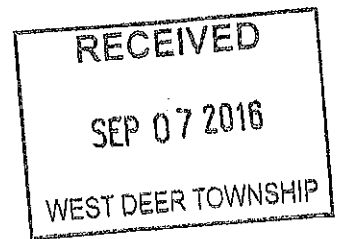
WEDNESDAY, OCTOBER 19, 2016 AT 6:00 P.M.

	MOTION	SECOND	AYES	NAYES
MR. GUERRE	___	___	___	___
MRS. ROMIG	___	___	___	___
MR. FLORENTINE	___	___	___	___
MR. VAEREWYCK	___	___	___	___
MRS. HOLLIBAUGH	___	___	___	___
DR. DISANTI	___	___	___	___
MR. FLEMING	___	___	___	___

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Plan Narrative
for
McIntyre Heights, P.R.D.
situate in



West Deer Township, Allegheny County, PA
made for
Richland Holdings, LLC
September, 2016

McIntyre Heights, P.R.D. is located along the north side of McIntyre Road, just west of Shadow Court in West Deer Township, Allegheny County, Pa (Figure 1). The planned residential development involves the development of 76 townhouse units and 22 duplex units for a total of 98 units on 38.7 acres in the R-2 (Semi-Suburban Residential) zoning district.

This project is proposed by:

Owner/Developer: Richland Holdings, LLC
1426 Pittsburgh Road
Valencia, PA 16059

Engineer/Surveyor: Gibson-Thomas Engineering Co., Inc.
9951 Old Perry Highway
Wexford, PA 15090
Phone: (724) 935-8188
Email: johns@gibson-thomas.com

Two waivers/modifications from Township code are anticipated for the development as follows:

1. Zoning Ordinance Section 5.5.1, lot area. The request is made to allow reduced lot areas with increased open space due to topography, limited disturbance and housing types.
2. SALDO Section 185-25.A, cul-de-sac length. This request is made to allow cul-de-sac length in excess of ordinance requirement due to topography and geometry of the site. The length of roadway will be mitigated by turn-around areas within the development, which will be designed for fire truck/emergency vehicle maneuvering in accordance with fire chief recommendations.

ESTABLISHED 1916

Corporate Office:
1004 Ligonier St., PO Box 853
Latrobe, Pennsylvania 15650
Phone: (724) 539-8562
Fax: (724) 539-3697
GTEmail@gibson-thomas.com

Harrisburg Area Office:
Phone: (717) 612-9880

Fl. Myers, FL Area Office:
Phone: (239) 776-2908

Clarion Area Office:
Phone: (724) 526-2190

Pittsburgh Area Office:
Phone: (724) 935-8188

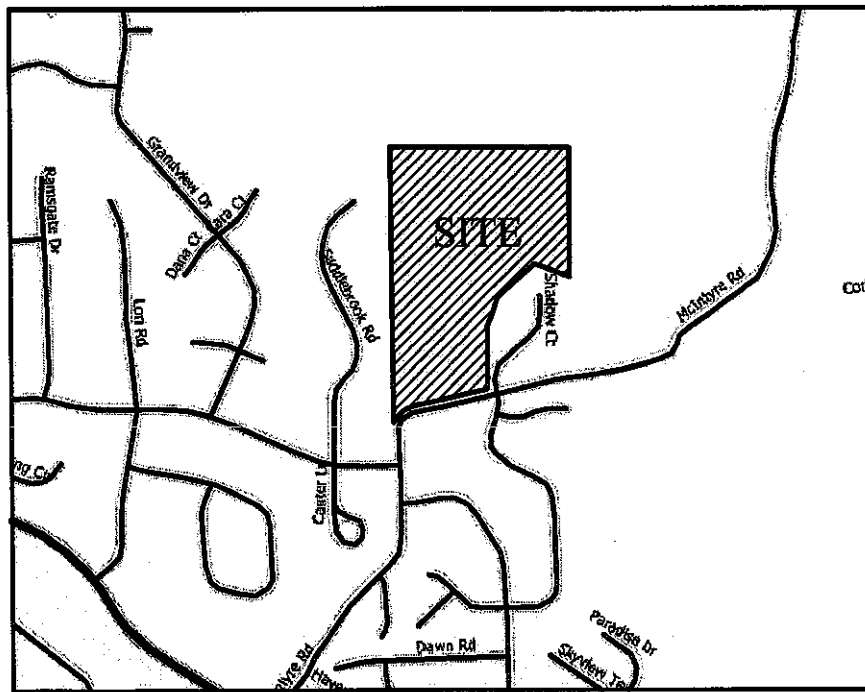
www.gibson-thomas.com

Indiana Area Office:
Phone: (724) 471-2246

As discussed, development of the P.R.D. will take place with limited disturbance and increased open space. A 50 feet wide buffer area will be maintained as undisturbed open space along the entire perimeter of the site. In addition, 25 acres (65%) of the site will be maintained in permanent open space.

McIntyre Heights, PRD is designed to meet all applicable Township standards, with the exception of two minor waiver requests as discussed and is in the public's interest as it will provide a low-density, low-impact development, preserving approximately 25 acres as permanent open space containing existing wetlands, steep slope areas, existing drainage course and other unique natural resources. The development will also provide traffic impact fees per township code for additional public traffic improvements. The comprehensive plan calls for duplex and townhouse development to be a permitted use R-2 zoning districts and also encourages development of planned residential developments by allowing smaller lots, low-impact development and the preservation of common open space. West Deer Township Natural Resource Analysis/Inventory is attached.

All utilities exist at the site with capacity to service the proposed development. Stormwater management facilities will be provided on site in accordance with all applicable township, county and state requirements.



LOCATION MAP

NOT TO SCALE

21.5.3. Natural Resource Analysis Worksheets

NATURAL RESOURCE ANALYSIS: Inventory

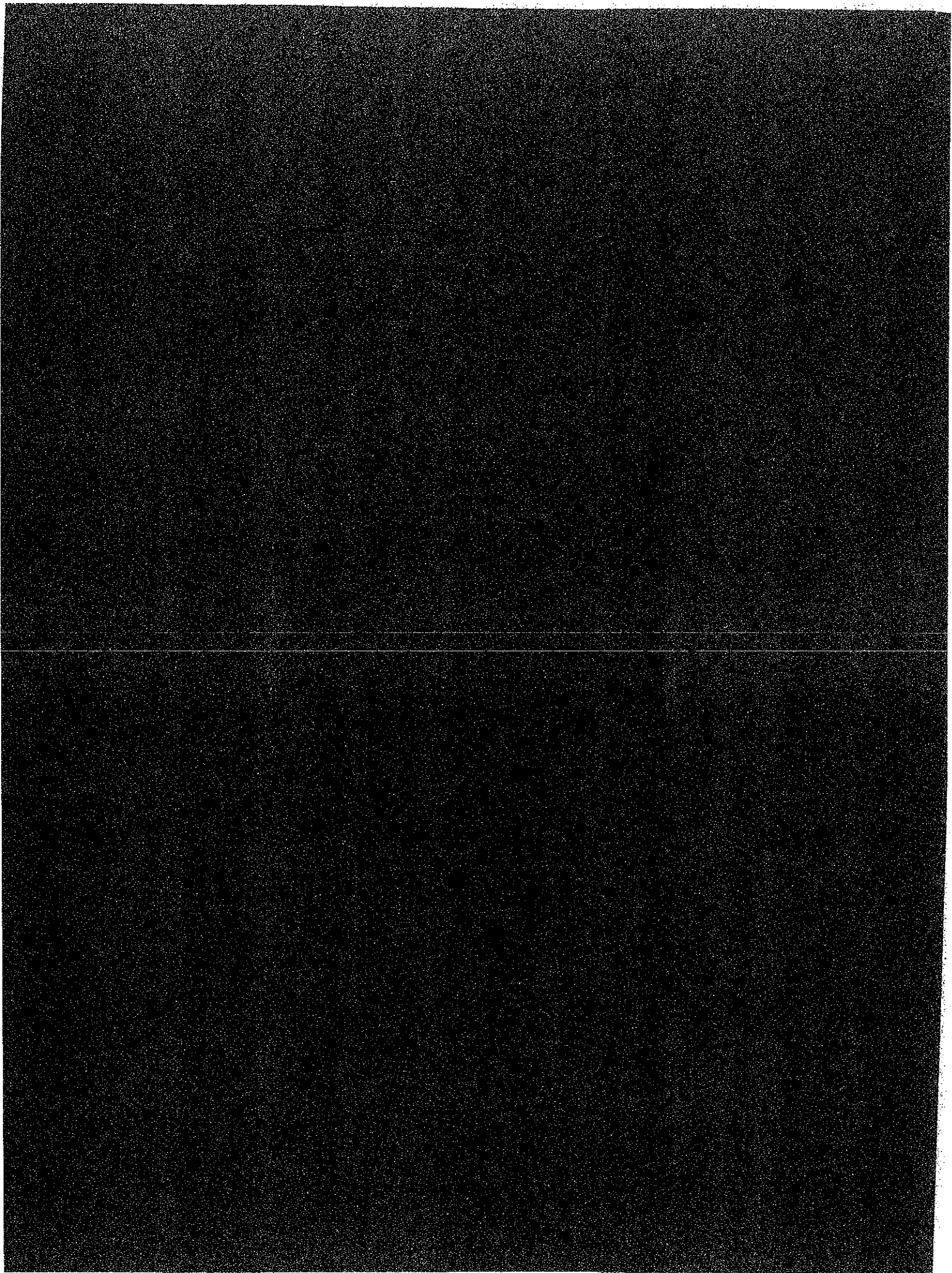
STEP 1	Identify the total number of acres of the parcel(s) to be developed.	<p style="text-align: center;">Total # of Acres</p> <div style="border: 1px solid black; padding: 2px;">Box 1 38.7</div>		
STEP 2	Identify the Base Gross Density for Conventional Single-Family Residential Development (see Section 6.3 of this Ordinance) for the parcel(s) to be developed. If the proposed development consists of more than one zoning classification, the Natural Resource Analysis will have to be completed separately for each classification that is involved.	<p style="text-align: center;">Base Gross Density for Single-Family Units (DUs/acre)</p> <div style="border: 1px solid black; padding: 2px;">Box 2 3</div>		
STEP 3	<p>Identify the total number of acres of Class I Resources. For any area where a Class I Resource overlaps with another Class I Resource, only one resource will count toward the total acreage. Class I Resources include:</p> <ul style="list-style-type: none"> • Wetlands • Floodplains • Steep Slopes >40% 	<p style="text-align: center;">Total # of Acres of Class I Resources</p> <div style="border: 1px solid black; padding: 2px;">Box 3 2.0</div>		
STEP 4	<p>Identify the total number of acres of Class II Resources. For any area where a Class II resource overlaps with a Class II resource, only one resource will count toward the total number of acres. For any area where a Class II Resource overlaps with a Class I Resource, the Class I Resource takes precedence, and the Class II Resource shall not be incorporated into the total acreage calculated for Class II resources. Class II Resources include:</p> <ul style="list-style-type: none"> • Steep Slopes >15% and <40% • Woodlands 	<p style="text-align: center;">Total # of Acres of Class II Resources</p> <div style="border: 1px solid black; padding: 2px;">Box 4 18</div>		
STEP 5	Identify the total number of acres of Class II Resources proposed for disturbance and proposed for protection.	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center; vertical-align: top;"> <p>Total # of Acres of Class II Resources Proposed for Disturbance</p> <div style="border: 1px solid black; padding: 2px; width: fit-content; margin: 0 auto;">Box 5 6</div> </td> <td style="width: 50%; text-align: center; vertical-align: top;"> <p>Total # of Acres of Class II Resources Proposed for Protection</p> <div style="border: 1px solid black; padding: 2px; width: fit-content; margin: 0 auto;">Box 6 12</div> </td> </tr> </table>	<p>Total # of Acres of Class II Resources Proposed for Disturbance</p> <div style="border: 1px solid black; padding: 2px; width: fit-content; margin: 0 auto;">Box 5 6</div>	<p>Total # of Acres of Class II Resources Proposed for Protection</p> <div style="border: 1px solid black; padding: 2px; width: fit-content; margin: 0 auto;">Box 6 12</div>
<p>Total # of Acres of Class II Resources Proposed for Disturbance</p> <div style="border: 1px solid black; padding: 2px; width: fit-content; margin: 0 auto;">Box 5 6</div>	<p>Total # of Acres of Class II Resources Proposed for Protection</p> <div style="border: 1px solid black; padding: 2px; width: fit-content; margin: 0 auto;">Box 6 12</div>			

NATURAL RESOURCE ANALYSIS: Calculations

STEP 6	Total # of Acres (Same as Box 1) <div style="border: 1px solid black; padding: 2px; display: inline-block;">Box 7 38.7</div>	-	Total # of Acres of Class I Resources (same as Box 3) <div style="border: 1px solid black; padding: 2px; display: inline-block;">Box 8 2.0</div>	=	Maximum Buildable Acreage <div style="border: 1px solid black; padding: 2px; display: inline-block;">Box 9 36.7</div>
STEP 7	Maximum Buildable Acreage (same as Box 9) <div style="border: 1px solid black; padding: 2px; display: inline-block;">Box 10 36.9</div>	X	Base Gross Density (same as Box 2) <div style="border: 1px solid black; padding: 2px; display: inline-block;">Box 11 3</div>	=	Maximum # of Single-family Units for Conventional Development <div style="border: 1px solid black; padding: 2px; display: inline-block;">Box 12 110</div>
STEP 8	# of Acres of Class II Resources Proposed for Disturbance (same as Box 5) <div style="border: 1px solid black; padding: 2px; display: inline-block;">Box 13 6</div>	÷	Total # of Acres of Class II Resources (same as Box 4) <div style="border: 1px solid black; padding: 2px; display: inline-block;">Box 14 18</div>	=	Class II Disturbance Ratio (round down to nearest tenth) <div style="border: 1px solid black; padding: 2px; display: inline-block;">Box 15 0.3</div>
STEP 9	<p>(a) Locate the Class II Disturbance Ratio (same as Box 15) on the x-axis of Figure 1 to the right.</p> <p>(b) Follow the corresponding vertical line to its intersection with the thick diagonal line.</p> <p>(c) From the intersection, follow the horizontal line to the y-axis, where the corresponding number indicates the Density Factor.</p> <p>(d) Write the indicated Density Factor below in Box 16.</p> <p>Example: A Class II Disturbance Ratio of 0.4 corresponds with a Density Factor of 0.88.</p> <div style="border: 1px solid black; padding: 2px; display: inline-block; width: 100px;">Box 16 0.94</div>				
<p>Figure 1: Density Incentive Graph</p>					
STEP 10	Base Gross Density (same as Box 2) <div style="border: 1px solid black; padding: 2px; display: inline-block;">Box 17 3</div>	X	Density Factor (same as Box 16) <div style="border: 1px solid black; padding: 2px; display: inline-block;">Box 18 0.94</div>	=	Adjusted Gross Density <div style="border: 1px solid black; padding: 2px; display: inline-block;">Box 19 2.92</div>

NATURAL RESOURCE ANALYSIS: Calculations (cont'd)

STEP 11	Adjusted Gross Density (same as Box 19)	X	Maximum Buildable Acreage (same as Box 9)	=	Density Dividend (round up to nearest whole number)
	Box 20 2.82		Box 21 36.7		Box 22 104
STEP 12	Maximum Buildable Acreage (same as Box 9)	-	# of Acres of Class II Resources Proposed for Protection (same as Box 6)	=	Total Acres Proposed for Disturbance
	Box 23 36.7		Box 24 12		Box 25 24.7
STEP 13	Density Dividend (same as Box 22)	÷	Total Acres Proposed for Disturbance (same as Box 25)	=	Initial Net Density
	Box 26 104		Box 27 24.7		Box 28 4.2
STEP 14	Initial Net Density (same as Box 28)	≤	Maximum Allowable Density for Cluster Development in Zoning District	, proceed to Step 15.	
	Box 29 4.2		Box 30 4		
	Initial Net Density (same as Box 28)	>	Maximum Allowable Density for Cluster Development in Zoning District	, skip Step 15 and proceed to Step 16.	
	Box 31 4.2		Box 32 4		
STEP 15	Density Dividend (same as Box 22)	=	Maximum Allowable # of Single-family Units. Analysis complete.		
	Box 33				
STEP 16	Maximum Allowable Density for Cluster Development in Zoning District (same as Box 32)	X	Total Acres Proposed for Disturbance (same as Box 25)	=	Adjusted Density Dividend
	Box 34 4		Box 35 24.7		Box 36 99
STEP 17	Adjusted Density Dividend (same as Box 36)	=	Maximum Allowable # of Single-family Units. Analysis complete.		
	Box 37 99				



SOCIAL MEDIA:

MR. VAEREWYCK.....

	MOTION	SECOND	AYES	NAYES
MR. VAEREWYCK	—	—	—	—
MRS. HOLLIBAUGH	—	—	—	—
DR. DISANTI	—	—	—	—
MR. FLORENTINE	—	—	—	—
MR. GUERRE	—	—	—	—
MRS. ROMIG	—	—	—	—
MR. FLEMING	—	—	—	—

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13 CREST STREET/ACKNOWLEDGE UNSAFE STRUCTURE:

- NOTICE OF UNSAFE STRUCTURE
- PROPERTY LOCATED AT 13 CREST STREET, RUSSELLTON, PA 15076
- LOT/BLOCK #1512-S-251
- DEED BOOK 12068, PAGE 368

THE STRUCTURE WAS INSPECTED BY WILLIAM PAYNE, CODE ENFORCEMENT OFFICER AND DETERMINED, PURSUANT TO TOWNSHIP ORDINANCE 172 THAT THE HOUSE LOCATED THEREON IS IN A DANGEROUS CONDITION AND CONSTITUTES A PUBLIC NUISANCE. SPECIFICALLY, THE HOUSE IS IN VIOLATION OF THE INTERNATIONAL BUILDING CODE AND ARTICLE VI OF ALLEGHENY HEALTH DEPARTMENT RULES AND REGULATIONS.

(SEE ATTACHED LETTER LISTING VIOLATIONS)

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO ACKNOWLEDGE THE STRUCTURE LOCATED AT 13 CREST STREET IN RUSSELLTON, PA 15076, IS AN UNSAFE STRUCTURE.

	MOTION	SECOND	AYES	NAYES
MRS. HOLLIBAUGH	___	___	___	___
DR. DISANTI	___	___	___	___
MR. FLORENTINE	___	___	___	___
MR. GUERRE	___	___	___	___
MRS. ROMIG	___	___	___	___
MR. VAEREWYCK	___	___	___	___
MR. FLEMING	___	___	___	___

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Chairman of the Board
Jeffrey D. Fleming

Vice-Chairman of the Board
Richard W. DiSanti, Jr.

Township Manager
Daniel J. Mator, Jr.

September 12, 2016

Ronald Kowalkowski
13 Crest Street
Russellton Pa 15076

RE: **NOTICE OF UNSAFE STRUCTURE**
Property located at 13 Crest Street, Russellton Pa 15076
Lot/Block # 1512-S-251
Deed Book 12068, Page 368

Dear Mr. Kowalkowski:

Please be advised that I have inspected the above-referenced property on behalf of the Township of West Deer and have determined pursuant to Township Ordinance 172 that the house located thereon is in a dangerous condition and constitutes a public nuisance. Specifically, the house is in violation of the International Building Code and Article VI of Allegheny Health Department Rules and Regulations in the following respects:

1. ***Foundation is collapsed in front of building and crumbling in rear and West sides of building.***
Article VI of Allegheny Health Department (Section 615:3.12)
"Defects and Openings: Missing exterior door or window; hole through foundation..."
Article VI of Allegheny Health Department (Section 615:1.5)
"Severe Structural Deficiencies: Obvious recent movement in a foundation, bearing walls, roof or floor with a significant risk of caving in or collapse."
Article VI of Allegheny Health Department (Section 622)
"Every exterior wall, roof and foundation shall be weathertight and watertight."
2. ***Property has become severely dilapidated***
International Building Code (Section 116.1)
"Structures or existing equipment that are or hereafter become unsafe, insanitary ... or that involve illegal or improper occupancy or inadequate maintenance shall be deemed an unsafe condition." "Unsafe structures shall be taken down and removed or made safe, as the building official deems necessary as provided for in this section."
3. ***Unsecured Structure, side entry door and basement entry door are open and several windows have open access.***
International Building Code (Section 116.1)
"A vacant structure that is not secured against entry shall be deemed unsafe." "Unsafe structures shall be taken down and removed or made safe, as the building official deems necessary as provided for in this section."
4. ***Several broken or missing windows in structure.***

Article VI of Allegheny Health Department (Section 615:3.12)

"broken or missing window glass or spaces around window sashes of one-half (1/2) inch or more during the heating season."

5. Basement Ceiling is collapsed; and holding moisture and mildew.

Article VI of Allegheny Health Department (Section 622)

"Every floor, wall and ceiling shall be sound and tight."

Article VI of Allegheny Health Department (Section 615:1.5)

"Severe Structural Deficiencies: Obvious recent movement in a foundation, bearing walls, roof or floor with a significant risk of caving in or collapse."

6. Roof shingles are curling and crumbling

Article VI of Allegheny Health Department (Section 622)

"All members of the structure shall be kept in good repair and in safe condition."

Article VI of Allegheny Health Department (Section 622)

"Every exterior wall, roof and foundation shall be weathertight and watertight."

Article VI of Allegheny Health Department (Section 615:1.5)

"Severe Structural Deficiencies: Obvious recent movement in a foundation, bearing walls, roof or floor with a significant risk of caving in or collapse."

Article VI of Allegheny Health Department (Section 622)

"Every floor, wall and ceiling shall be sound and tight."

7. Rear entry porch is rotted/posts have started collapsing and floor is visually failing.

Article VI of Allegheny Health Department (Section 615:2.9)

"Major Structural Defect: Stairs or porch in danger of collapse, signs of obvious movement or unable to bear weight of occupants safely."

Article VI of Allegheny Health Department (Section 623)

"Every inside and outside stairs, every porch and every other appurtenance to the structure shall be so constructed as to be safe for use, shall be kept in sound condition and good repair."

8. Soffit and fascia are missing and falling off

Article VI of Allegheny Health Department (Section 622)

"All members of the structure shall be kept in good repair and in safe condition."

9. No water since 2013

Article VI of Allegheny Health Department (Section 615:1.8)

"No Water: Supplied to the dwelling unit."

10. Visually noticeable middle of structure sagging from foundation collapse.

Article VI of Allegheny Health Department (Section 622)

"Every floor, wall and ceiling shall be sound and tight."

11. Siding is falling off of structure.

Article VI of Allegheny Health Department (Section 622)

"Every exterior wall, roof and foundation shall be weathertight and watertight."

12. Overgrown grass

Article VI of Allegheny Health Department (Section 651.E)

"Any premises determined by the Director to be a nuisance by reason of unrestricted plant growth shall be maintained so as to restrict such growth to ten (10) inches or less."

13. Rear porch steps are soft and unstable.

Article VI of Allegheny Health Department (Section 623)

"Every inside and outside stairs, every porch and every other appurtenance to the structure shall be so constructed as to be safe for use, shall be kept in sound condition and good repair."

- 14. Rear basement patio area is being flooded from inside of structure and holding stagnant water.**

Article VI of Allegheny Health Department (Section 650.D)

No person shall maintain or permit to be maintained any artificial receptacle or pool, including but not limited to scrap tires or appliances, containing water in such condition that breeding of pest vectors therein may become a danger to the public health or create a nuisance.

- 15. Appears to have at least 12" of water in basement, seen through broken out basement window.**

Article VI of Allegheny Health Department (Section 650.D)

No person shall maintain or permit to be maintained any artificial receptacle or pool, including but not limited to scrap tires or appliances, containing water in such condition that breeding of pest vectors therein may become a danger to the public health or create a nuisance.

Article VI of Allegheny Health Department (Section 622)

"Every exterior wall, roof and foundation shall be weathertight and watertight."

- 16. Gas meter removed**

Article VI of Allegheny County Health Department (Section 615.2.7)

"Gas or electricity shut off to the dwelling due to a service malfunction or unpaid bills in the name of the owner or a bill whose charges include areas serviced beyond the control of a single tenant.

You are hereby required to commence the repair or removal of the house within fifteen (15) days of your receipt of this Notice. Such repairs or removal must be completed within thirty (30) days of your receipt of the Notice.

You have the right to appeal my determination by filing a written appeal with me within fifteen (15) days of your receipt of this Notice. If an appeal is filed, the Township Board of Supervisors will schedule a meeting to hear your appeal and will issue a final decision of this matter.

If you do not appeal my determination or commence the repair or removal of the house within the above-stated time periods, the Township may issue citations or cause the house to be demolished and removed as soon as possible, and the costs and expenses of such demolition and removal shall be borne by you, including demolition and removal costs, legal fees, administrative costs, a penalty of 10% of all costs and interest at 6% from the date of removal.

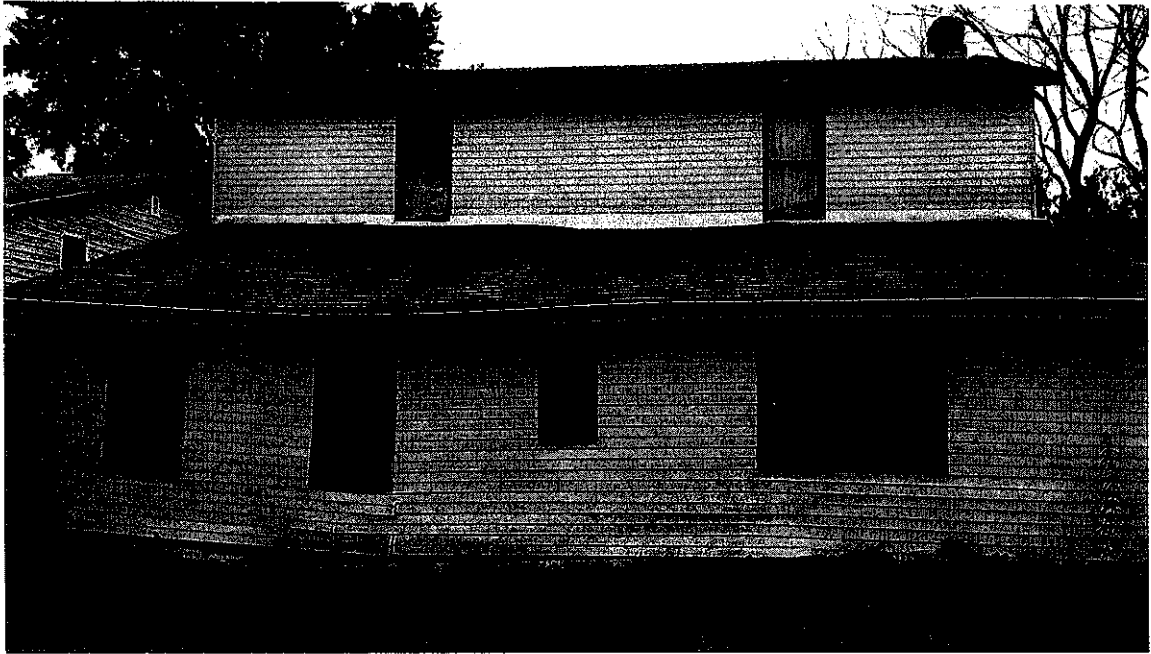
Please contact me at 724-265-2780 if you have any questions concerning this Notice.

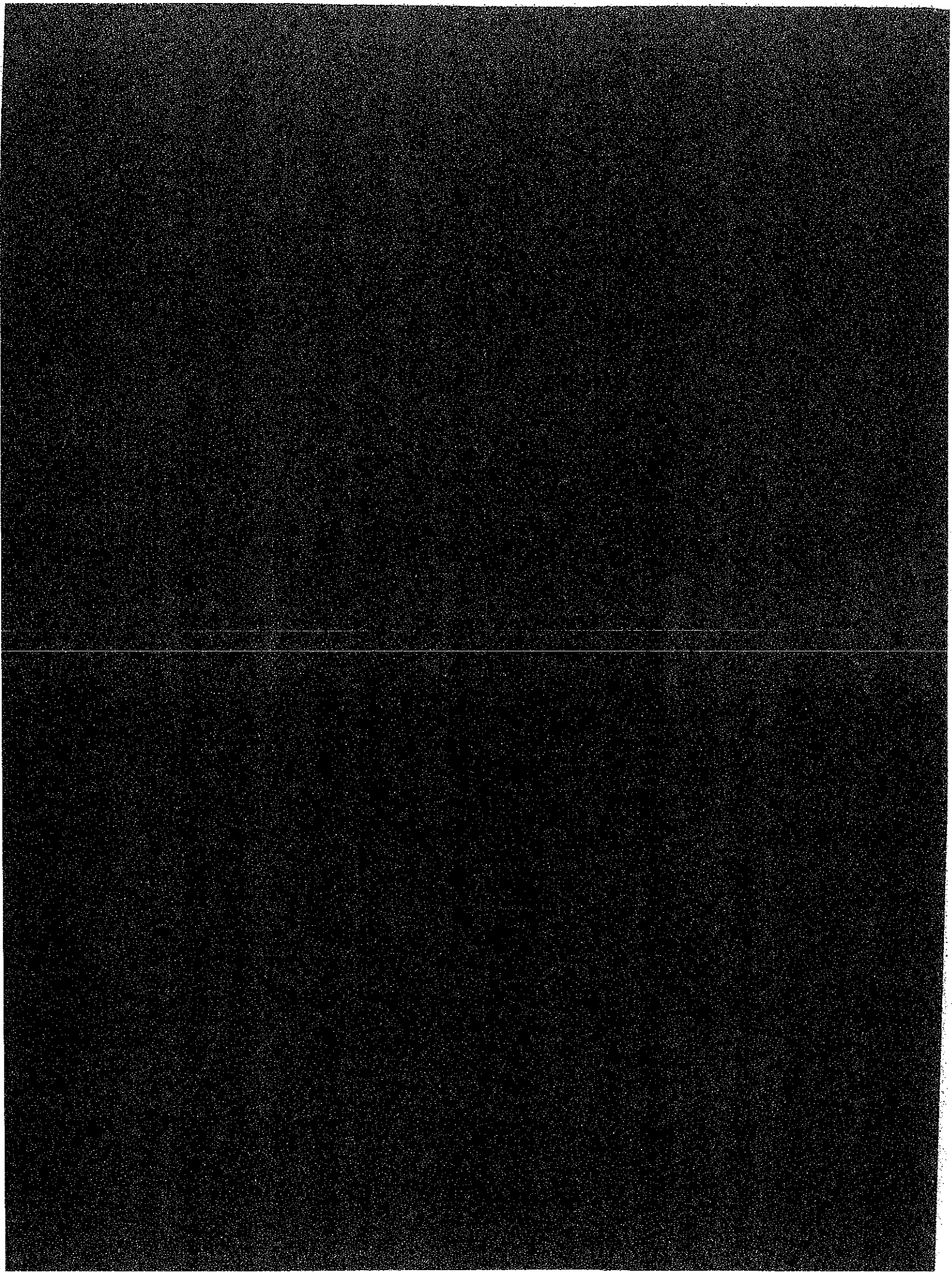
Sincerely,

William Payne

Code Enforcement Officer
West Deer Township
(724) 265-2780

109 East Union Road, Cheswick, PA 15024
724.265.3680
www.westdeertownship.com





COMMITTEE REPORTS

Engineering & Public Works Committee

Chairman – Mr. Florentine

Financial, Legal & Human Resources Committee

Chairman – Dr. DiSanti

EMS Oversight Committee

Chairman – Mr. Vaerewyck

COG Report

Mr. Vaerewyck

OLD BUSINESS

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NEW BUSINESS

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**SET AGENDA / Regular Business Meeting
October 19, 2016**

**6:00 p.m. – Public Hearing/McIntyre Heights Plan – Cond. Use for PRD
6:30 p.m. – Regular Business Meeting**

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Executive Session Held
5. Registered Comments from the Public
6. Comments from the Public
7. Accept Minutes
8. Monthly Financial Report
 - A. Finance Officer's Report
 - B. List of Bills
 - C. Utilities and Payroll
 - D. Tax Refunds
9. Police Chief's Report
10. Building Inspector/Code Enforcement Officer's Report
11. Report from the Parks & Recreation Board
12. Engineer's Report
13. Nike Site Earthwork
14. Nike Site Handicapped Ramps/Walking Trails
15. CDBG Grant Application
16. Ordinance No. 412: Pension Early Retirement Provision
17. Authorize Advertisement/Ordinance Administrative Policies & Procedures
18. Sale of Public Works Truck
19. Bids Received/Solid Waste & Recyclable Materials
20. Rebecca Residence PILOT Agreement
21. Committee Reports
22. Old Business
23. New Business
24. Set Agenda/November 16, 2016
25. Comments from the Public
26. Adjournment

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COMMENTS FROM THE PUBLIC

THE BOARD WILL HEAR COMMENT ON AGENDA AND PUBLIC-RELATED ITEMS AT THIS TIME. PLEASE APPROACH THE MICROPHONE, CLEARLY STATE YOUR NAME AND ADDRESS, AND LIMIT YOUR COMMENTS TO FIVE (5) MINUTES.

ADJOURNMENT

I MOVE TO ADJOURN AT _____ P.M.

	MOTION	SECOND	AYES	NAYES
MR. GUERRE	—	—	—	—
MR. VAEREWYCK	—	—	—	—
MRS. HOLLIBAUGH	—	—	—	—
DR. DISANTI	—	—	—	—
MR. FLORENTINE	—	—	—	—
MRS. ROMIG	—	—	—	—
MR. FLEMING	—	—	—	—