

# **WEST DEER TOWNSHIP SUPERVISORS MEETING**



**March 16, 2016**

**6:00 p.m./Executive Session**

**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  
March 16, 2016**

**6:00 p.m. – Executive Session  
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. **Hire Part Time Police Officer**
14. **2016 Road Improvement Project**
15. **Albert Eiler Site Plan**
16. **Set Public Hearing/Conditional Use**
17. **Public Works Mini Excavator**
18. **Resolution #2016-6: Vacant Property**
19. **Ordinance No. 407: Consolidated Cable Franchise Agreement**
20. **Code Ordinance: Advertisement**
21. **Zoning Hearing Board: Resignation**
22. **Zoning Hearing Board: Appointment**
23. **Committee Reports**
24. **Old Business**
25. **New Business**
26. **Set Agenda: April 20, 2016**
27. **Comments from the Public**
28. **Adjournment**

**1 Call to Order**

**2 Pledge of Allegiance**

**MR. MATOR & CHIEF LAPE ARE ATTENDING THE PELRAS  
TRAINING CONFERENCE AT STATE COLLEGE, PA**

**3 Roll Call - Ms. Sopko . . .**

**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.

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**ACCEPT MINUTES**

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

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO ACCEPT THE MINUTES OF THE FEBRUARY 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  
February 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., Leonard Guerre, Shirley Hollibaugh, Joyce A. Romig and Gerry Vaerewyck. Member absent: Rick W. Florentine. 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.

**5:30 p.m. PUBLIC HEARING – CONDITIONAL USES:**  
**CONCORDIA AT REBECCA RESIDENCE AND SHULTS FORD**

- Chairman Fleming opened the public hearing.
- Pledge of Allegiance.
- Roll call taken by Mr. Mator – Quorum present.
- The public hearing was advertised in compliance with the law.
- Properties posted.
- Adjoining property owners notified via mail.
- Court Reporter present.

A Conditional Use is a permitted use as listed in the Zoning Ordinance for both Concordia at Rebecca Residence and Shults Ford. After review and recommendation by the Planning Commission, the Board of Supervisors at their public hearing can place additional reasonable conditions on these permitted uses.

**FIRST CONDITIONAL USE: CONCORDIA AT REBECCA RESIDENCE**

The public hearing is for a Conditional Use for Concordia at Rebecca Residence to construct a 3-4 story building for a senior independent living community containing 105 units on property adjacent to their facility located at 3746 Cedar Ridge Road. Property is zoned R-2 Semi-Suburban Residential District.

The Planning Commission recommended approval for the Conditional Use with the following condition:

1. Concordia at Rebecca Residence to satisfy the local fire chief plans.

The Board received a copy of Ordinance No. 401 that was adopted by the Board of Supervisors on September 17, 2014.

ORDINANCE NO. 401 IS AN ORDINANCE OF THE TOWNSHIP OF WEST DEER, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, AMENDING ZONING ORDINANCE 394 BY: (1) ESTABLISHING A USE AND DEFINITION FOR LIFE CARE FACILITY / SENIOR LIVING COMMUNITY; (2) ALLOWING THE USE OF LIFE CARE FACILITY / SENIOR LIVING COMMUNITY AS A CONDITIONAL USE IN THE R-2, R-3 AND R-4 ZONING DISTRICTS; AND (3) ESTABLISHING SPECIFIC STANDARDS FOR THE CONDITIONAL USE OF LIFE CARE FACILITY / SENIOR LIVING COMMUNITY.

This project complies with the Conditional Use requirements pursuant to the standards set forth in Article XXII, Section 23.4 of Ordinance No. 401.

The Lot Consolidation Plan and the Land Development/Site Plan for Concordia at Rebecca Residence will be on the agenda at tonight's regular meeting. This public hearing is only for the Conditional Use.

At this point, the floor was opened for public comment. Chairman Fleming asked all those who are interested in speaking this evening, to please rise to be sworn-in. The court reporter swore-in all individuals.

- Mr. Mike Kaufman, Nursing Home Administrator, Concordia at Rebecca Residence, was present and summarized the construction of the building for the senior independent living community. Also present, Jerry Karle of RW Larson Associates, and Mark Reidenbach of Gateway Engineering. Mr. Reidenbach presented the conditional use requirements in the Zoning Ordinance.
- Chief Josh Wiegand, Fire Chief/West Deer Fire Department #3, was present and commented after several meetings -- there are no issues with the project/facility.
- Mr. Larry Schlosnagle, resident in Deer Park, questioned handicap parking.

After various questions/comments, MOTION BY Supervisor DiSanti and SECONDED BY Supervisor Hollibaugh to approve the Concordia at Rebecca Residence Conditional Use as per the recommendation by the Planning Commission with the following condition to satisfy the local fire chief plans. Motion carried unanimously 6-0.

#### **SECOND CONDITIONAL USE: SHULTS FORD**

The second hearing is for a Conditional Use for Shults Ford to operate an auto body collision repair shop at 50 Oak Road. All damaged vehicles will be organized in a dedicated parking space area; back lot will be used for new vehicle storage of 75 to 100 vehicles. Property is zoned SU / Special Use.

Once the Land Development/Site Plan for Shults Ford is complete, it will go to the Planning Commission for their review and recommendation. This public hearing is only for the Conditional Use.

The Planning Commission voted to recommend approval for the Conditional Use with the following conditions:

1. Opaque screening of outdoor storage.
2. Provide stormwater management plan before any paving is done on site.
3. Any sign must conform to Sign Ordinance.
4. Impact fee for increased traffic.
5. Sound proofing for compressors.
6. Provide lighting plan that meets Township standards.
7. Provide basic site plan which delineates storage areas and work areas.

At this point, the floor was opened for public comment. Chairman Fleming asked all those who are interested in speaking this evening and wasn't already sworn-in, to please rise to be sworn-in. The court reporter swore-in all individuals.

- Mr. John Jacquell, Shults Ford, was present and summarized the operation of the auto body collision repair shop and conditions set by the Planning Commission.
- Mr. Payne, Code Enforcement Officer, commented on the project and indicated the site plan will be presented to the Planning Commission for their review and recommendation.
- Chief Josh Wiegand, Fire Chief #3, indicated he sees no problem with the project and requested to become part of the conversation when it comes to the site plan.



After various questions/comments, MOTION BY Supervisor DiSanti and SECONDED BY Supervisor Romig to approve the Shults Ford Conditional Use as per the recommendation by the Planning Commission subject to the conditions as listed above. Motion carried unanimously 6-0.

**ADJOURNMENT/PUBLIC HEARING**

MOTION BY Supervisor Vaerewyck and SECONDED BY Supervisor Hollibaugh to adjourn the public hearing at 6:05 p.m. Motion carried unanimously 6-0. Public hearing adjourned.

**EXECUTIVE SESSION** held at this time.

**OPEN REGULAR MEETING**

Chairman Fleming opened and welcomed everyone to the meeting.

PLEDGE OF ALLEGIANCE

Roll Call taken by Mr. Mator – Quorum present.

Mr. Happel announced the Board held an Executive Session from 6:00 pm to 6:35 pm to discuss non-union employment contracts for the employees of West Deer Township.

**REGISTERED COMMENTS FROM THE PUBLIC**

- None

**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 January 20, 2016 meeting as presented. Motion carried unanimously 6-0.

**MONTHLY FINANCIAL REPORT**

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

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

**I - GENERAL FUND:**

	<b><u>January</u></b>	<b><u>YTD</u></b>	<b><u>% of Budget</u></b>
<b>Revenues</b>	858,041.68	858,041.68	14.65
<b>Expenditures</b>	333,554.46	333,554.46	5.70

**Cash and Cash Equivalents:**

Sweep Account	638,135.92	<b>638,135.92</b>
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**II - SPECIAL REVENUE FUNDS****Cash and Cash Equivalents:****Street Light Fund:**

Sweep Account - Restricted	10,299.30
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**Fire Tax Fund:**

Sweep Account - Restricted	27,728.45
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**State/Liquid Fuels Fund:**

Sweep Account - Restricted	227,529.73
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<b>265,557.48</b>
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**Investments:****Operating Reserve Fund:**

Sweep Account - Reserved	575,762.99
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**Capital Reserve Fund:**

Sweep Account - Reserved	346,727.47
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<b>922,490.46</b>
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**III - CAPITAL PROJECT FUNDS:****Cash and Cash Equivalents:**

<b>0.00</b>
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**TOTAL CASH BALANCE 01/31/16**

<b>1,826,183.86</b>
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**Interest Earned January 2016****102.50**

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

MOTION BY Supervisor Vaerewyck and SECONDED BY Supervisor DiSanti to approve the Finance Officer's Report as submitted. Motion carried unanimously 6-0.

**LIST OF BILLS**

Best Wholesale Tire Co., Inc.....	1256.45
Beth's Barricades .....	950.00
Griffith, McCague & Wallace, PC .....	1871.50
Hei-Way, LLC.....	1470.82
Jordan Tax Services, Inc. ....	1696.08
Kress Tire.....	1309.50
Markl Supply.....	335.75
Neil Florentine .....	967.80
Neville Terminal Services LLC .....	680.54
Office Depot.....	671.57
Shoup Engineering Inc. ....	2531.75
Staley Communications.....	183.47
Toshiba Financial Services.....	606.17
Trib Total Media .....	1556.35
Tristani Brothers, Inc.....	149.89
Walsh Equipment.....	255.42

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 6-0.

**UTILITIES & PAYROLL**

MOTION BY Supervisor Vaerewyck and SECONDED BY Supervisor DiSanti to pay utilities and payroll from February 18, 2016 to March 16, 2016. Motion carried unanimously 6-0.

**TAX REFUNDS**

The Board is in receipt of the list from the Tax Collector requesting the issuance of tax refunds due to assessment changes by Allegheny County for the years 2013, 2014, and 2015.

**2013 REAL ESTATE TAX REFUNDS:**

Fragapane, William J / Kimberly A	1079-B-236	\$158.95
Murray, William L / Florence I	2387-G-6	\$129.11

**2014 REAL ESTATE TAX REFUNDS:**

Fragapane, William J. / Kimberly A	1079-B-236	\$120.32
Murray, William L / Florence I	2387-G-6	\$119.35
Rogel, Bernard	2008-G-183	\$101.21
Rogel, Bernard / Mary Chris	2008-H-326	\$404.08
Seubert, Thomas H, Marie E	1215-D-10	\$ 1.75

**2015 REAL ESTATE TAX REFUNDS:**

Coletta, Michael J	1512-S-375	\$ 28.24
Fragapane, William J / Kimberly A	1079-B-236	\$ 61.82
Murray, William L / Florence I	2387-G-6	\$123.02
Rogel, Bernard	2008-G-183	\$101.21
Rogel, Bernard W / Mary Chris	2008-H-326	\$404.08
Scotti, Phil / Laura J	1510-D-58	\$ 70.01
Stark, Patrick D. / Amy D	2197-R-146	\$ 13.65

MOTION BY Supervisor DiSanti and SECONDED BY Supervisor Vaerewyck to issue the tax refunds as submitted by the Tax Collector. Motion carried unanimously 6-0.

### **POLICE CHIEF'S REPORT**

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

The Chief also reported on the K-9 Luncheon. A profit of \$7,000.00 was raised, and the Chief thanked Elaine Purcell for all of her work on the luncheon. He stated it was well attended and a very well-organized event.

### **BUILDING INSPECTOR/CODE ENFORCEMENT OFFICER'S REPORT**

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

Supervisor Vaerewyck pointed out that former Code Enforcement Officer Gary Bogan always had a list of violations or places he had to go out and negotiate with people and stated he never saw that on Mr. Payne's report and asked if that could be added on so we can see all of the work he is doing. Mr. Payne indicated that would be no problem. Mr. Mator commented the code software demonstration had one of the features that you could print out a report of all the violations.

Supervisor DiSanti questioned Mr. Payne that with his certifications, will he be able to do most of the inspections on the Rebecca Residence project? Mr. Payne indicated he would be able to do some of the inspections but unfortunately it wouldn't benefit the Township or Rebecca Residence to do and for Professional Code Systems do some of the other ones. Mr. Payne indicated it would be better to let them do it. He also indicated that Professional Code Systems will do and does a good job of communicating with Scott Shoup and himself and the Planning Commission. He will still review the plans. Mr. Payne is in the process of getting his accessibility and until he is up and running fully, some of the ones more intent, would be better for Professional Code Systems to handle.

Mr. Mator asked the Board if they would rather have the list of occupancy and building permits attached to Mr. Payne's report rather than his. The list of permits will now be a part of Mr. Payne's report.

### **PARKS & RECREATION BOARD REPORT**

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

- Last meeting was January 27, 2016 -- Elections were held:  
Bev Jordan, President – Chris Reiher, Vice President – Carol McCaskey, Secretary
- Christmas party – 264 people attended.
- Next event will be the Easter Egg Hunt on March 20<sup>th</sup> at Bairdford Park. Registration 12 noon.
- Ice Rink/damaged/vandalism. Mrs. Jordan and Chief Lape summarized damage/vandalism which took place at the Bairdford Ice Rink, and also commented that the warm weather was a problem this year. Mr. Mator explained the rink's freezing process, and commented on the fence, the damage, and associated problems at the ice rink. Chairman Fleming recommended taking the ice rink down and to put a notice in the local newspaper asking residents who saw any vandalism to report it to the police. The Board also discussed implementing a camera system in the future to monitor the rink activity.
- Bow & Arrow class.
- June 24<sup>th</sup>/80's in the Park
- Tournament rental at Bairdford Park.
- Community Days meeting.
- Next meeting/February 24<sup>th</sup> at 7:00pm.

**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**

- Curtisville Plan No. 1 Storm Sewer Project – Bid Documents, Plans and Specifications were prepared for this project. Bids will be opened on February 16, 2016.
- Development/Subdivision Reviews:
  - Copper Creek Plan – Sewage Planning Module review dated January 21, 2016.
  - Ippolito Site Plan – Land Development review dated January 27, 2016.
  - Nagy Plan No. 2 – Subdivision review dated January 11, 2016.
  - Rebecca Residence – Subdivision and Land Development reviews dated January 27, 2016 and January 28, 2016.

**RESOLUTION NO. 2016-3: ALLEGHENY COUNTY 2015 HAZARD MITIGATION PLAN**

The Board received the copy of the Resolution for West Deer Township for the 2015 Hazard Mitigation Plan. And also received a copy of the Resolution adopted by the County Executive of Allegheny County adopting the 2015 Hazard Mitigation Plan.

MOTION BY Supervisor Vaerewyck and SECONDED BY Supervisor DiSanti to adopt Resolution No. 2016-3 for the Allegheny County 2015 Hazard Mitigation Plan for the Township of West Deer. Motion carried unanimously 6-0.

**RESOLUTION NO. 2016-4: COPPER CREEK PLANNING MODULE**

RESOLUTION NO. 2016-4 IS A RESOLUTION FOR THE PA DEP SEWAGE FACILITIES PLANNING MODULE FOR THE COPPER CREEK PLAN LOCATED ON MCINTYRE ROAD.

The Board received the letter from Mr. Shoup dated February 1, 2016 indicating he has reviewed the Sewage Facilities Planning Module documents and recommended the Board approve the resolution which is included with the documents.

MOTION BY Supervisor DiSanti and SECONDED BY Supervisor Vaerewyck to adopt Resolution No. 2016-4 which is the Resolution for the PA DEP Sewage Facilities Planning Module for the Copper Creek Plan. Motion carried unanimously 6-0.

**LOT CONSOLIDATION PLAN & LAND DEVELOPMENT/SITE PLAN –  
CONCORDIA AT REBECCA RESIDENCE**

Property Location: 3746 Cedar Ridge Road  
Zoned: R-2 Semi-Suburban Residential District

- **LOT CONSOLIDATION PLAN**

Concordia at Rebecca Residence is seeking approval for a Lot Consolidation Plan. This plan will eliminate the property line and create one parcel. The Planning Commission recommended approval of the Concordia at Rebecca Residence Lot Consolidation Plan at their January 28, 2016 meeting.

The Board received Mr. Shoup's review letter dated January 27, 2016.

MOTION BY Supervisor Vaerewyck and SECONDED BY Supervisor Romig to approve the Lot Consolidation Plan – Concordia at Rebecca Residence as per the Planning Commission's recommendation. Motion carried unanimously 6-0.

- **LAND DEVELOPMENT/SITE PLAN**

Concordia at Rebecca Residence is seeking Land Development/Site Plan approval for a 3-4 story Independent Living Facility (Senior Living Community/Life Care Facility) containing 105 units. The Planning Commission recommended approval of the Concordia at Rebecca Residence Land Development/Site Plan subject to extending the landscaping to cover the fill slope along the east parking lot and satisfying Shoup Engineering's review letter dated January 28, 2016.

The Board received the review letter dated January 28, 2016 listing Mr. Shoup's comments, the response letter from Gateway Engineers and a copy of Mr. Shoup's review letter dated February 11, 2016. Mr. Shoup commented on the plan.

MOTION BY Supervisor DiSanti and SECONDED BY Supervisor Hollibaugh to approve the Land Development/Site Plan – Concordia at Rebecca Residence as per the Planning Commission's recommendation. Motion carried unanimously 6-0.

### **IPPOLITO SITE PLAN**

The Planning Commission approved the Ippolito Site Plan at their January 28, 2016 meeting. The Site Plan is to construct a 50 foot x 60 foot addition on the existing building at 1628 Middle Road Extension. The addition will be identical (matching profile) to the existing building. Property Zoned SU (Special Use).

The Planning Commission recommended approval of the Ippolito Site Plan as the applicant satisfied all requirements outlined in Shoup Engineering's review letter dated January 27, 2016.

The Board also received the review letter from Shoup Engineering dated February 5, 2016 that the comments contained in his January 27, 2016 review letter have been adequately addressed and has no additional comments concerning the plan.

MOTION BY Supervisor DiSanti and SECONDED BY Supervisor Mrs. Romig to approve the Ippolito Site Plan as per the Planning Commission's recommendation. Motion carried unanimously 6-0.

### **NAGY 2-LOT SUBDIVISION PLAN**

The Planning Commission approved the Nagy 2-Lot Subdivision Plan at their January 28, 2016 meeting. This is a two (2) lot subdivision located at 311 W. Starz Road in the R-3 Suburban Residential Zoning District.

- Lot 1 = 0.4597 acres (20,024 sq ft)
- Lot 2 = 0.6159 acres (26,827 sq ft)

The Planning Commission recommended approval of the Nagy 2-Lot Subdivision contingent upon Shoup Engineering's review letter dated January 12, 2016.

The Board also received the review letter from Shoup Engineering dated February 8, 2016 indicating the Sewage Facilities Planning Module documents should be submitted to the Township.

MOTION BY Supervisor DiSanti and SECONDED BY Supervisor Hollibaugh to approve the Nagy 2-Lot Subdivision Plan as per the recommendation by the Planning Commission contingent upon the Sewage Facilities Planning Module documents be submitted to the Township. Motion carried unanimously 6-0.

**CONTRACT 16-01: CURTISVILLE PLAN NO. 1 STORM SEWER PROJECT**

Sealed bids were received and opened at 1:00 p.m. on Tuesday, February 16, 2016 for Contract 16-01 – the Curtisville Plan No. 1 Storm Sewer Project. Work consists of the installation/replacement of in excess of 52 Type M Inlets, installation/replacement of approximately 2,600 feet of HDPE storm sewer (various sizes), repair of existing inlets and other miscellaneous work.

Mr. Shoup commented on the bids received and his discussion with Naccarati Contracting. Based on the references he received submitted by Naccarati Contracting, he recommended awarding the contract to Naccarati Contracting in the amount of \$235,000.00.

BIDDERS:	TOTAL:
1) Naccarati Contracting, Inc.	\$235,000.00
2) Allstate Development, LLC	\$263,586.00
3) A. Folino Construction Inc.	\$277,959.00
4) S.E.T. Inc.	\$308,334.90
5) W.A. Petrakis	\$343,265.00
6) Alex E. Paris Contracting Co. Inc.	\$346,504.00
7) Martino, Inc.	\$358,092.00
8) Roto-Rooter	\$417,020.00

After some discussion, MOTION BY Supervisor DiSanti and SECONDED BY Supervisor Romig to award the Contract 16-01 Curtisville Plan No. 1 Storm Sewer Project to Naccarati Contracting, Inc., in the total amount of \$235,000.00. Motion carried unanimously 6-0.

**POLICE VEHICLES**

The Township received quotes from Tri Star Motors for the two (2) listed police vehicles:

1) 2016 Ford Police Interceptor Explorer AWD.....	\$34,482.21
2) 2016 Ford Explorer 4WD XLT.....	\$33,605.95

Tri Star is a participant in the SHACOG Purchasing Alliance.

The Board received the financing proposals.

Supervisor Vaerewyck said he was once again opposed to financing vehicles. He stated that financing it costs the taxpayers 2.5 percent more than if they were purchased outright.

Chairman Fleming questioned purchasing an all-wheel drive vehicle instead of a four-wheel drive vehicle. Chief Lape explained the difference is that the AWD Interceptor is the only vehicle that is pursuit rated, and the 4WD XLT is the only vehicle capable of accepting a tow package. So both vehicles have specific purposes that cannot be done by the other.

The Chief then explained to Supervisor Vaerewyck that the interest the Township would be paying per year on the XLT is \$287.00 and \$295.00 on the Interceptor. He added that the Township would be paying that small amount of interest, but that paying that interest would free up the rest of the funds to pay for other expenditures during the current year, which also creates a savings.

MOTION BY Supervisor Hollibaugh and SECONDED BY Supervisor DiSanti to authorize the purchase of one (1) 2016 Ford Police Interceptor Explorer AWD to Tri Star Motors in the amount of \$34,482.21 and the financing through Laurel Capital for three annual advanced payments of \$11,789.20 at the rate of 2.59%. A roll call vote was taken. Members voting yes, Dr. DiSanti, Mrs. Romig, Mr. Guerre, Mrs. Hollibaugh and Mr. Fleming. Member voting no, Mr. Vaerewyck. Motion carried, 5 – yes and 1 – no.

MOTION BY Supervisor Guerre and SECONDED BY Supervisor DiSanti to authorize the purchase of one (1) 2016 Ford Explorer 4WD XLT to Tri Star Motors in the amount of \$33,605.95 and the financing through Laurel Capital for three annual advanced payments of \$11,489.61 at the rate of 2.59%. A roll call vote was taken. Members voting yes, Dr. DiSanti, Mrs. Romig, Mr. Guerre, Mrs. Hollibaugh and Mr. Fleming. Member voting no, Mr. Vaerewyck. Motion carried, 5 – yes and 1 – no.

### **PUBLIC WORKS TRUCK**

The Township received the quote from Tri Star Motors and Walsh Equipment for one (1) new 2016 Ford F550 Super Duty 4x4 cab & chassis and 2016 equipment under the ShaCOG Purchasing Alliance.

2016 FORD F550 SUPER DUTY 4X4 CAB & CHASSIS	\$ 45,582.00
EQUIPMENT PACKAGE	\$ 34,695.00
STAINLESS STEEL COUPLERS	\$ 850.00
TOTAL:	\$ 81,127.00

The Board received the financing proposals.

After some discussion, MOTION BY Supervisor DiSanti and SECONDED BY Supervisor Guerre to authorize the purchase of one (1) new 2016 Ford F550 Super Duty 4x4 cab & chassis to Tri Star Motors in the total amount of \$81,127.00 and the financing through Laurel Capital for three annual advanced payments of \$27,736.68 at the rate of 2.59%. Motion carried unanimously 6-0.

### **DUMP BODY FOR 2001 MACK TRUCK**

The Board received three (3) quotes for the purchase of a dump body for the 2001 Mack truck. The totals include Walsh Equipment's Costar installed price. All three quotes include installation and the Township is responsible for transportation to and from the body manufacturer's facility.

BIDDERS:	TOTAL:
Super City Mfg., Inc.	\$14,935.00
Somerset Welding & Steel, Inc.	\$22,470.00
Trux Inc.	\$28,900.00

After some discussion, MOTION BY Supervisor Vaerewyck and SECONDED BY Supervisor DiSanti to authorize the purchase of the dump body for the 2001 Mack truck to Super City Mfg., Inc., in the total amount of \$14,935.00. Motion carried unanimously 6-0.

### **PUBLIC WORKS MINI EXCAVATOR**

Chairman Fleming indicated he has been working with Public Works Road Foreman John Yourish on this matter. He explained that the vendors had just provided revised information earlier in the day, and therefore recommended tabling the item until the Board could review the materials.

MOTION BY Supervisor DiSanti and SECONDED BY Supervisor Hollibaugh to table the purchase of the 2015 Caterpillar 305E2 CR Cab 305E2 Hyd Excavator. Motion carried unanimously 6-0.



## **CODE SOFTWARE**

At its December meeting, the Board of Supervisors assigned \$26,000 of the 2015 fund balance to be used toward the purchase of a Code and Public Works software system. Members of the administrative staff, the Township Engineer, and one of the officers of the Board of Supervisors attended demonstrations of two different software suites and were more impressed with the Municipality 5 application from General Code.

Mr. Mator summarized what the group experienced during the demonstration, and explained its necessity from a Code Enforcement, Building Inspection, Asset Management, and Stormwater Management point-of-view. Mr. Mator explained that all of the Township's existing files would be digitalized and put into the system for instant access and, therefore, more efficient service.

Mr. Shoup further explained the benefits of the software from an MS4/Stormwater standpoint. He added that DEP will require the inspection of all discharge locations and detention facilities, and that inspection forms can be filled out in the field and put right into the system. Mr. Shoup also informed all those in attendance that different kinds of information could be put into the system from GIS layers, including such information as fire hydrants, street lights, etc.

Dr. DiSanti indicated one of the key benefits he saw in the demonstration is the backup system. He explained that the Township could not lose any of the information entered, as it is backed up on General Code's system. Supervisor DiSanti also stated he felt it was a very good piece of software that would keep the Township competitive with other municipalities. Dr. DiSanti said he highly recommended the motion to authorize the purchase.

Mr. Mator explained the Asset Management portion, which keeps track of all the Public Works assets such as roads, stormwater lines, etc. He said this feature would be able to show when roads were paved, how and when they were repaired, when stormwater was repaired, etc.

MOTION BY Supervisor DiSanti and SECONDED BY Supervisor Hollibaugh to authorize the purchase of General Code's Municipality 5 Code and Public Works software suite in the amount of \$25,650.00 and a future annual maintenance fee of \$3,300 to be budgeted beginning in 2017. Motion carried unanimously 6-0.

## **HOME RULE CHARTER TECHNICAL ASSISTANCE**

At its last regular business meeting, the Board of Supervisors voted to authorize the Township Manager and Township Solicitor to evaluate methods to possibly update the Township Home Rule Charter.

At that time, Mr. Mator mentioned that he had reached out to the State Department of Community and Economic Development (DCED), and that he felt they might be able to provide professional assistance at no cost to the Township. It was since acknowledged that they are able and willing to do so.

The Board received a copy of the agreement which is required for the DCED to move forward with their assistance, and describes the project.

Mr. Mator explained that he spoke to Michael Foreman, the Township's local representative from DCED, and Mr. Foreman stated they do help municipalities in regard to modifying a Home Rule Charter. Mr. Mator added that he insisted public participation and public input be included, and Mr. Foreman concurred by stating that public participation is not only encouraged, but is required. Mr. Mator explained the Letter of Intent gives the DCED authorization to come out and talk to the Township, and that there is no obligation and no cost.

The Letter of Intent will be submitted to the Governor's Center for Local Government Services to request technical assistance. Mr. Mator read the Description of Project enclosed in the Letter:

The Township of West Deer would like to entertain the possibility of updating its Home Rule Charter, and is requesting technical assistance by the DCED to determine to what extent – if any – the Charter needs modified, and to explore all options for doing so. The Township insists on public involvement if it is determined changes are recommended.

Supervisor Vaerewyck questioned whether the DCED advises the Township or tells the Township what should be done to the Charter. Mr. Mator answered that Mr. Foreman made it clear that the DCED only advises/guides the Board, and will not tell the Township what to do with its Charter.

Mr. Mator mentioned that he had worked with Michael Foreman many times in the past, and had nothing but positive remarks to say about him. He stated that he felt the Board and citizens will be impressed with Mr. Foreman.

MOTION BY Supervisor DiSanti and SECONDED BY Supervisor Vaerewyck to approve the request for DCED Technical Assistance regarding possible Home Rule Charter updates as described in the Letter of Intent. Motion carried unanimously 6-0.

#### **RESIGNATION/ZONING HEARING BOARD MEMBER**

The Board received a letter from Gary W. Piper resigning as a member of the West Deer Zoning Hearing Board effective January 25, 2016.

MOTION BY Supervisor Vaerewyck and SECONDED BY Supervisor Romig to accept the resignation of Gary W. Piper from the Zoning Hearing Board. Motion carried unanimously 6-0.

#### **RESOLUTION NO. 2016-5: 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 1361-M-305 WOULD BE IN ACCORDANCE WITH THE COMPREHENSIVE PLAN OF THE MUNICIPALITY.

Property location – Michael Road. Mr. Payne explained the property/vacant lot.

MOTION BY Supervisor Vaerewyck and SECONDED BY Supervisor DiSanti to adopt Resolution No. 2016-5 acknowledging that the acquisition and subsequent disposition of parcel with Lot and Block number of 1361-M-305 would be in accordance with the Comprehensive Plan of the Municipality. Motion carried unanimously 6-0.

#### **CONSOLIDATED CABLE FRANCHISE AGREEMENT**

The Township recently entered negotiations with Consolidated Communications Enterprises, Inc., for a new cable franchise fee. The Board received a copy of the summary of the negotiation, as well as the negotiated agreement and its enacting ordinance.

The short title of the Ordinance reads:

ORDINANCE OF THE TOWNSHIP OF WEST DEER AUTHORIZING EXECUTION OF A CABLE FRANCHISE AGREEMENT BETWEEN THE TOWNSHIP AND CONSOLIDATED COMMUNICATIONS ENTERPRISES, INC.

The Ordinance must be advertised in accordance with the law.

Supervisor Vaerewyck expressed his concern by pointing out on page 22, Compensation to the Township, it states that Consolidated shall pay to the Township an amount equal to “blank” percent and left it blank. Mr. Mator answered that it is five percent. When Chairman Fleming asked where he got that percentage, Mr. Mator stated that it was contained within the Township’s legal counsel’s memorandum enclosed in the Board’s agenda packet. He read from the memorandum:

Under federal law, municipalities are entitled to assess a franchise fee of up to five percent (5%) of the cable operator’s “Gross revenues” for cable services provided within the municipality. The new Agreement will assess a five percent (5%) fee on Consolidated. Should the Township decide that it would like to lower the franchise fee, it can do so...”

Mr. Vaerewyck also indicated there are a number of “blank” spots throughout the ordinance. Mr. Mator explained those blanks are for the date when the agreement is approved and executed and will be filled in at that time.

After some discussion, MOTION BY Supervisor Vaerewyck and SECONDED BY Supervisor Guerre to advertise Ordinance No. 407 for the Consolidated Cable Franchise Agreement in accordance with all applicable laws and for the fee to be filled in prior to advertisement. Motion carried unanimously 6-0.

### **COMMITTEES**

Chairman Fleming set the 2016 Committees as follows and opened up for discussion.

#### **Engineering & Public Works Committee:**

Mr. Florentine, Mr. Fleming, and Mrs. Romig  
Chairman – Mr. Florentine

#### **Financial, Legal & Human Resources Committee:**

Dr. DiSanti, Mr. Fleming, and Mrs. Hollibaugh  
Chairman – Dr. DiSanti

#### **EMS Oversight Committee:**

Mr. Vaerewyck, Dr. DiSanti, and Mr. Guerre  
Chairman – Mr. Vaerewyck

Supervisor Vaerewyck questioned Chairman Fleming as to why the Public Safety Committee would be changed to the EMS Oversight Committee. He argued that most communities are implementing Public Safety Committees to give secondary police oversight to avoid problems that occur nationwide.

Chairman Fleming explained that there are seven people and seven personalities on the Board of Supervisors, and that he feels the Chief knows how to do his job, and will bring issues to the Board when they need to be addressed by the Board as a whole, not just a three-person committee.

Mr. Vaerewyck countered that meeting with the Chief as a committee took a great deal of time. He stated that the outcome of those meetings still came before the Board but – when it did – it was in a condensed version. Supervisor Vaerewyck added that the Board as a whole during the course of a regular business meeting doesn’t have time to sit down for two hours and discuss different alternatives, and that major projects need greater attention.

Mr. Fleming indicated that if something like that came up, then the Board could assemble a committee to address the issue. He added that he felt a lot of the discretion goes directly to the Chief. Chairman Fleming felt that if the Chief wants something to go into a committee -- then the Board will send it to a committee.

When asked, Chief Lape indicated he does not need a committee at the moment.

Mr. Fleming again stated that three people meeting together, then bringing the results to the Board, does not always work because of the aforementioned personality differences. He stated that being Chairman, he is trying to help the Township based on what he has seen in the last six and a half years.

Chairman Fleming read the above listed Committees, and reiterated that if the Township would need a Committee for Public Safety, the Board could then put one together as quickly as possible.

MOTION BY Supervisor Vaerewyck and SECONDED BY Supervisor Romig to accept the 2016 Committees as presented. Motion carried unanimously 6-0.

**OLD BUSINESS**

- Supervisor Vaerewyck indicated he was at the Senior Center and witnessed an elderly lady falling face-first in the mud at the Center after getting out of an access van. He felt that the parking lot is a mess, and suggested bringing in 100 tons of gravel to create a temporary road around the parking lot.

Mr. Mator agreed that he wished the Senior Center parking lot could be paved first, but that if the front lot is paved first, then the heavy equipment used to pave the rear lot would destroy the new front lot.

Mr. Vaerewyck rebutted that he was not suggesting the lot be paved, but that gravel be placed behind the lot as a temporary road until we get around to paving the rest. Mr. Mator stated he understood, but explained that there is not enough fill to do as Supervisor Vaerewyck suggested.

More discussion was held on this matter.

Chairman Fleming asked Mr. Shoup about options which may help the situation. Mr. Shoup stated he would like to look at the site in conjunction with the Park Master Plan.

It was agreed that Mr. Shoup will look at the site and report back to the Township.

- Supervisor Guerre questioned if anyone heard anything on Mountainview Road repairs.
- Supervisor Romig commented on the water/ice on Mountainview Road.

Some discussion was held on Mountainview Road (State road).

**NEW BUSINESS:**

- Supervisor Vaerewyck read the Rights of Home Owners from the Home Rule Charter:

“A thrifty, industrious, self-reliant people being the foundation of any nation, the rights of the people by their own hands to rebuild, repair or maintain their homes and home properties, or have the same done, shall not be abridged, and any regulations shall be restricted to performance standards consistent with minimum requirements of good safety and health practice.”

Mr. Vaerewyck then stated that he was unsure the Township’s current code enforcement practices support this section.

**SET AGENDA/REGULAR BUSINESS MEETING**

March 16, 2016

6:00 p.m. – Executive Session

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. Consolidated Communications Cable Franchise Agreement
14. 2016 Road Program
15. Hire Part Time Police
16. Code Ordinance/Advertisement
17. Employment Agreements
18. MS4/Memorandum of Understanding
19. Old Business
20. New Business
21. Set Agenda/April 20, 2016
22. Comments from the Public
23. Adjournment

## Items Added:

- \*Excavator
- \*Committee Reports
- \* 2016 Nike Site Program

**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. John Romig, Christonia Road
  - Apologized to the Board for being incorrect at the last meeting in regard to the vote on Seven Springs.
  - Commented on State road work.
- Mr. Chris Galbraith, Shady Lane
  - Questioned any updates on the Brandon and Ariel Forbes case. He stated that he heard they won their appeal and asked if that was correct.

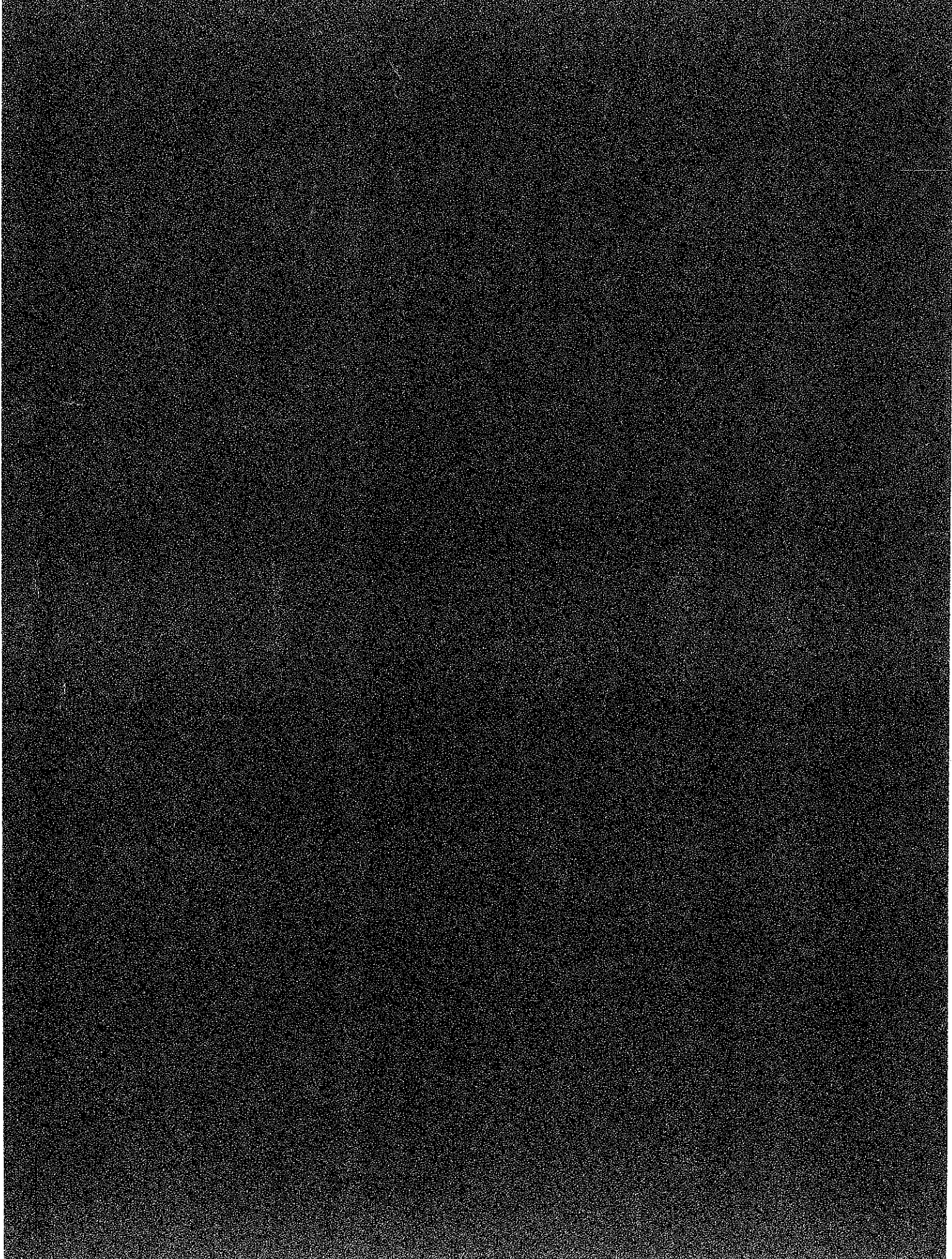
Mr. Happel indicated the Court determined that out of the determinations that were made by the Board back in October, the Court considered one of them: whether or not the proposed

use qualifies as a Place of Assembly. The Court determined that it was considered a Place of Assembly under the definition that's in the Zoning Ordinance, and therefore ordered the matter back to the Township for further discussion with the Forbes.

**ADJOURNMENT**

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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**  
**February 29, 2016**

**I - GENERAL FUND:**

	<u>February</u>	<u>YTD</u>	<u>% of Budget</u>
Revenues	276,392.77	1,103,554.09	18.85
Expenditures	261,041.76	591,952.39	10.11

**Cash and Cash Equivalents:**

Sweep Account	<u>678,527.24</u>	<u>678,527.24</u>
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**II - SPECIAL REVENUE FUNDS**

**Cash and Cash Equivalents:**

**Street Light Fund:**

Sweep Account - Restricted	7,924.43
----------------------------	----------

**Fire Tax Fund:**

Sweep Account - Restricted	24,881.16
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**State/Liquid Fuels Fund:**

Sweep Account - Restricted	<u>133,550.57</u>	<u>166,356.16</u>
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**Investments:**

**Operating Reserve Fund:**

Sweep Account - Reserved	575,785.26
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**Capital Reserve Fund:**

Sweep Account - Reserved	<u>346,740.04</u>	<u>922,525.30</u>
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**III - CAPITAL PROJECT FUNDS:**

**Cash and Cash Equivalents:**

<u>0.00</u>	<u>0.00</u>
-------------	-------------

**TOTAL CASH BALANCE 2/29/16**

1,767,408.70

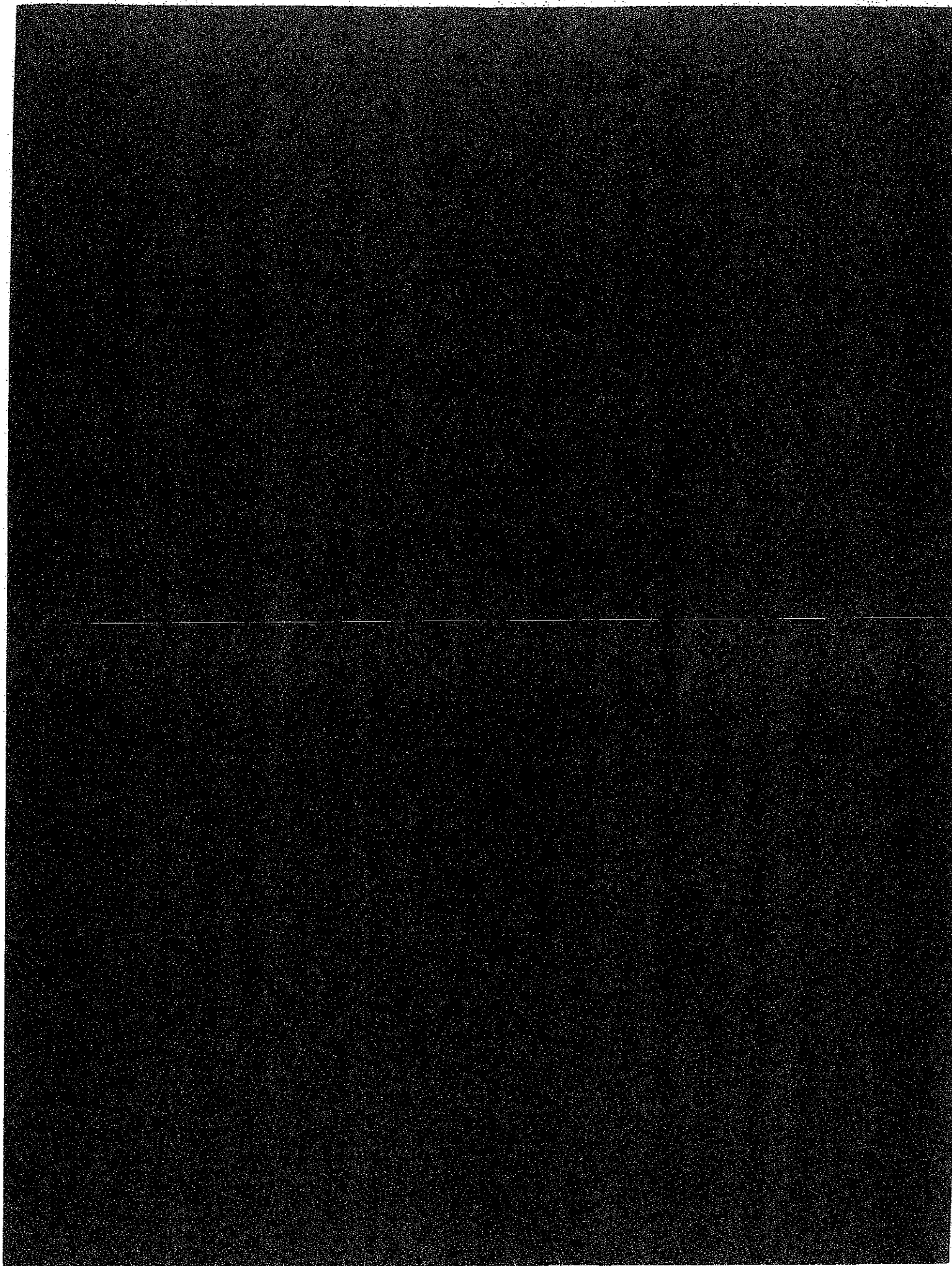
**Interest Earned February 2016**

**103.42**

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

## INTEREST EARNED - 2016

	<u>FEBRUARY</u>	<u>YTD</u>
GENERAL FUND	\$31.12	\$55.17
STREET LIGHT FUND	\$0.38	\$0.92
FIRE TAX FUND	\$1.14	\$3.30
OPERATING RESERVE	\$22.27	\$46.05
STATE FUND	\$35.94	\$76.15
CAPITAL RESERVE	<u>\$12.57</u>	<u>\$24.33</u>
<b>TOTAL INTEREST EARNED</b>	<b><u>\$103.42</u></b>	<b><u>\$205.92</u></b>



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

By Name  
Cutoff as of: 12/31/9999

Time: 2:45 pm  
Date: 03/10/2016  
Page: 1

Due Dates: 03/15/2016 thru 03/15/2016

Vendor	Name/Desc	Acct#/Proj	Invoice#	Amount Due	Discount	Cancelled	Paid	Un-Paid	Check#	Check Amt.
00553	BEST WHOLESALE TIRE Police:Car #37-Crack	410.374 0216	5969 02/03/2016	263.40				263.40		
00553	BEST WHOLESALE TIRE Police:Car #35-Inspe	410.374 0216	6023 02/17/2016	157.55				157.55		
00553	BEST WHOLESALE TIRE Police:Car #33-Inspe	410.374 0216	6025 02/18/2016	285.60				285.60		
00553	BEST WHOLESALE TIRE Police:Car #38-R & R	410.374 0216	6072 02/25/2016	225.05				225.05		
Name: BEST WHOLESALE TIRE CO, INC										
00534	GENERAL CODE Twp: Municipity System	279.000 0316	BILL00020322 03/10/2016	12825.00				12825.00		
Name: GENERAL CODE										
10315	GRIFFITH, MCCAGUE & Legal Services-Gener	404.111 0216	270317 02/29/2016	1743.00				1743.00		
10315	GRIFFITH, MCCAGUE & Legal Services-Rock	404.111 0216	270318 02/29/2016	133.00				133.00		
10315	GRIFFITH, MCCAGUE & Legal Services-Asses	404.111 0216	270319 02/29/2016	123.50				123.50		
10315	GRIFFITH, MCCAGUE & Legal Services-Non-U	404.111 0216	270320 02/29/2016	142.50				142.50		
10315	GRIFFITH, MCCAGUE & Legal Services-Forbe	404.111 0216	270321 02/29/2016	408.50				408.50		
Name: GRIFFITH, MCCAGUE & WALLACE, PC										
00005	HEI-WAY, LLC Road: Col'd Patch	430.372 0316	60229027 03/01/2016	216.32				216.32		
00005	HEI-WAY, LLC Road: Col'd Patch	430.372 0316	60303013 03/04/2016	249.92				249.92		
00005	HEI-WAY, LLC Road: Col'd Patch	430.372 0316	60307029 03/08/2016	262.21				262.21		
Name: HEI-WAY, LLC										
				728.45				728.45		

By Name  
Cutoff as of: 12/31/9999

Time: 2:45 pm  
Date: 03/10/2016  
Page: 2

Due Dates: 03/15/2016 thru 03/15/2016

Vendor	Name/Desc	Acct#/Proj	Invoice#	Amount Due	Discount	Cancelled	Paid	Un-Paid	Check#	Check Amt.
00737	INTECH WORLDWIDE Police:Support Contr	407.273	2015503 03/01/2016	3495.00				3495.00		N
Name: INTECH WORLDWIDE										
00106	JORDAN TAX SERVICE, Delinquent R E Tax C	403.140	2-C-#33 02/09/2016	135.61				135.61		N
Name: JORDAN TAX SERVICE, INC.										
00362	KRESS TIRE Zoning: Truck-flat r	413.374	9627-29 02/08/2016	30.00				30.00		N
Name: KRESS TIRE										
00481	MARK C TURNLEY Progress Billing-y/E	402.311	2/29/16 02/29/2016	3000.00				3000.00		N
Name: MARK C TURNLEY										
00325	MRM WORKERS' COMP FU 3rd Install of 4-wor	486.354	1516PRJ370 02/15/2016	25308.55				25308.55		N
Name: MRM WORKERS' COMP FUND										
00533	NACCARATI CONTRACTIN Road: App #1-Storm S	430.611	#1 03/09/2016	73881.00				73881.00		N
Name: NACCARATI CONTRACTING, INC										
00657	OFFICE DEPOT Twp: Office Supplies	406.210	827718520001 03/04/2016	78.19				78.19		N
00657	OFFICE DEPOT Cleaning: Supplies	409.226	827718520001 03/04/2016	24.69				24.69		N
00657	OFFICE DEPOT Twp: Office Supplies	406.210	827718606001 03/04/2016	5.03				5.03		N
00657	OFFICE DEPOT Cleaning: Supplies	409.226	827718607001 03/04/2016	57.39				57.39		N
Name: OFFICE DEPOT										
00830	SHOUP ENGINEERING IN Engineering: Eiler F	408.319	16-72 02/29/2016	441.00				441.00		N
Name: OFFICE DEPOT										

By Name  
Cutoff as of: 12/31/9999

Time: 2:45 pm  
Date: 03/10/2016  
Page: 3

Due Dates: 03/15/2016 thru 03/15/2016

Vendor	Name/Desc	Acct#/Proj	Invoice#	Amount Due	Discount	Cancelled	Paid	Un-Paid	Check#	Check Amt.
00830	SHOUP ENGINEERING IN	408.319	16-74	171.50				171.50		
	Engineering: Copper	0216	02/29/2016	03/15/2016	03/04/2016					
00830	SHOUP ENGINEERING IN	408.319	16-75	49.00				49.00		
	Engineering: Forbes	0216	02/29/2016	03/15/2016	03/04/2016					
00830	SHOUP ENGINEERING IN	408.319	16-76	24.50				24.50		
	Engineering: Hunt C1	0216	02/29/2016	03/15/2016	03/04/2016					
00830	SHOUP ENGINEERING IN	408.319	16-77	24.50				24.50		
	Engineering: Ippolit	0216	02/29/2016	03/15/2016	03/04/2016					
00830	SHOUP ENGINEERING IN	408.313	16-78	857.50				857.50		
	Engineering: Miscell	0216	02/29/2016	03/15/2016	03/04/2016					
00830	SHOUP ENGINEERING IN	408.319	16-79	24.50				24.50		
	Engineering: Nagy P1	0216	02/29/2016	03/15/2016	03/04/2016					
00830	SHOUP ENGINEERING IN	408.319	16-80	73.50				73.50		
	Engineering: Paw Lov	0216	02/29/2016	03/15/2016	03/04/2016					
00830	SHOUP ENGINEERING IN	408.319	16-82	73.50				73.50		
	Engineering: Shults	0216	02/29/2016	03/15/2016	03/04/2016					
00830	SHOUP ENGINEERING IN	408.319	16-84	245.00				245.00		
	Engineering: Rebecca	0216	02/29/2016	03/15/2016	03/04/2016					
Name: SHOUP ENGINEERING INC.				1984.50				1984.50		
00674	STALEY COMMUNICATION	410.328	82279	126.00				126.00		
	POL: Radio Equip Ma	0316	03/03/2016	03/15/2016	03/10/2016					
00674	STALEY COMMUNICATION	430.327	82280	57.47				57.47		
	Road: Radio Equip Ma	0316	03/03/2016	03/15/2016	03/10/2016					
Name: STALEY COMMUNICATIONS				183.47				183.47		
00327	TRIB TOTAL MEDIA	404.341	1682733	266.60				266.60		
	Twp: Adv:2/17 Public	0216	02/09/2016	03/15/2016	02/12/2016					
00327	TRIB TOTAL MEDIA	404.341	1694160	103.20				103.20		
	Twp: Adv-3/16 Meetin	0316	03/04/2016	03/15/2016	03/09/2016					
00327	TRIB TOTAL MEDIA	404.341	1694167	791.20				791.20		
	Twp: Adv-Sealed Bids	0316	03/04/2016	03/15/2016	03/09/2016					

By Name  
Cutoff as of: 12/31/9999

Time: 2:45 pm  
Date: 03/10/2016  
Page: 4

Due Dates: 03/15/2016 thru 03/15/2016

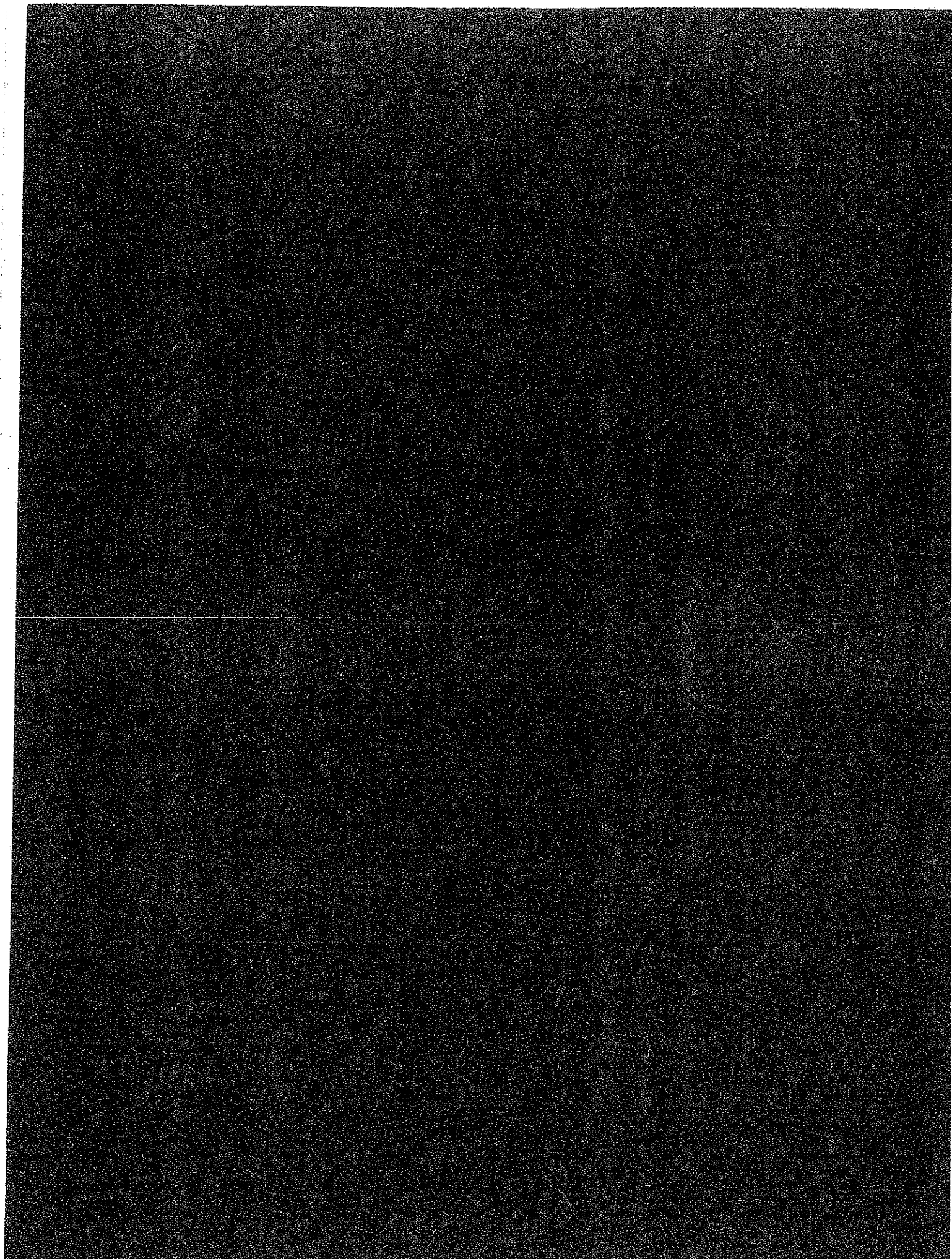
Vendor	Name/Desc	Acct#/Proj	Invoice#	Amount Due	Discount	Cancelled	Paid	Un-Paid	Check#	Check Amt.
Name: TRIB TOTAL MEDIA										
00067	TRISTANI BROTHERS, I	430.374	160227	327.60				327.60		
	Road:Trk #9-Remove/r	0216	02/29/2016	03/15/2016	03/08/2016					
00067	TRISTANI BROTHERS, I	430.374	160228	2117.12				2117.12		
	Road:Trk #2-Oil pan	0216	02/29/2016	03/15/2016	03/08/2016					
00067	TRISTANI BROTHERS, I	430.374	160229	60.00				60.00		
	Road:Trk #5-Inspecti	0216	02/29/2016	03/15/2016	03/08/2016					
00067	TRISTANI BROTHERS, I	430.374	160231	276.02				276.02		
	Road:Trk #8-Power St	0216	02/29/2016	03/15/2016	03/08/2016					
00067	TRISTANI BROTHERS, I	430.374	160232	1759.42				1759.42		
	Road:Trk #6-fuel tan	0216	02/29/2016	03/15/2016	03/08/2016					
Name: TRISTANI BROTHERS, INC.										
00074	WALSH EQUIPMENT	430.374	P76554	37.96				37.96		
	Road:Trk #2- bearing	0216	02/15/2016	03/15/2016	02/17/2016					
Name: WALSH EQUIPMENT										
				37.96				37.96		

FINAL TOTALS:

130958.10

130958.10





C) UTILITIES & PAYROLL

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO PAY UTILITIES AND PAYROLL FROM MARCH 17, 2016 TO APRIL 20, 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 2013, 2014, & 2015.

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 list ....the 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

**2013 WEST DEER TOWNSHIP REAL ESTATE TAX REFUNDS**

**2/26/16**

<u>NAME</u>	<u>ADDRESS</u>	<u>LOT/BLOCK</u>	<u>EXON</u>	<u>TAX</u>	<u>REFUND</u>
GABRIEL, ANTONELLA	3460 CEDAR RIDGE RD ALLISON PARK, PA 15101	1213-H-160	\$ 54,500.00	\$ 108.46	\$ 108.46
BLACKWELL, DENNIS M & MARY KATHLEEN	3446 CEDAR RIDGE RD ALLISON PARK, PA 15101	1213-H-250	\$ 96,900.00	\$ 192.83	\$ 192.83

WEST DEER TOWNSHIP

Date: 02/26/16  
Time: 11:15:32

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

Page: 1

Payable to: BLACKWELL DENNIS M | MARY KATHLEEN Lot & Block 1213-H-250  
3446 CEDAR RIDGE RD 3446 CEDAR RIDGE RD  
ALLISON PARK PA 15101 ALLISON PARK PA 15101

Refund of 188.97 due for tax year: 2014

Orig Value: 296,900 Orig Tax: 579.01  
New Value: 200,000 New Tax: 390.04  
Exoneration: 96,900 Refund: 188.97

\*\*\*\*\*

Payable to: GABRIEL ANTONELLA Lot & Block 1213-H-160  
3460 CEDAR RIDGE RD 3460 CEDAR RIDGE RD  
ALLISON PARK PA 15101 ALLISON PARK PA 15101

Refund of 108.46 due for tax year: 2014

Orig Value: 354,500 Orig Tax: 705.46  
New Value: 300,000 New Tax: 597.00  
Exoneration: 54,500 Refund: 108.46

\*\*\*\*\*

Payable to: HUTCHMAN, R. WILLIAM Lot & Block 1359-K-26  
236 W STARZ RD 236 W STARZ RD  
CHESWICK, PA 15024 CHESWICK, PA 15024

Refund of \$375.71 due for tax year: 2014

Orig Value: 329,200 Orig Tax: 655.11  
New Value: 140,400 New Tax: 279.40  
Exoneration: 188,800 Refund: 375.71

\*\*\*\*\*

WEST DEER TOWNSHIP

Date: 02/19/16  
Time: 09:26:32

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

Page: 1

Payable to: COLETTA, MICHAEL  
350 W STARZ RD  
GIBSONIA PA 15044

Lot & Block 1512-S-100  
15 POMA ST  
RUSSELLTON PA 15076

Refund of 172.71 due for tax year: 2015

Orig Value:	163,900	Orig Tax:	358.78
New Value:	85,000	New Tax:	186.07
Exoneration:	78,900	Refund:	<u>172.71</u>

\*\*\*\*\*

February 2016

WEST DEER TOWNSHIP

Date: 02/26/16  
Time: 10:46:52

REAL ESTATE TAX REFUNDS FOR BOARD APPROVAL  
February 2016

Page: 1

Refunds Due to County Change Orders

**Payable to:** BLACKWELL DENNIS M | MARY KATHLEEN **Lot & Block** 1213-H-250  
3446 CEDAR RIDGE RD 3446 CEDAR RIDGE RD  
ALLISON PARK PA 15101 ALLISON PARK PA 15101

Refund of 188.97 due for tax year: 2015

Orig Value:	296,900	Orig Tax:	579.01
New Value:	200,000	New Tax:	390.04
<b>Exoneration:</b>	<b>96,900</b>	<b>Refund:</b>	<b>188.97</b>

\*\*\*\*\*

**Payable to:** GABRIEL ANTONELLA **Lot & Block** 1213-H-160  
3460 CEDAR RIDGE RD 3460 CEDAR RIDGE RD  
ALLISON PARK PA 15101 ALLISON PARK PA 15101

Refund of 108.46 due for tax year: 2015

Orig Value:	354,500	Orig Tax:	705.46
New Value:	300,000	New Tax:	597.00
<b>Exoneration:</b>	<b>54,500</b>	<b>Refund:</b>	<b>108.46</b>

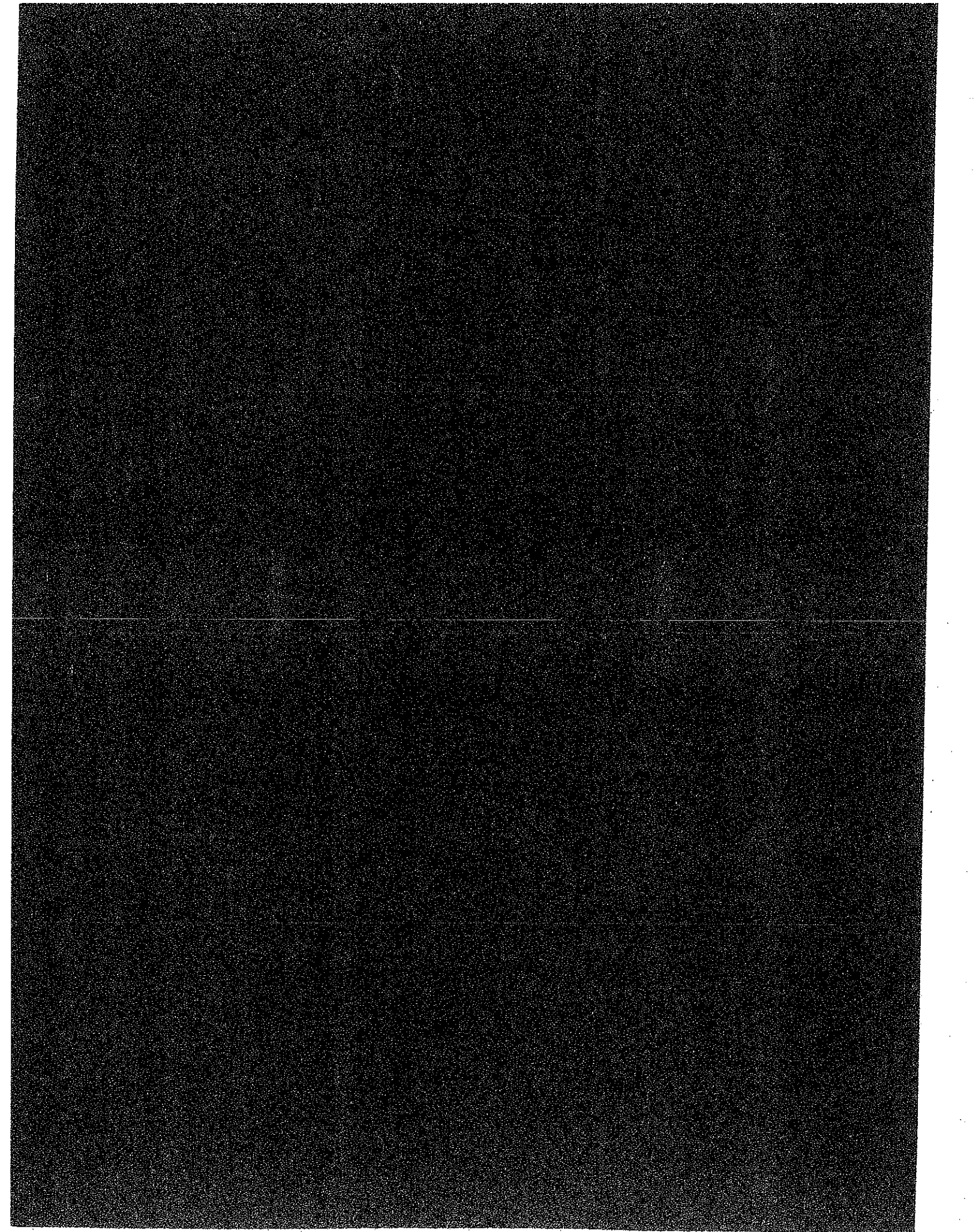
\*\*\*\*\*

**Payable to:** HUTCHMAN R WILLIAM **Lot & Block** 1359-K-26  
236 W STARZ RD 236 W STARZ RD ---  
CHESWICK PA 15024 CHESWICK PA 15024

Refund of 368.20 due for tax year: 2015

Orig Value:	329,200	Orig Tax:	642.01
New Value:	140,400	New Tax:	273.81
<b>Exoneration:</b>	<b>188,800</b>	<b>Refund:</b>	<b>368.20</b>

\*\*\*\*\*





**POLICE CHIEF'S REPORT**

SGT. BAILEY.....

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**OFFICER'S MONTHLY REPORT**

**TO: Jonathan D. Lape, Chief of Police**  
**FROM: Pam Tedesco, Administrative Secretary**  
**SUBJECT: OFFICER'S MONTHLY REPORT**  
**DATE: March 10, 2016**

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

**PT**

**Attachment**

**cc: D. Mator, Manager**  
**J. Fleming, Chairman**  
**T. Adamik**  
**R. Disanti**  
**R. Florentine**  
**L. Guerre**  
**S. Hollibaugh**  
**J. Romig**  
**G. Vaerewyck**

OFFICERS MONTHLY REPORT  
FEBRUARY 2016

	<u>CURRENT MONTH</u>	<u>PREVIOUS MONTH TO DATE</u>	<u>YEAR TO DATE</u>
REPORTABLE CALLS FOR SERVICE	48	55	103
CALLS FOR SERVICE/FIELD CONTACTS	270	288	558
ALL OTHER CALLS	440	441	881
TOTALS CALLS FOR SERVICE	758	784	1542

ARRESTS

ADULT	8	5	13
JUVENILE	1	1	2
TRAFFIC CITATIONS	21	8	29
NON TRAFFIC CITATIONS	4	1	5
PARKING CITATIONS	0	0	0
WARNINGS	3	2	5

PERSONNEL

GRIEVANCES FILED BY POLICE OFFICERS	0	0	0
CITIZENS COMPLAINTS ON POLICE OFFICERS	0	0	0
LETTERS COMMENDING POLICE OFFICERS	0	0	0

VEHICLE REPORTS

TOTAL MILES TRAVELED	9468	10000	19468
GALLONS OF GASOLINE USED	838.5	969	1807.5
REPAIRS/MAINTENANCE	931.6	1408.45	2340.05

OVERTIME PAID

COURT (OFF DUTY)	18	13 1/2	31 1/2
PRELIMINARY HEARINGS	8	11	19
PRETRIAL	0	0	0
INVESTIGATIONS	18 1/2	6	24 1/2
ARRESTS	0	1	1
SPEED CHECKS	0	0	0
PRIVATE CONTRACTS	0	0	0
MISC. HOURS - FILLED SHIFTS	0	0	0
MISC. HOURS - ADMIN. HOURS	0	0	0
ALL OTHER MISC. HOURS	3 1/2	0	3 1/2
TOTAL HOURS	48	31 1/2	79 1/2

Misc. hours - assisted PSP with a missing fugitive

**POINTS OF INTEREST**

**MONTH OF – February 2016**

**Budget as of February 2016 – 16.75%**

**Chief Lape –**

**February 9 – met with a representative of NHS to discuss matters at the facility**

**February 11 - attended an Allegheny County Chiefs of Police meeting**

**February 23 - conducted interviews for part-time officer position**

**February 24 - attended a parks & recreation community days meeting**

**February 25 - held a North Hills Task Force (DUI) meeting at the municipal building**

**DARE INSTRUCTION – Officer Tina Gizienski taught 25 DARE classes**

**K9 REPORT – Officer Edward Newman**

**February 4 - Attended Port Authority K-9 funeral**

**February 10 – updates – no training this week**

**February 17 – equipment maintenance**

**February 24 – worked on golf outing preparations**

**SRT Training – Sgt. Mikus/Officer Petosky –**

**February 12 – Sgt. Mikus attended training that was held at the Port Authority Garage in Harmarville. Officers completed truck inventories and worked on interior movements.**

**February 22 – Officer Petosky participated in a SWAT Team Leader Development course.**

**February 26 – Sgt. Mikus attended training that was held at the Ross Township Monastery – officers worked on interior/exterior movements**

**MOTOR CARRIER ENFORCEMENT– Sgt. Franklin Huffman – 1 level one vehicle inspection was conducted resulting in the vehicle and driver being placed on OSS**

**SCHOOL DISTRICT DETAILS:**

**February 1, 2 & 8 – basketball game details**

**SPECIAL DETAILS/MISC. DETAILS – The following attended mandatory update training this month: Sgts. Bailey & Huffman, Officers Fedunok, Loper, Newman and Burk**

**CORRESPONDENCE – See the Department of Transportation letter relative to the multi way stop signs on Oak Road**



**pennsylvania**  
DEPARTMENT OF TRANSPORTATION  
[www.dot.state.pa.us](http://www.dot.state.pa.us)

CC: DANIEL/  
O.M.R.

February 10, 2016



Mr. Jonathan D. Lape, Chief of Police  
Township of West Deer  
109 East Union Road, Box #2  
Russellton, PA 15076

RE: Allegheny County  
Township of West Deer  
S.R. 910 (Gibsonia Road) at S.R. 1022 (Oak Road)  
Request for Multi-Way Stop Control

Dear Chief Lape:

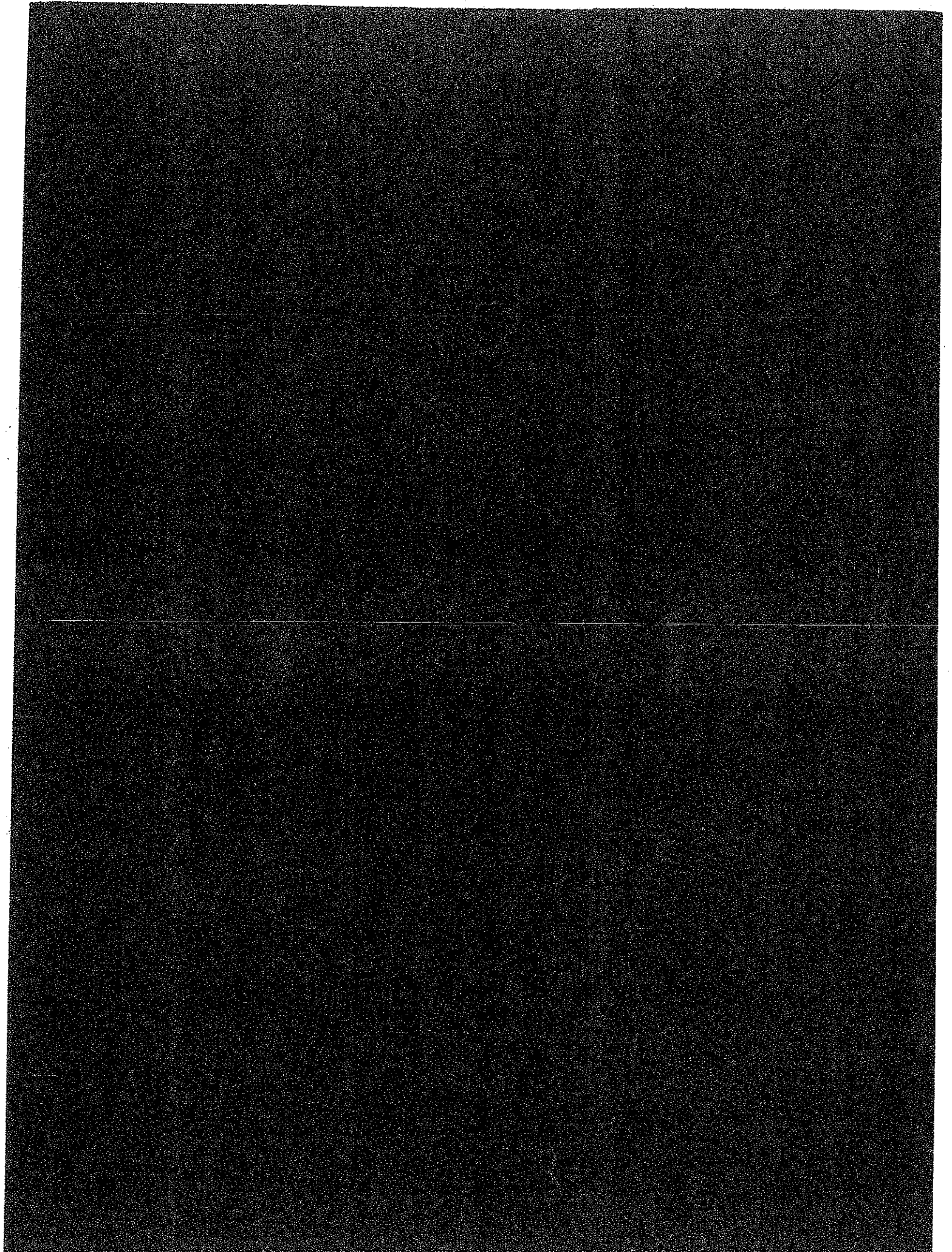
This is a follow-up to your August 25, 2015 letter requesting a permanent multi-way stop control at S.R. 910 (Gibsonia Road) and S.R. 1022 (Oak Road) in the Township of West Deer, Allegheny County.

The Department has conducted an engineering and traffic study to determine if a multi-way stop control is warranted. This study included an analysis of crash data, speed data, traffic volumes and available sight distance. The results of our study indicate that the traffic volumes do not meet the minimum criteria to warrant a multi-way stop. The available sight distance is adequate for all movements at this intersection, therefore, we cannot honor your request at this time.

Your interest in our transportation system in Allegheny County is appreciated. If you have any questions or require additional information regarding this matter, please contact Mrs. Kathryn Power, P.E., District Safety Manager at (412) 429-4966.

Sincerely,  
**PENNDOT District 11**

Todd M. Kravits, P.E.  
District Traffic Engineer



**BUILDING INSPECTOR / CODE ENFORCEMENT OFFICER'S REPORT**

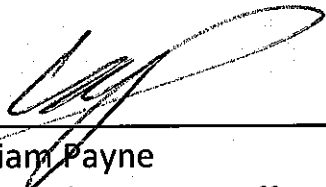
MR. PAYNE.....

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# Code Enforcement

February 29, 2016

1. Issued 13 Occupancy Permits
2. Issued 9 Building Permits
3. Planning Commission meeting was held. Agenda items included Paw Lovers which will be a Dog boarding/kennel and dog day care facility which the board will be setting the conditional use hearing date and time for tonight. Stick with It Fitness development was also recommended for approval for site plan on phase two of development. Phase 2 includes a restaurant and expansion for the fitness facility.
4. Attended a meeting with Allegheny County for redevelopment of Splash Park including new flush toilets with a NEWT sanitation system.
5. The Vacant property recovery program has another parcel being voted on tonight located in Curtisville #1 on Shoaf Street.
6. Between February 18<sup>th</sup> and February 29<sup>th</sup> I performed 8 site inspections and issued 1 citation for a dog law violation.



---

William Payne  
Code Enforcement Officer



**WEST DEER TOWNSHIP - BUILDING PERMITS - 2016**

**FEBRUARY, 2016**

Permit#	Date	Applicant	St.#	Street Name	Lot Block	Improvement Cost	Residential Use	Commercial	Permit Fee
16-006	2/2/16	DAN RYAN BUILDERS	889	ASHLEY RD.	1510-D-2	\$275,000.00	SINGLE FAMILY		\$616.20
16-007	2/4/16	DEERTAKES BOWL (GEORGE GERMANICH)	284	EAST UNION RD	1360-M-347	\$8,500.00		ADDITION-PRO SHOP	\$174.60
16-008	2/5/16	(TOM Michen)	4551	GIBSONIA RD	1358-J-371	\$160,000.00		POLE BLDG.	\$1,740.60
16-009	2/15/16	THIMONS, JASON	258	MONIER RD (REISSUE OF 08-64 PERMIT)	2011-K-168	\$80,000.00	ADDITION		\$0.00
16-010	2/22/16	HEFFLEY, JEFF	3400	E STAG DR	1356-H-399	\$923.53	SHED		\$20.00
16-011	2/24/16	OLIVER, GREGG	194	RUSSELLTON-DORSEYVIL	1217-G-324	\$8,000.00	PORCH ROOF		\$55.00
16-012	2/26/16	IPPOLITO, JOHN	1628	MIDDLE EXT RD	1508-R-001	\$120,000.00		WAREHOUSE	\$999.00
16-013	2/29/16	GACCI, JOHN	667	RICH HILL RD	1218-N-219	\$3,000.00	DEMOLITION-POOL BLDG		\$40.00
16-014	2/29/16	LANE, KEVIN	2335	SAXONBURG BLVD	1359-S-182	\$4,500.00	DECK WITH ROOF		\$40.00

Improvement Cost .....

\$659,923.53

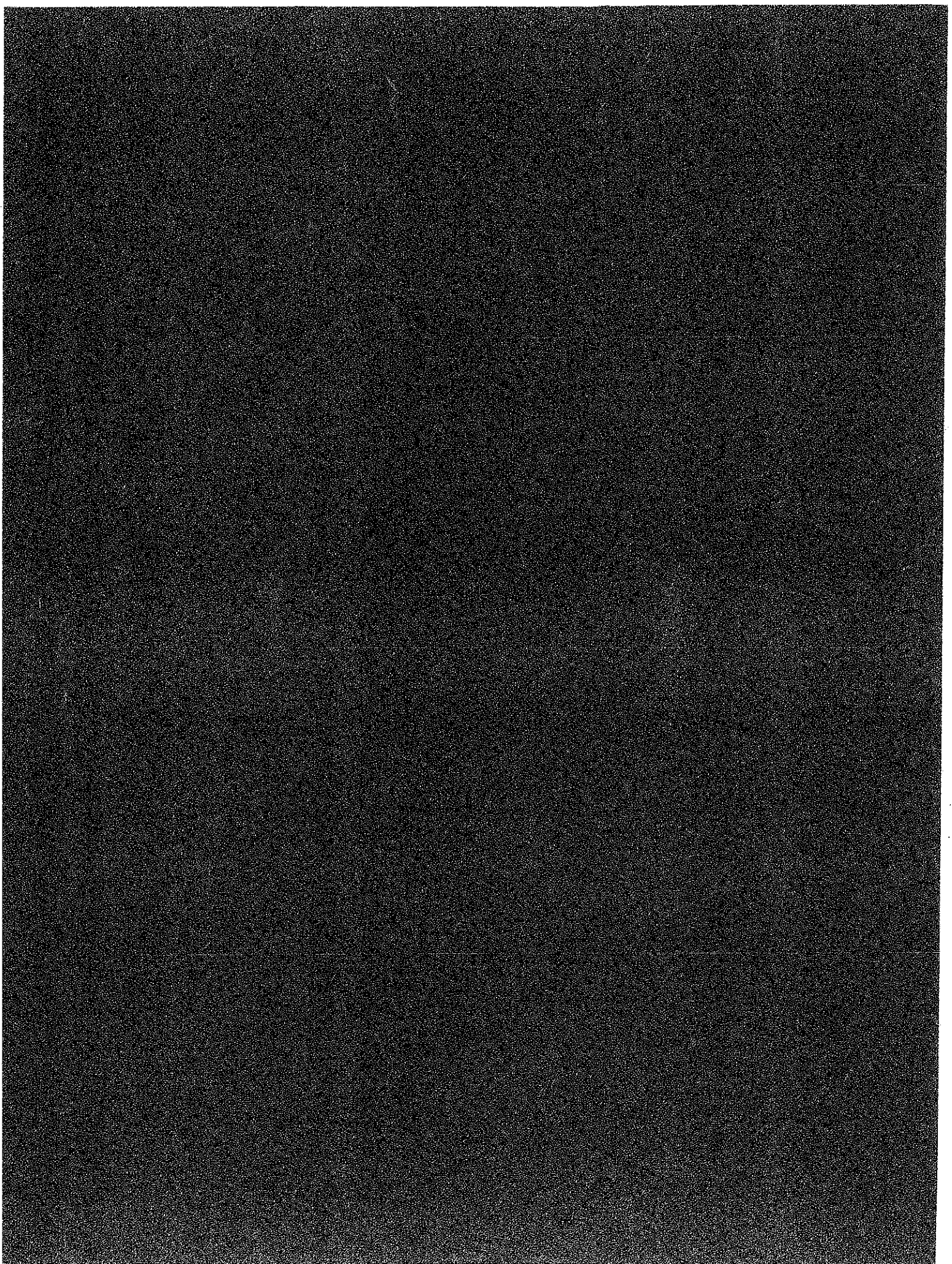
Total Permit Fee .....

\$3,685.40

WEST DEER TOWNSHIP - OCCUPANCY PERMITS - 2016

FEBRUARY, 2016

Date	Permit #	Lot Block	Applicant Name	St #	Street Name	Use	New Const
2/1/16	16-013	2009-J-393	DILLALOGUE, John & Judy	4123	BAKERSTOWN CULMERVILLE RD	Single Family	
2/8/16	16-014	2012-S-78	MULROY, Kevin	413	HAWTHORNE LANE	Single Family	
2/8/16	16-015	1508-J-251	IVEY, Timothy	4029	CRESTWOOD DR	Single Family	
2/8/16	16-016	2012-M-148	HUGHES, Brandon	325	LAUREL LANE	Single Family	
2/16/16	16-017	1218-M-181	TREVELLINI, GLENN	1153	EISENHOWER DR	SINGLE FAMILY	
2/16/16	16-018	1079-A-71	PAYNE, Brandon & Amanda	4780	BAYFIELD RD	Single Family	
2/17/16	16-019	1361-S-131	LOHR, JR, David	878	LITTLE DEER CREEK VALLEY RD	Single Family	
2/22/16	16-020	1671-B-44	BUSI, Sarah	241	KEASEY LANE	Single Family	
2/23/16	16-021	2011-E-85-1201	HEWITT, Anthony & Janice	1201	NICKLAUS WAY	Single Family-Quad	X
2/24/16	16-022	2013-L-124	GALBUS, Alisfa	410	DEER CREEK VALLEY	Single Family	
2/29/16	16-023	1669-J-201	William & Anne McCabe III	439	BAIRD FOR RD	Office	
2/29/16	16-024	1217-D-065	CARLISLE, Ryan & Karen	343	EAST UNION RD	Single Family	
2/29/16	16-025	2008-G-086	DILLS, Henry & Christine	11	CARL LANE	Single Family	



**REPORT FROM THE PARKS & RECREATION BOARD:**

MRS. JORDAN.....

- Sam Beacom, a Deer Lakes student is working on his Eagle Scout Project from Troop 653 and would like to re-do the horseshoe pit at the Senior Center.

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## Cathy Sopko

---

**From:** bevsjordan@aol.com  
**Sent:** Thursday, February 25, 2016 9:42 PM  
**To:** csopko@westdeertownship.com  
**Cc:** dmator@westdeertownship.com; camc@consolidated.net  
**Subject:** Agenda Item

Good Morning,

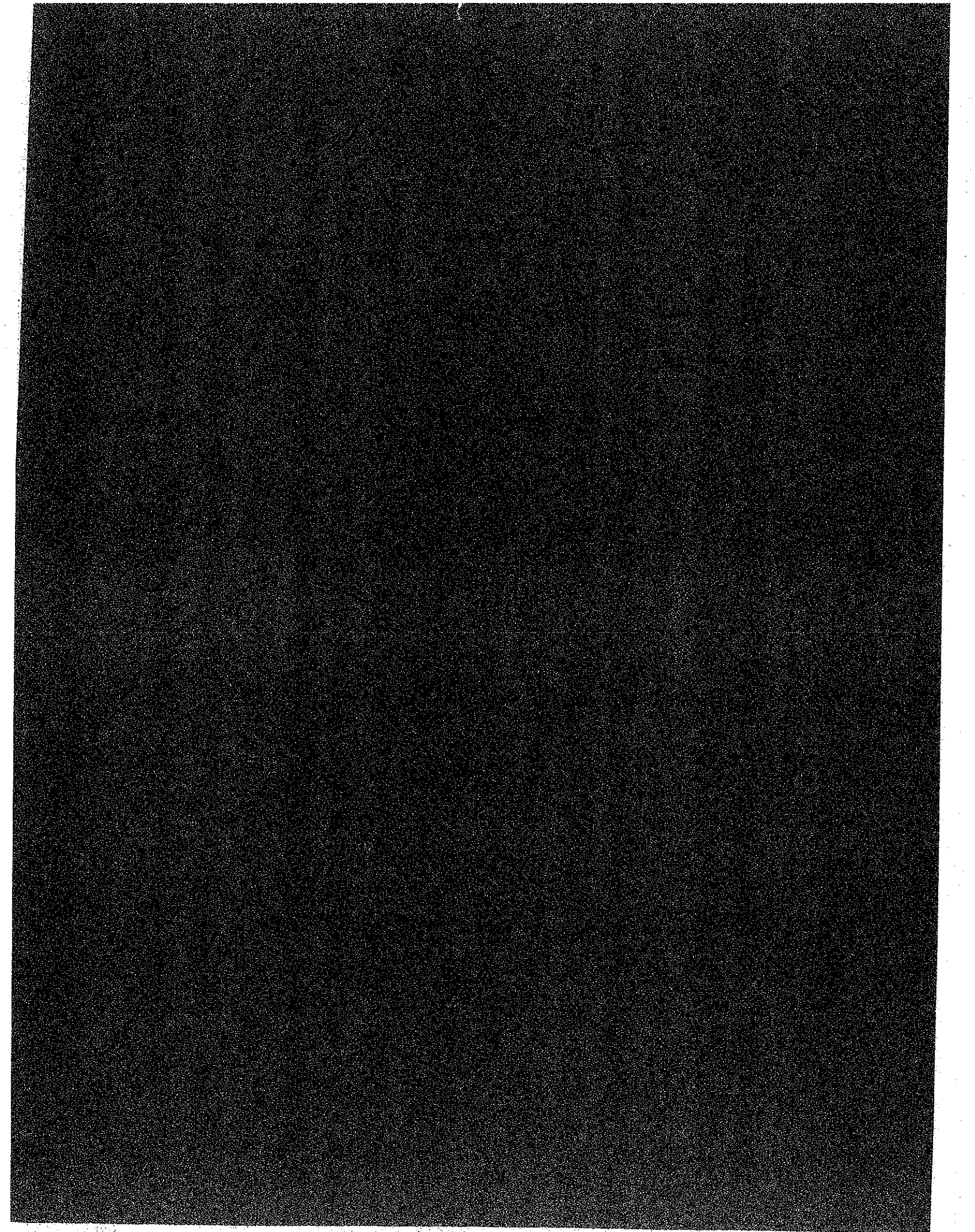
At our meeting last night, we had a visit from Sam Beacom, a Deer Lakes student working on his Eagle Scout Project from Troop 653. He would like to re-do the horseshoe pit at the Senior Center. He has pictures of his ideas, that we that we would like to present to the board. There will be no cost to the township. Could we add him to the agenda during the Parks and Rec. meeting during my report?

In case you need it, his contact information is below:

Sam Beacom  
[rsbeacom@salsgiver.com](mailto:rsbeacom@salsgiver.com)  
724-265-4118

Thank you!

Bev Jordan, RPL  
Contract Landman/Abstractor  
412.721.8855 - cell  
[bevsjordan@aol.com](mailto:bevsjordan@aol.com)

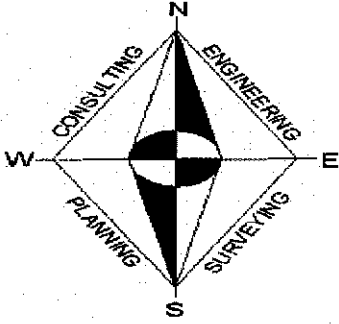


**ENGINEER'S REPORT**

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

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

**VIA EMAIL**

Prepared March 8, 2016

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**1. MEETING ATTENDANCE**

Shoup Engineering attended and participated in the following meetings:

- Board of Supervisors Meeting - February 17, 2016
- Planning Commission - February 25, 2016

**2. DEVELOPMENTS/PROJECTS**

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

- 2016 Road Improvement Project - Bid Documents, Plans and Specifications were prepared for this project. Bids will be opened on March 15, 2016.
- Curtisville Plan No. 1 Storm Sewer Project - Contracts for this project have been executed and Nacaratti Contracting began work on this project on March 1, 2016.
- Lick Road Bridge Demolition - On February 23, 2016 Township Staff and I met with representatives of Allegheny County regarding the Lick Road Bridge. The County plans to realign Lick Road so as to form a new intersection with Bairdford Road. The realignment of the road would allow the existing bridge to be demolished without the need for a new bridge. Work on the project would occur in 2017.

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

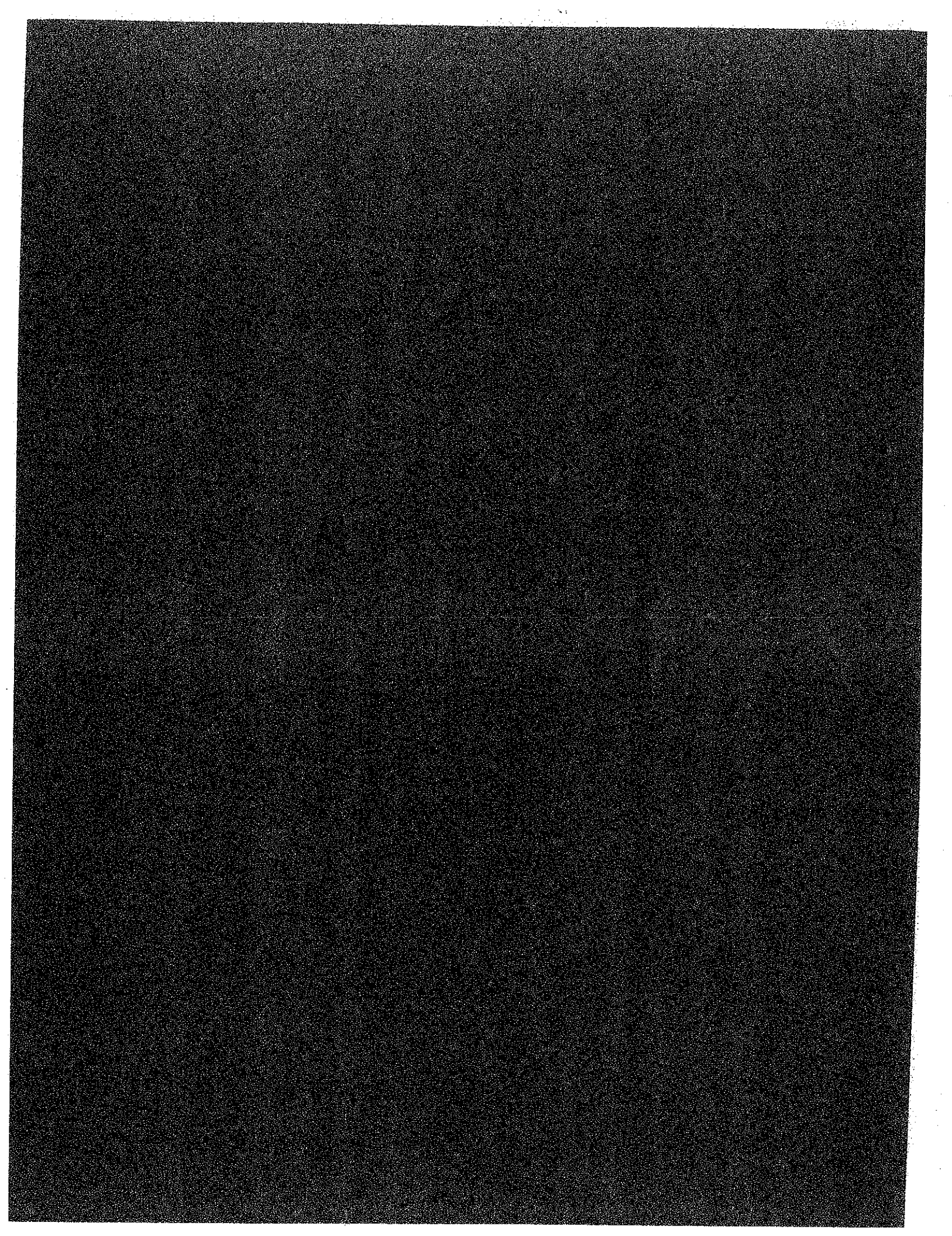
- Albert Eiler Fitness Center - Land Development and Lot Consolidation reviews dated February 24, 2016 and March 8, 2016.

Respectfully Submitted,

**SHOUP ENGINEERING, INC.**

Scott A. Shoup, P.E.  
Township Engineer





**HIRE PART TIME POLICE OFFICER:**

THE BOARD RECEIVED THE ATTACHED MEMORANDUM FROM CHIEF LAPE RECOMMENDING THE HIRING OF THE FOLLOWING INDIVIDUAL FOR THE POSITION OF PART TIME POLICE OFFICER:

BRET T. VULAKOVICH

A BACKGROUND CHECK WAS PERFORMED.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

AS PER THE RECOMMENDATION OF CHIEF LAPE, I MOVE TO HIRE BRET T. VULAKOVICH AS A PART TIME POLICE OFFICER FOR WEST DEER TOWNSHIP ON THE CONDITION HE SUCCESSFULLY COMPLETES ALL REQUIREMENTS TO RECEIVE HIS CERTIFICATION NUMBER.

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

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# ***West Deer Twp. Police***

# **MEMO**

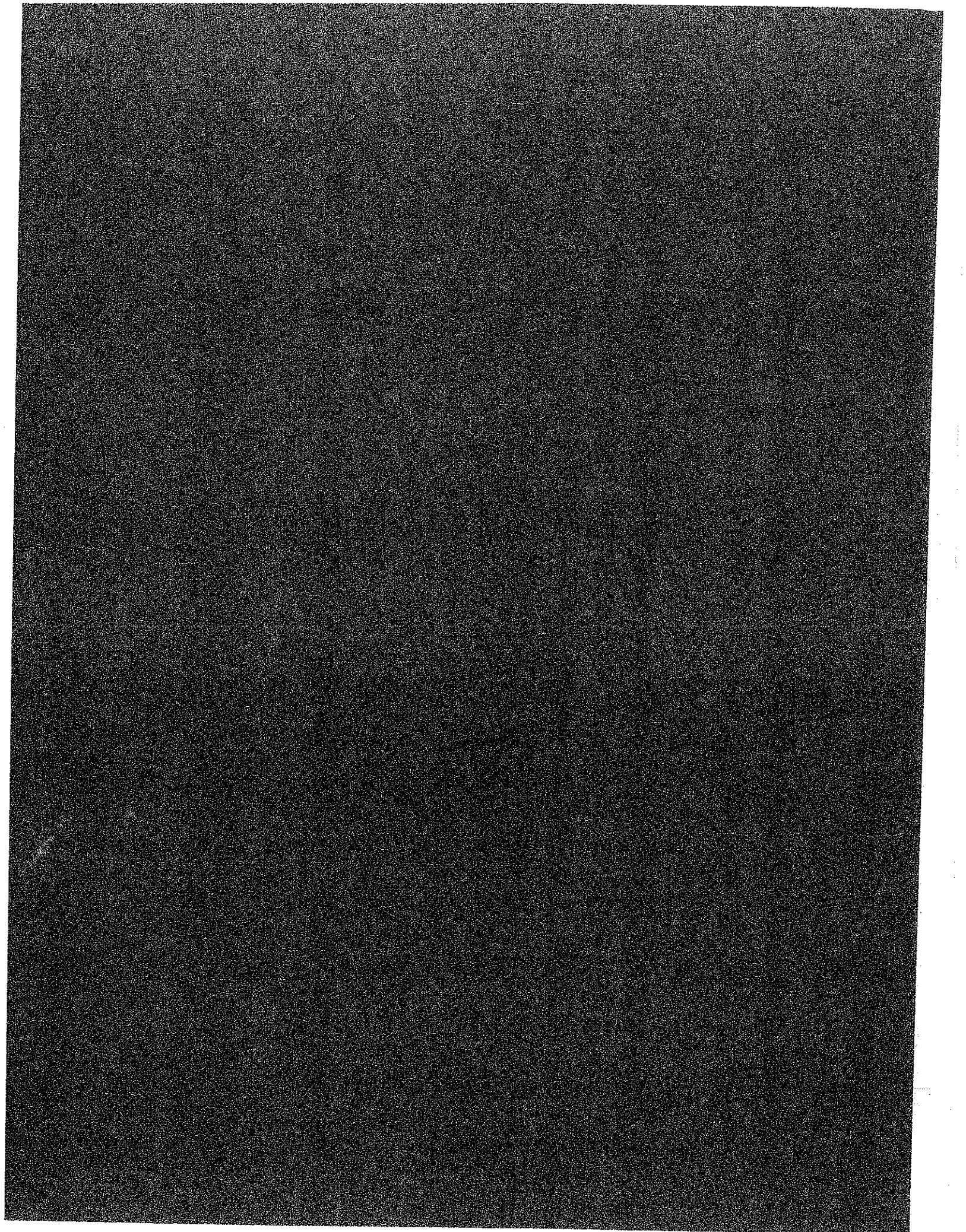
**To: Daniel Mator, Township Manager**  
**From: Jonathan D. Lape, Chief of Police**  
**Subject: Hiring of Part Time Police Officer**  
**Date: March 3, 2016**

---

Mr. Mator,

At the January meeting it was approved to advertise for the position of Part Time Police Officer. We received approximately twelve applications. From the twelve applicants six were selected for interviews. Interviews were conducted and from the six, three individuals were asked to come back for a second interview. After the second interview a list in accordance to the order of hiring was created by the interview panel.

My recommendation to the Board of Supervisors would be to hire Bret T. Vulakovich as a Part Time Police Officer. Bret is a resident of Butler County. He is a graduate of Butler High School and currently attending Slippery Rock University. A background check was performed on Mr. Vulakovich. I would like to recommend to the Board of Supervisors to hire Bret T. Vulakovich under the condition he successfully completes all requirements to receive his certification number.



**2016 ROAD IMPROVEMENT PROJECT**

PLANS, SPECIFICATIONS AND BID DOCUMENTS WERE PREPARED BY SHOUP ENGINEERING FOR THE 2016 ROAD IMPROVEMENT PROJECT ON VARIOUS TOWNSHIP ROADS (LIST ATTACHED).

THE ROAD PROJECT WAS ADVERTISED AND SEALED BIDS WERE RECEIVED UNTIL 1:00 P.M. ON MARCH 15, 2016 AT WHICH TIME THEY WERE OPENED AND READ ALOUD.

**Contract 16-02 2016** -- Work consists of profile milling, installation of hot mix superpave binder and wearing courses, base repair, inlet adjustment and other miscellaneous work on 10 Township roads. Totaling approximately 12,800 feet in length. Alternate bids for similar work will also be received for 5 other Township roads.

**Contract 16-03 2016** -- Work will consist of the installation of cold mix FB modified binder leveling course, base repair and other miscellaneous work on Trump Road. Totaling approximately 4,200 feet in length.

**Contract 16-04 2016** -- Work will consist of the installation of cold mix FB modified binder leveling course, base repair and other miscellaneous work on Clendenning Road. Totaling approximately 5,700 feet in length.

**Contract 16-05 2016** -- Work will consist of the installation of cold mix FB modified binder leveling course, base repair and other miscellaneous work on Lick Road. Totaling approximately 2,700 feet in length.

***--MR. SHOUP WILL DISTRIBUTE THE BID RESULTS AND PROVIDE HIS RECOMMENDATION AT THE MEETING--***

MR. SHOUP.....

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**CONTRACT 16-02 2016 ROAD IMPROVEMENT PROJECT:**

WHAT ACTION DOES THE BOARD WISH TO TAKE.

**BASE BID**

I MOVE TO AWARD THE ROAD IMPROVEMENT CONTRACT 16-02 FOR THE BASE BID TO \_\_\_\_\_ IN THE AMOUNT OF \$ \_\_\_\_\_.

**ALTERNATE BIDS**

AND THE ALTERNATE BIDS – NUMBER(S) \_\_\_\_\_ TOTALING \$ \_\_\_\_\_.

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

**CONTRACT 16-03 2016 ROAD IMPROVEMENT PROJECT:**

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO AWARD THE ROAD IMPROVEMENT CONTRACT 16-03 TO \_\_\_\_\_ IN THE AMOUNT OF \$ \_\_\_\_\_.

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

**CONTRACT 16-04 2016 ROAD IMPROVEMENT PROJECT:**

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO AWARD THE ROAD IMPROVEMENT CONTRACT 16-04 TO \_\_\_\_\_ IN THE AMOUNT OF \$ \_\_\_\_\_.

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

**CONTRACT 16-05 2016 ROAD IMPROVEMENT PROJECT:**

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO AWARD THE ROAD IMPROVEMENT CONTRACT 16-05 TO \_\_\_\_\_ IN THE AMOUNT OF \$ \_\_\_\_\_.

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

## REQUEST FOR BIDS

SEALED BIDS will be received by West Deer Township, Allegheny County, 109 East Union Road, Cheswick, Pennsylvania 15024, until 1:00 p.m. on Tuesday, March 15, 2016, at which time they will be opened and read aloud. Bids may be considered and awarded at a meeting held by West Deer Township Supervisors on Wednesday, March 16, 2016, at 6:30 p.m. for the following:

### **Contract 16-02 2016 Road Improvement Project:**

Work consists of profile milling, installation of hot mix superpave binder and wearing courses, base repair, inlet adjustment and other miscellaneous work on 10 Township roads. Totaling approximately 12,800 feet in length. Alternate bids for similar work will also be received for 5 other Township roads.

### **Contract 16-03 2016 Road Improvement Project:**

Work will consist of the installation of cold mix FB modified binder leveling course, base repair and other miscellaneous work on Trump Road. Totaling approximately 4,200 feet in length.

### **Contract 16-04 2016 Road Improvement Project:**

Work will consist of the installation of cold mix FB modified binder leveling course, base repair and other miscellaneous work on Clendenning Road. Totaling approximately 5,700 feet in length.

### **Contract 16-05 2016 Road Improvement Project:**

Work will consist of the installation of cold mix FB modified binder leveling course, base repair and other miscellaneous work on Lick Road. Totaling approximately 2,700 feet in length.

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, Pennsylvania 15005 for a non-refundable fee of \$75.00, 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 the 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.

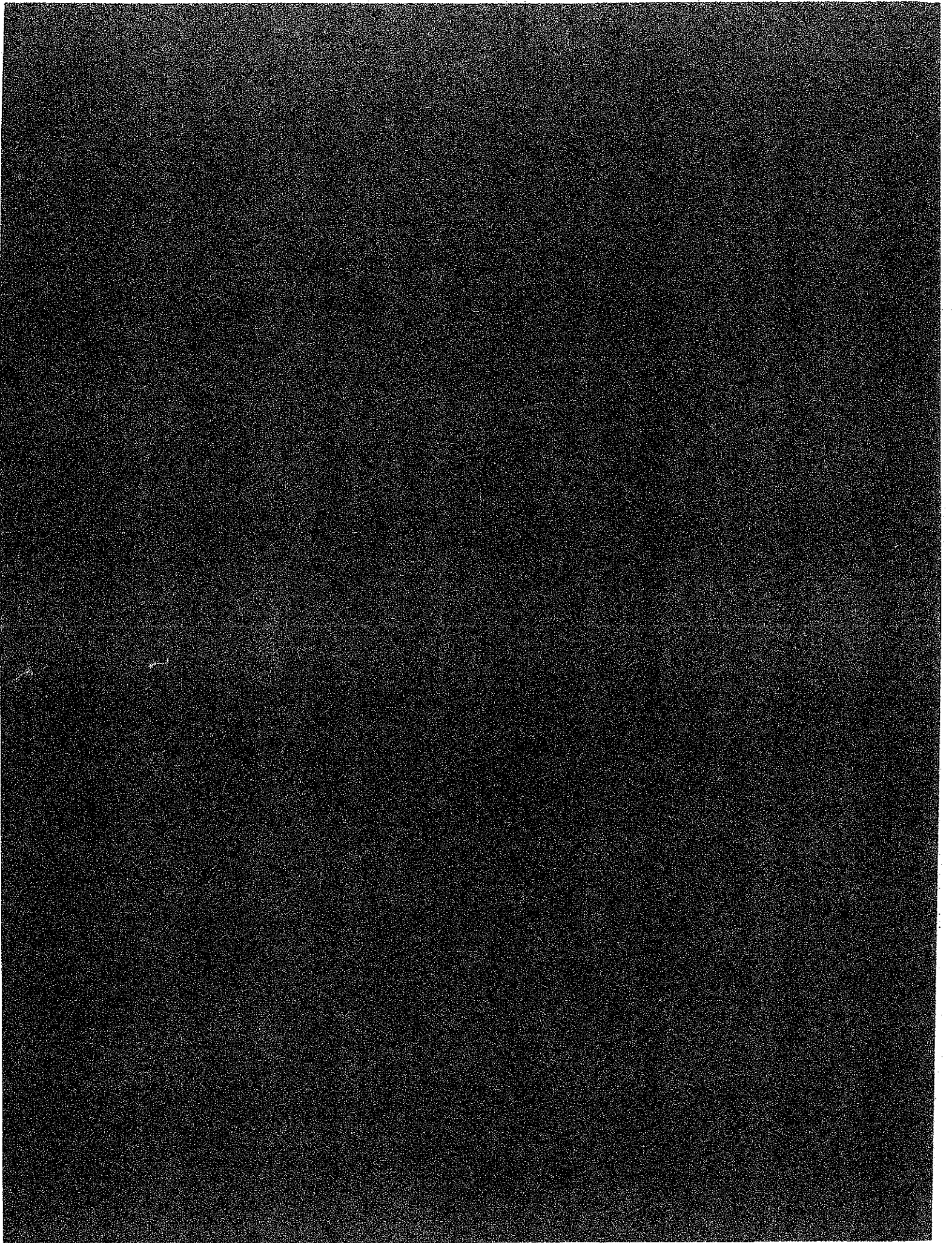
Daniel Mator, West Deer Township



## **2016 Roads**

TRUMP ROAD  
CLENDENNING ROAD  
PINE STREET  
OAK STREET  
KAUFMAN ROAD  
CHRISTONIA ROAD  
LICK ROAD

**CURTISVILLE #1**  
SHORT STREET  
SHOAF STREET  
SNYDER STREET  
LIBERTY STREET  
FORD STREET  
POLLOCK STREET  
BESSEMER STREET  
HILL STREET  
BENJAMIN STREET  
EMBER LANE  
KEASEY STREET



**ALBERT EILER SITE PLAN:**

THE PLANNING COMMISSION APPROVED THE ALBERT EILER SITE PLAN AT THEIR FEBRUARY 25, 2016 MEETING.

PROPERTY LOCATED: 4551 GIBSONIA ROAD  
ZONING DISTRICT: SU / SPECIAL USE

THE SITE PLAN IS TO APPROVE THREE (3) BUILDINGS TO BE CONSTRUCTED ADJACENT TO THE PROPOSED TRAINING FACILITY THAT WAS RECOMMENDED FOR APPROVAL BY THE BOARD OF SUPERVISORS ON APRIL 15, 2015.

THE FIRST PROPOSED BUILDING WILL BE DESIGNATED FOR A RESTAURANT AND THE OTHER TWO (2) BUILDINGS ARE FOR FUTURE PROPOSALS.

THE PLANNING COMMISSION RECOMMENDED APPROVAL OF THE ALBERT EILER SITE PLAN SUBJECT TO ADDRESSING ALL POINTS IN THE ATTACHED SHOUP ENGINEERING REVIEW LETTER DATED FEBRUARY 25, 2016.

ALSO ATTACHED IS THE REVIEW LETTER FROM SHOUP ENGINEERING DATED MARCH 8, 2016 LISTING THE FOLLOWING COMMENTS SHOULD BE CONSIDERED:

1. A Highway Occupancy Permit must be obtained from the Pennsylvania Department of Transportation for the proposed site driveways.
2. An NPDES general permit must be obtained from the Allegheny County Conservation District prior to initiation of any earthwork.
3. The plans identify the uses on the site as being recreation (fitness center) and restaurant. Are the uses in the two future additions known at this time? If not, it is suggested that future proposed uses for these additions must meet the following standards, otherwise approval by the Planning Commission and Board of Supervisors must be obtained.

15

- a. The use(s) must be permitted uses(s) in the SU District; and
  - b. Parking and loading for the use(s) must be compliant with ordinance requirements; and
  - c. The use(s) must be complimentary to the fitness center and restaurant uses as determined by the Township Zoning Officer.
4. The proposed future use(s) for the site will be subject to a transportation impact fee that will need to be paid prior to building permit issuance.
5. The applicant will be required to enter into a stormwater management operations and maintenance agreement with the Township.

Mr. Shoup.....

**WHAT ACTION DOES THE BOARD WISH TO TAKE.**

**I MOVE TO APPROVE THE ALBERT EILER SITE PLAN AS PER THE PLANNING COMMISSION'S RECOMMENDATION AND ADDRESSING THE ITEMS AS LISTED ABOVE IN SHOUP ENGINEERING'S MARCH 8, 2016 REVIEW LETTER.**

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



**West Deer Township Planning Commission  
Meeting Report for February 25, 2016**

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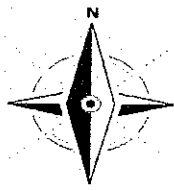
Project Name: Albert Eiler Site Plan

Property Location: 4551 Gibsonia Road  
Zoned: SU (Special Use District)

Albert Eiler seeking site plan approval for 3 buildings to be constructed adjacent to the proposed training facility that was recommended for approval by the Planning Commission on March 26, 2015 and approved by the Board of Supervisors on April 15, 2015.

First proposed building will be designated for a restaurant and the other two buildings are for future proposals.

Planning Commission voted to **RECOMMEND APPROVAL** of the Albert Eiler Site Plan subject to addressing all points of the engineering review letter dated Feb. 25, 2016.



# SHOUP ENGINEERING

FOR OVER 50 YEARS  
329 Summerfield Drive, Baden PA 15005  
Phone: 724-869-9560 Fax: 724-869-7454  
shoupeng@comcast.net

RECEIVED

MAR 08 2016

WEST DEER TOWNSHIP

March 8, 2016

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

Re: Albert Eiler Site Plan  
Land Development Plan (Plans latest revised March 3, 2016)

Dear Mr. Payne,

I have reviewed the above referenced land development plan located in the SU Zoning District and the following comments should be considered.

1. A Highway Occupancy Permit must be obtained from the Pennsylvania Department of Transportation for the proposed site driveways.
2. An NPDES general permit must be obtained from the Allegheny County Conservation District prior to initiation of any earthwork.
3. The plans identify the uses on the site as being recreation (fitness center) and restaurant. Are the uses in the two future additions known at this time? If not, it is suggested that future proposed uses for these additions must meet the following standards, otherwise approval by the Planning Commission and Board of Supervisors must be obtained.
  - a. The use(s) must be permitted uses(s) in the SU District; and
  - b. Parking and loading for the use(s) must be compliant with ordinance requirements; and
  - c. The use(s) must be complimentary to the fitness center and restaurant uses as determined by the Township Zoning Officer.
4. The proposed future use(s) for the site will be subject to a transportation impact fee that will need to be paid prior to building permit issuance.

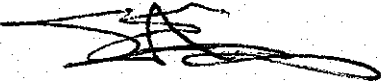
5. The applicant will be required to enter into a stormwater management operations and maintenance agreement with the Township.

A written response should be provided as to when each of the above comments is addressed.

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

Sincerely,

SHOUP ENGINEERING, INC.



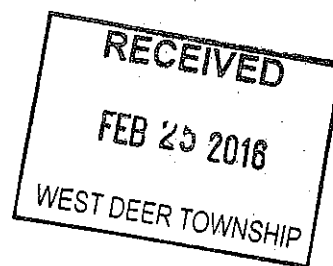
Scott A. Shoup, P.E.

Cc: Daniel Mator, via email  
Hampton Technical Associates, via fax 412-781-5904



# SHOUP ENGINEERING

FOR OVER 50 YEARS  
529 Summerfield Drive, Baden PA 15005  
Phone: 724-869-9560 Fax: 724-869-7454  
shoupeng@comcast.net



February 25, 2016

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

Via email

Re: Albert Eiler Site Plan  
Land Development Plan (Plans latest dated February 1, 2016)

Dear Mr. Payne,

I have reviewed the above referenced land development plan located in the SU Zoning District and the following comments should be considered.

1. In the zoning table found on various drawing sheets, reference should be made to "Lot Width" rather than "Minimum Frontage on Public ROW".
2. A Highway Occupancy Permit must be obtained from the Pennsylvania Department of Transportation for the proposed site driveways.
3. An NPDES general permit must be obtained from the Allegheny County Conservation District prior to initiation of any earthwork.
4. The plans identify the uses on the site as being recreation (fitness center) and restaurant. Are the uses in the two future additions known at this time? If not, it is suggested that future proposed uses for these additions must meet the following standards, otherwise approval by the Planning Commission and Board of Supervisors must be obtained.
  - a. The use(s) must be permitted uses(s) in the SU District; and
  - b. Parking and loading for the use(s) must be compliant with ordinance requirements; and
  - c. The use(s) must be complimentary to the fitness center and restaurant uses as determined by the Township Zoning Officer.



5. Are all of the parking facilities and driveways proposed to be built with the initial construction? If not the phasing of these facilities should be identified.
6. The site plans show the future building additions encroaching on the side yard setback for the eastern property line. A 20 feet variance was obtained in 2015 for the side yard setback of the proposed fitness center which at the time was to be located wholly on the parcel 1358-J-369. It is unclear whether or not the sideyard variance that was granted would apply to the current proposed development.
7. The site plans note that 95 total parking spaces are provided, but it appears that only 87 spaces are shown.
8. The proposed future use(s) for the site will be subject to a transportation impact fee that will need to be paid prior to building permit issuance.
9. The following comments are offered regarding stormwater management.
  - a. On drawing sheet C.454, in the "Stormwater Management Pond - Data Table" the number "93" is referred to for the stage one orifice.
  - b. On page 10 of the report, reference is made to "Total .9 for rain tank". It is unclear what this reference is for.
  - c. The applicant will be required to enter into a stormwater management operations and maintenance agreement with the Township.

A written response should be provided as to when each of the above comments is addressed.

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  
Hampton Technical Associates, via fax 412-781-5904



LOCATION MAP SCALE: M.T.S.

**NOTES:**

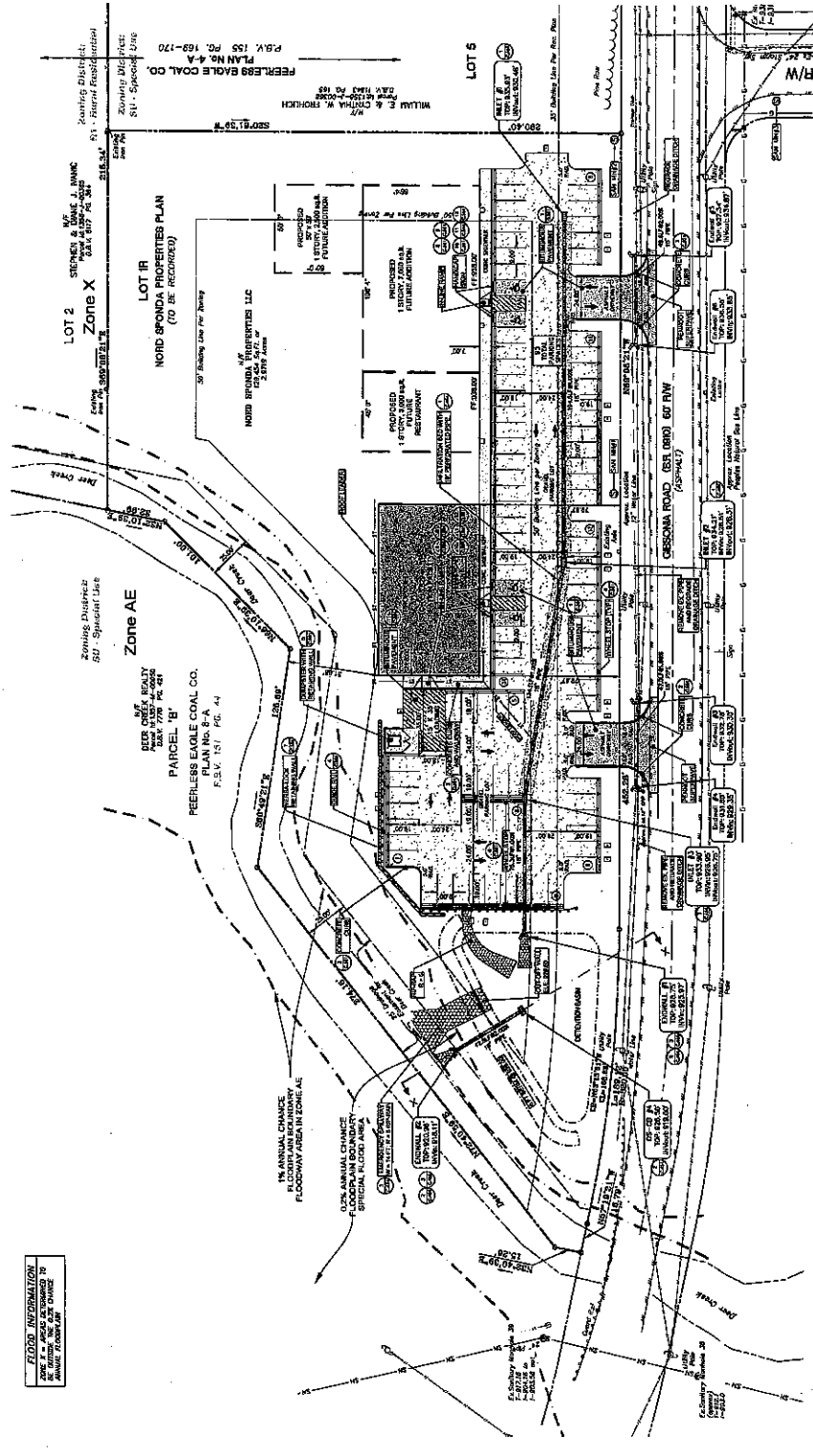
1. ZONE AE - SPECIAL USE DISTRICT
2. THE ZONE AE DISTRICT IS CHARACTERIZED BY ITS LOCATION AND CHARACTER TO AN OPEN SPACE CHARACTER. THE ZONE AE DISTRICT IS INTENDED TO BE USED FOR THE DEVELOPMENT OF OPEN SPACE CHARACTER. THE ZONE AE DISTRICT IS INTENDED TO BE USED FOR THE DEVELOPMENT OF OPEN SPACE CHARACTER. THE ZONE AE DISTRICT IS INTENDED TO BE USED FOR THE DEVELOPMENT OF OPEN SPACE CHARACTER.
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**FLOOD INFORMATION:**  
 ZONE AE AREAS DETERMINED TO BE IN A FLOOD HAZARD AREA.

**TABLE 1 - ZONE AE SPECIAL USE DISTRICT**

MINIMUM LOT AREA:	43,000 SQ. FT.
MINIMUM LOT WIDTH:	50 FT.
MINIMUM LOT DEPTH:	50 FT.
MINIMUM LOT COVERAGE:	10%

Zoning District: SU - Special Use  
 F.S.V. 155 PG. 169-170

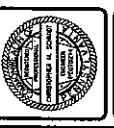


**PROPOSED 10' VERTICAL RETAINMENT**

**PROPOSED 15' VERTICAL RETAINMENT**

**CALL BEFORE YOU DIG!**  
 PENNSYLVANIA LAW REQUIRES CONSTRUCTION PHASE AND IS WORKING UNDERGROUND UTILITIES TO BE CALLED BEFORE EXCAVATION - 811 CALL

**PA**  
 POLS SERIAL NUMBER: 20150420270  
 1-800-246-1176

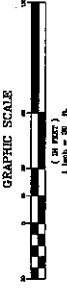


**HAMPTON**  
 TECHNICAL ASSOCIATES, INC.  
 ENGINEERS AND ARCHITECTS  
 ESTABLISHED 1968  
 1215 MARKET STREET, SUITE 200  
 PHILADELPHIA, PA 19102  
 (215) 562-1111  
 www.hampton-technical.com

DATE:	01-11-2016
PROJECT:	PROPOSED FITNESS CENTER
CLIENT:	ALBERT KUEHL
ADDRESS:	4651 CHESTNUT ROAD, CHESTNUT PA
PROJECT NO.:	WEST DEER TWP, ALLEGHENY CO. PA
SCALE:	AS SHOWN
DESIGNER:	[Signature]
CHECKED BY:	[Signature]
APPROVED BY:	[Signature]
DATE:	01-11-2016

**PROPOSED FITNESS CENTER**  
 SITE MASTER PLAN  
 4651 CHESTNUT ROAD, CHESTNUT PA  
 WEST DEER TWP, ALLEGHENY CO. PA  
 ALBERT KUEHL  
 70 CHESTNUT ROAD  
 WEST DEER TWP, PA 15044

**C.101-MP**  
 CIVIL PROJECT #



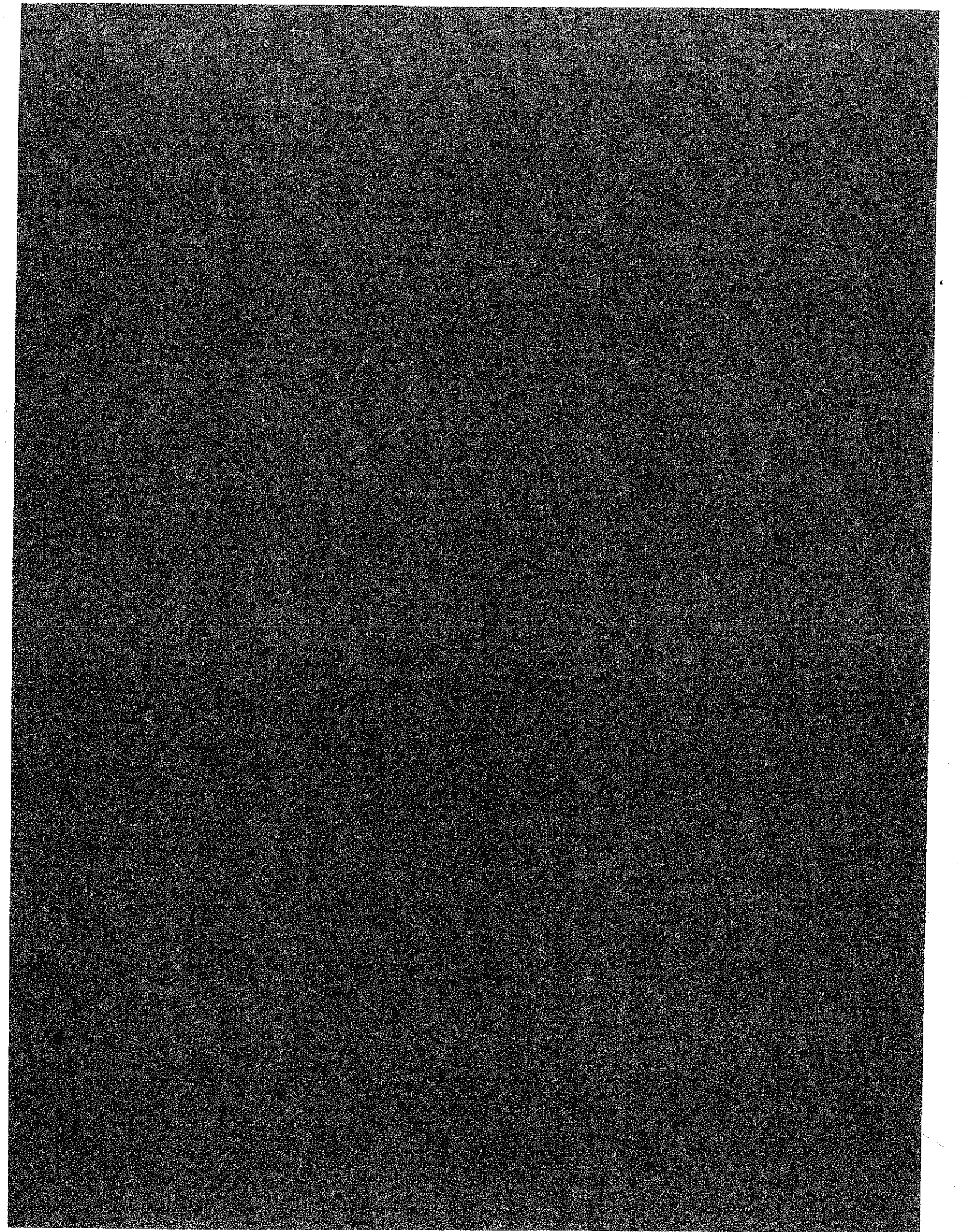
**UTILITY INFORMATION**

SYMBOL	DESCRIPTION
(Symbol)	12" WATER MAIN
(Symbol)	6" WATER MAIN
(Symbol)	4" WATER MAIN
(Symbol)	3" WATER MAIN
(Symbol)	2" WATER MAIN
(Symbol)	1" WATER MAIN
(Symbol)	12" SEWER MAIN
(Symbol)	8" SEWER MAIN
(Symbol)	6" SEWER MAIN
(Symbol)	4" SEWER MAIN
(Symbol)	3" SEWER MAIN
(Symbol)	2" SEWER MAIN
(Symbol)	1" SEWER MAIN
(Symbol)	12" GAS MAIN
(Symbol)	8" GAS MAIN
(Symbol)	6" GAS MAIN
(Symbol)	4" GAS MAIN
(Symbol)	3" GAS MAIN
(Symbol)	2" GAS MAIN
(Symbol)	1" GAS MAIN
(Symbol)	12" ELECTRIC MAIN
(Symbol)	8" ELECTRIC MAIN
(Symbol)	6" ELECTRIC MAIN
(Symbol)	4" ELECTRIC MAIN
(Symbol)	3" ELECTRIC MAIN
(Symbol)	2" ELECTRIC MAIN
(Symbol)	1" ELECTRIC MAIN

**KEY**  
 DETAIL CALL-OUT NOTES  
 (Symbol) = POLE NUMBER  
 (Symbol) = POLE 1/4"

**SITE PLAN LEGEND**

(Symbol)	STRENGTH PROTECT
(Symbol)	CONCRETE CURB



**SET PUBLIC HEARING/CONDITIONAL USE / Paw Lovers, LLC**

APPLICANT: PAW LUVERS, LLC  
LOCATION: 6 MCINTYRE ROAD, GIBSONIA, PA  
ZONING DISTRICT: SU / SPECIAL USE

REQUEST: PAW LUVERS, LLC IS SEEKING A CONDITIONAL USE TO OPERATE A DOG KENNEL/BOARDING/DOGGIE DAYCARE FACILITY.

A CONDITIONAL USE IS A PERMITTED USE AS LISTED IN THE ZONING ORDINANCE, SECTION 23.4.21 (ATTACHED) FOR PAW LUVERS, LLC.

AT THIS TIME THE BOARD WILL NEED TO SET THE DATE AND TIME FOR THE PUBLIC HEARING FOR THE CONDITIONAL USE.  
COPIES OF ALL CORRESPONDENCE RELATING TO THIS CONDITIONAL USE WILL BE PROVIDED FOR THE PUBLIC HEARING.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO SET THE PUBLIC HEARING FOR THE CONDITIONAL USE FOR PAW LUVERS, LLC FOR:

**WEDNESDAY, APRIL 20, 2016 AT 6:00 P.M.**

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

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- R. The Township may attach additional conditions pursuant to this section, in order to protect the public's health, safety, and welfare. These conditions may include but are not limited to increased setbacks.

#### 23.4.20. Hospital

- A. A hospital shall not be located within the flight path of a runway facility of an airport.
- B. A hospital shall utilize exterior lighting that does not pose a navigation hazard to an airport. All exterior lighting shall be in conformance to the airports or other United States Federal Aviation Administration (FAA) guidelines or standards.
- C. A traffic impact study shall be prepared by a Transportation Engineer and based on the Institute of Transportation Engineers' (ITE) standards and the requirements defined by the Township's Transportation Engineer. Such a study shall, at a minimum, identify the following: potential peak hour traffic volumes, average daily traffic volumes, existing level of service (LOS) and proposed level of service of proposed development on the Township's roadway network. Upon assessment of the study's findings, the Township shall determine needed on-site and/or adjacent traffic improvements to accommodate projected volumes and/or level of service impacts.
- D. All parking areas adjacent to a flight path or runway approach of an airport shall provide a minimum of one (1) landscaped island for every seven (7) parking spaces. All landscaped islands shall contain one (1) tree a minimum of two (2) inches d.b.h.
- E. The Township may attach additional conditions pursuant to this section, in order to protect the public's health, safety, and welfare. These conditions may include but are not limited to increased setbacks.

#### 23.4.21. Kennel, Animal

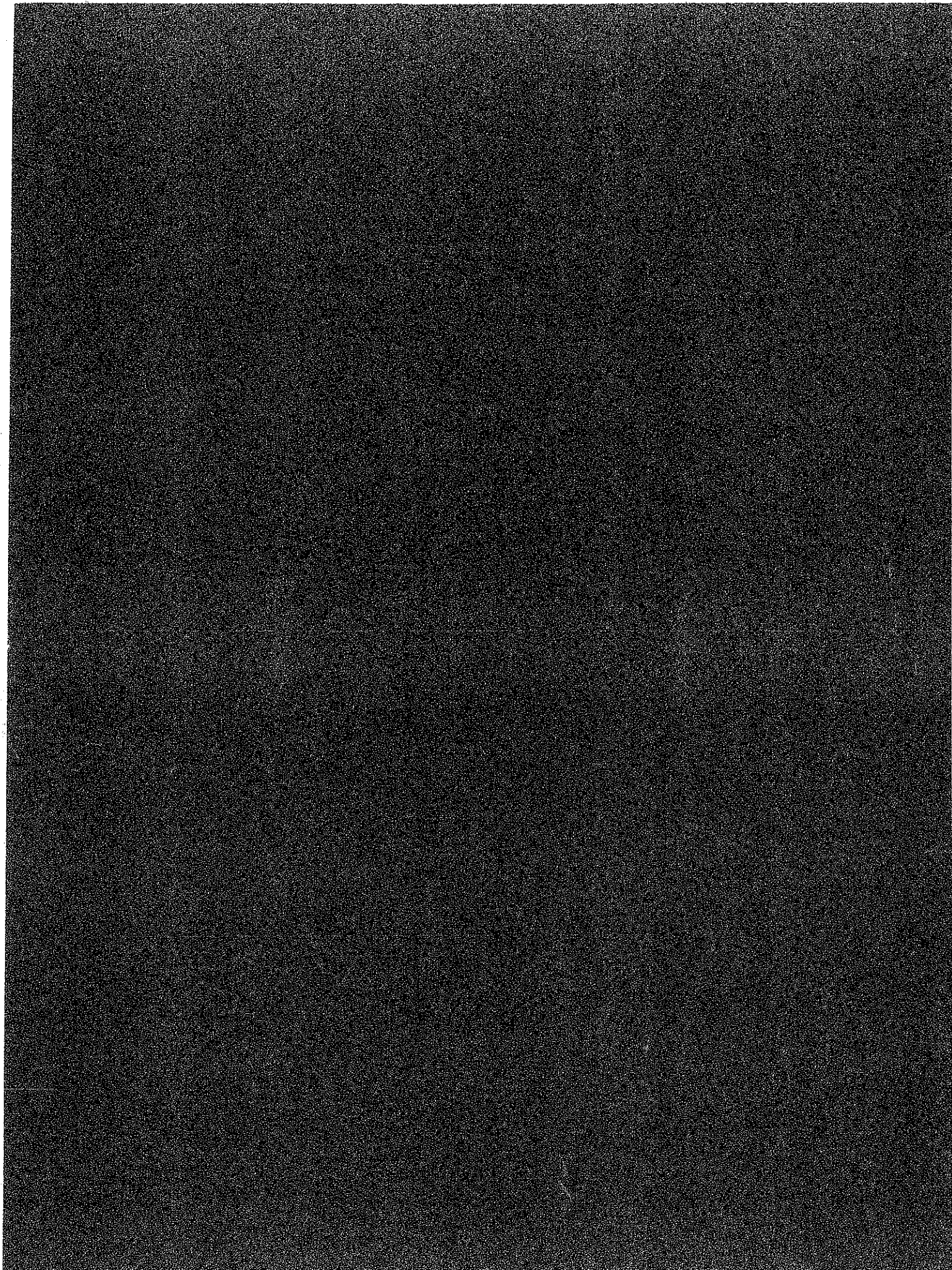
- A. Such uses shall be located at least one hundred (100) feet from any property line adjoining an existing residential lot and at least fifty (50) feet from any other property line or public right of way as defined by this Ordinance.
- B. The minimum lot area shall be two (2) acres.
- C. Outdoor runs and similar facilities shall be constructed for easy cleaning, shall be adequately secured by a fence with a self-latching gate and shall be screened by a six (6) foot high compact hedge or one hundred percent (100%) opaque fence on all sides which are visible from an existing residential lot or a public right of way.
- D. If adjacent properties are developed as residential lots, the kennels shall be soundproofed to minimize noise impact on adjacent properties.

- E. The kennel shall be licensed by the Commonwealth of Pennsylvania, and compliance with all applicable rules and regulations of the Commonwealth of Pennsylvania and the Allegheny County Health Department shall be maintained.
- F. At no time shall the animals be permitted to run loose on the lot other than in a completely enclosed area.
- G. Approval as a conditional use shall be subject to periodic inspections to insure compliance with the conditions of approval. The Zoning Officer shall notify the operator forty eight (48) hours before such inspection shall take place.
- H. The Township may attach additional conditions pursuant to this section, in order to protect the public's health, safety, and welfare. These conditions may include but are not limited to increased setbacks.

23.4.22. Gas and Oil Production

A. Classifications:

1. A Deep Well Site which would be placed more than Six Hundred and Fifty (650) feet from any preexisting building located off the property where the Deep Well Site is sited may be permitted as a conditional use in the R, R-1, R-2, R-3 and I zoning districts provided such property upon which the Oil and Gas Well Site would be placed is 1/2 acre or more in size. Otherwise, such siting and/or use shall be prohibited in the residential and commercial zones not otherwise permitted above.
2. A Shallow Well Site which would be placed more than One Hundred (100) feet from any preexisting building located off the property where the Shallow Well Site is sited may be permitted as a conditional use in the R, R-1, R-2, R-3, R-4, C-2, S-U, and I zoning districts provided such property upon which the Oil and Gas Well Site would be placed is 1/2 acre or more in size. Otherwise, such siting and/or use shall be prohibited in the residential and commercial zones not otherwise permitted above.
3. A Natural Gas Compressor Station or any similar facilities performing the equivalent functions which would be located more than One Thousand Two Hundred (1200) feet from any preexisting building located off the property where the Natural Gas Compressor Station or similar facility is located may be permitted as a conditional use in the R, R-1, S-U and I zoning districts. Otherwise, such use shall be prohibited in the residential and commercial zone not otherwise permitted above.



**PUBLIC WORKS MINI EXCAVATOR:**

THE BOARD RECEIVED THE QUOTE FROM CLEVELAND BROTHERS FOR ONE NEW 2015 CATERPILLAR 305E2 CR – CAB 305E2 HYD EXCAVATOR UNDER THE STATE CONTRACT AT \$59,643.00. AND THE FINANCING THROUGH LAUREL CAPITAL FOR THREE ANNUAL ADVANCED PAYMENTS OF \$20,411.00 AT THE RATE OF 2.59%.

THE SUPERVISORS TABLED THE PURCHASE OF THE 2015 CATERPILLAR EXCAVATOR AT THEIR LAST MEETING.

MR. FLEMING....

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO AUTHORIZE THE PURCHASE OF THE 2015 CATERPILLAR EXCAVATOR TO CLEVELAND BROTHERS IN THE TOTAL AMOUNT OF \$59,643.00 AND THE FINANCING THROUGH LAUREL CAPITAL FOR THREE ANNUAL ADVANCED PAYMENTS OF \$20,411.00 AT THE RATE OF 2.59%.

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

17





TO: WEST DEER TOWNSHIP  
109 EAST UNION RD  
CHESWICK, PA 15024

DATE: September 10, 2015

ATTENTION:

**ONE NEW 2015 CATERPILLAR 305E2 CR - CAB 305E2 HYD EXCAVATOR MA3 S/N N/A**

305E2 HYDRAULIC EXCAVATOR  
**CAB W/ AIR CONDITIONER**  
**CONTROL, PATTERN CHANGER**  
BELT, SEAT, 3" RETRACTABLE  
MIRROR, CAB, RIGHT  
ALARM, TRAVEL  
SEAT FABRIC HIGH BACK SUSP  
ENGINE T4F, HIGH AMBIENT  
**BUCKET, HDC, 24", 6.4 CFT**

LINES, STICK  
LINES, BOOM  
**LONG STICK PKG W/O 2ND AUX**  
TRACK, RUBBER BELT  
RADIO, READY  
**BLADE, 77", WELD-ON**  
DRAIN, STANDARD  
INSTRUCTIONS, ANSI  
**COUPLER, PG, MANUAL, DUAL LOCK**

**Selling Price:** \$59,643.00

**Warranty:**  
Standard Warranty: 12 mo/Unlimited hr (6 mo Trav Time & Mi Included) \$0.00

**Finance Summary:**  
Selling Price \$59,643.00  
State Sales Tax: 0% --- \$0.00  
**Net Selling Price \$59,643.00**

**Remarks:** AVAILABLE UNDER STATE CONTRACT # 4400011420 PARENT CONTRACT # 4400011411

**THE FOREGOING QUOTATION IS EFFECTIVE FOR 30 DAYS.**

**STANDARD TERMS:** SUBJECT TO CREDIT APPROVAL: NET 10 DAYS. UCC-1 FINANCING STATEMENT WILL BE FILED AND A \$300.00 DOCUMENTATION FEE WILL BE CHARGED IF NOT PAID IN FULL ON OR BEFORE 15 DAYS FROM DELIVERY DATE UNLESS OTHERWISE NOTED ON THE SALES CONTRACT.

James A Barefoot

**APPROX. SHIPPING DATE:** *To be determined at the time of order.*

**DELIVERY:** LEAD TIME:

**ATTENTION:** THE TERMS AND CONDITIONS ON THE FACE AND REVERSE SIDE OF THIS QUOTATION/OFFER TO SELL - INCLUDING DISCLAIMERS OF WARRANTIES (INCLUDING MERCHANTABILITY), DISCLAIMERS OF TORT LIABILITY (INCLUDING NEGLIGENCE AND STRICT LIABILITY), LIMITATION OF REMEDIES AND EXCLUSIONS OF AND ANY ATTACHMENTS INCORPORATED HEREIN SUBSTITUTE THE TERMS, CONDITIONS AND COVENANTS OF THIS QUOTATION/OFFER TO SELL.

