

WEST DEER TOWNSHIP SUPERVISORS MEETING



April 20, 2016

5:30pm: Executive Session

6:00pm: Conditional Use/Paw Lovers, LLC

6:30pm: 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
April 20, 2016

5:30pm: Executive Session
6:00pm: Public Hearing/Conditional Use – Paw Lovers, LLC
6:30pm: 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**
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. **Resolution #2016-7: Vacant Property**
14. **Resolution #2016-8: Bergonzi Plan of Lots & Planning Module**
15. **Allison Park Contractors – Workshop Building #2**
16. **Resolution #2016-9: DL Park Small Flow Sewage Treatment Facility/Planning Module**
17. **DL Park Agreement for Installation & Maintenance of Small Flow Treatment Facility**
18. **Copper Creek Developer's Agreement**
19. **Ordinance No. 408: Code Ordinance**
20. **Public Works: Zero Turn Mower**
21. **Announcements**
22. **Committee Reports**
23. **Old Business**
24. **New Business**
25. **Set Agenda: May 18, 2016**
26. **Comments from the Public**
27. **Adjournment**

1 Call to Order

2 Pledge of Allegiance

3 Roll Call - Mr. Mator...

4 Executive Session

REGISTERED COMMENTS FROM THE PUBLIC

- MR. MICHAEL FOREMAN -- DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT, IS PRESENT TO DISCUSS THE TOWNSHIP'S HOME RULE CHARTER.

MR. FOREMAN.....

5

COMMENTS FROM THE PUBLIC

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

6

ACCEPT MINUTES

ATTACHED ARE THE MINUTES OF THE MARCH 16, 2016 MEETING.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO ACCEPT THE MINUTES OF THE MARCH 16, 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
March 16, 2016
6:30 p.m.

The West Deer Township Board of Supervisors held their Regular Business Meeting at the West Deer Township Municipal Building. Members present: Jeffrey D. Fleming, Chairman; Richard W. DiSanti, Jr., Rick W. Florentine, Leonard Guerre, Shirley Hollibaugh, Joyce A. Romig and Gerry Vaerewyck. Also present were: Cathy Sopko, Administrative Assistant; Barbara Nardis, Finance Officer; Douglas Happel, Township Solicitor; and Scott Shoup, representing Shoup Engineering, Inc.

ABSENT from the meeting: Daniel J. Mator, Jr., Township Manager and Jon Lape, Chief of Police (both attended the PELRAS Training Conference at State College, PA).

Chairman Fleming opened and welcomed everyone to the meeting.

PLEDGE OF ALLEGIANCE

Roll Call taken by Ms. Sopko -- Quorum present.

Mr. Happel announced the Board held an Executive Session from 6:00 p.m. to 6:35 p.m. to discuss the Forbes litigation and employee matters for nonunion employees.

Chairman Fleming apologized for the meeting starting a little late due to an earlier power outage at the building.

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.

- Mr. Jim Cesnick, Michael Road
 - Mr. Cesnick addressed the Board regarding his concern of trees and shrubs blocking the view at Bairdford Road and Oak Road. He suggested having the high bushes cut down by the owner. He also indicated there are dead trees nearby that need cut down. Mr. Payne was directed to contact the property owner and the County regarding cutting the trees and shrubs. He was also directed to obtain a price to cut the trees down, and Mr. Payne responded that he will notify the County to see what can be done.
- Mr. Jack Best, West Starz Road
 - Complimented and thanked the Board for adding the entire copy of the Agenda to the website.

ACCEPT MINUTES

MOTION BY Supervisor DiSanti and SECONDED BY Supervisor Hollibaugh to accept the minutes of the February 17, 2016 meeting as presented. Motion carried unanimously 7-0.

MONTHLY FINANCIAL REPORT

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

TOWNSHIP OF WEST DEER
FINANCE OFFICER'S REPORT
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	678,527.24		
		<u>678,527.24</u>	<u>678,527.24</u>

II - SPECIAL REVENUE FUNDS**Cash and Cash Equivalents:****Street Light Fund:**

Sweep Account - Restricted	7,924.43		
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Fire Tax Fund:

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

Sweep Account - Restricted	133,550.57		
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		<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	346,740.04		
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		<u>922,525.30</u>	
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III - CAPITAL PROJECT FUNDS:**Cash and Cash Equivalents:**

	<u>0.00</u>		
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		<u>0.00</u>	
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TOTAL CASH BALANCE 02/29/16

		<u><u>1,767,408.70</u></u>	
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Interest Earned February 2016

	103.42		
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Restricted - Money which is restricted by legal or contractual requirements.

Reserved - Money which is earmarked for a specific future use.

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

LIST OF BILLS

Best Wholesale Tire Co., Inc.....	931.60
General Code.....	12825.00
Griffith McCague & Wallace, PC.....	2550.50
Hei-Way, LLC.....	728.45
Intech Worldwide.....	3495.00
Jordan Tax Service, Inc.....	135.61
Kress Tire.....	30.00
Mark C. Turnley.....	3000.00
MRM Workers' Comp Fund.....	25308.55
Naccaratti Contracting, Inc.....	73881.00
Office Depot.....	165.30
Shoup Engineering Inc.....	1984.50
Staley Communications.....	183.47
Trib Total Media.....	1161.00
Tristani Brothers Inc.....	4540.16
Walsh Equipment.....	37.96

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

UTILITIES & PAYROLL

MOTION BY Supervisor Guerre and SECONDED BY Supervisor Vaerewyck to pay utilities and payroll from March 17, 2016 to April 20, 2016. Motion carried unanimously 7-0.

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:

NAME:	LOT/BLOCK:	AMOUNT:
Gabriel, Antonella	1213-H-160	\$108.46
Blackwell, Dennis M. / Mary Kathleen	1213-H-250	\$192.83

2014 REAL ESTATE TAX REFUNDS:

Blackwell, Dennis M / Mary Kathleen	1213-H-250	\$188.97
Gabriel, Antonella	1213-H-160	\$108.46
Hutchman, R. William	1359-K-26	\$375.71

2015 REAL ESTATE TAX REFUNDS:

Coletta, Michael	1512-S-100	\$172.71
Blackwell, Dennis M / Mary Kathleen	1213-H-250	\$188.97
Gabriel, Antonella	1213-H-160	\$108.46
Hutchman, R. William	1359-K-26	\$368.20

MOTION BY Supervisor DiSanti and SECONDED BY Supervisor Florentine to issue the tax refunds as submitted by the Tax Collector. Motion carried unanimously 7-0.

POLICE CHIEF'S REPORT

Sgt. Bill Bailey was present and provided a summary report on the Police Department for the month of February 2016. Supervisor DiSanti asked Sgt. Bailey about what he perceived to be an increase of patrols in Russellton after the recent break-in at Palmer's Pharmacy. Sgt. Bailey reported that the police have indeed been patrolling more often at businesses during their closing time.

BUILDING INSPECTOR/CODE ENFORCEMENT OFFICER'S REPORT

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

PARKS AND RECREATION BOARD REPORT

Chairwoman Beverly Jordan was present and reported on the behalf of the Parks and Recreation Board:

- Last meeting: February 24, 2016.
- Easter Egg Hunt: March 20, 2016 – Registration 12:00 noon (water on & restrooms opened)
- Ice Rink is down.
- Senior Luncheon: May 26, 2016
- 80's in the Park: June 24, 2016
- Questioned if there can be lights at the tennis courts.
- Community Days meeting

- Sam Beacom, a Deer Lakes student working on his Eagle Scout Project from Troop 653 was present and addressed the Board on his plans to re-do the horseshoe pit and build a bench at the Senior Center. Mr. Beacom supplied a copy of his plans/photos and explained the project and answered questions from the Board. Dr. DiSanti had concerns for safety and would like to see it covered when not in use. Discussion also took place concerning the start of the project (July), the backstop and pin cover, materials, possible lighting, etc. Mr. Beacom will report back to the Board when he is ready to start the project.

- Rick Cerra, President, Deer Lakes Softball Association, addressed the Board in regard to holding a fund raiser with Deer Lakes Baseball to raise funds for a joint concession stand at Bairdford Park. Mr. Cerra explained they discussed having another Party in the Park later in August as a fundraiser with a 50-50 raffle, sale of tickets, Chinese raffle/baskets, etc. All the proceeds would go towards the concession stand. Mr. Cerra also explained the use/care of the concession stand between both organizations. Discussion was held on the grant, utilities, building, fields, etc.

ENGINEER'S REPORT

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

DEVELOPMENTS/PROJECTS

- 2016 Road Improvement Project – Bid Documents, Plans and Specifications were prepared for this project. Bids were 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 the Engineer and members of the Township staff 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:
 - Albert Eiler Fitness Center – Land Development and Lot Consolidation reviews dated February 24, 2016 and March 8, 2016.
- Some discussion was held in regard to laying asphalt on a portion of the senior citizen parking lot.

HIRE PART TIME POLICE OFFICER

The Board received a 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, and was satisfactory.

Mr. Vulakovich was present, introduced himself, and answered questions from the Board.

MOTION BY Supervisor DiSanti and SECONDED BY Supervisor Hollibaugh as per the recommendation by Chief Lape to hire Bret T. Vulakovich as a part time police officer for West Deer Township with the condition he successfully completes all requirements to receive his certification number. Motion carried unanimously 7-0. Mr. Vulakovich thanked the Board.

2016 ROAD IMPROVEMENT PROJECT

Plans, specifications and bid documents were prepared by Shoup Engineering for the 2016 Road Improvement Project on various Township roads. 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 -- 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.

Bessemer Street, Pollock Street, Keasey Street, Hill Street, Ember Lane, Liberty Street, Snyder Street, Ford Street, Short Street, Shoaf Street, Seventh Alley and Eighth Way.

<u>Bidder</u>	<u>Base Bid</u>
A. Liberoni, Inc.	\$651,497.20
Youngblood Paving, Inc.	\$654,566.50
Derry Construction Co., Inc.	\$686,830.10
El Grande Industries Inc.	\$693,762.50
Shields Asphalt Paving, Inc.	\$697,662.10
Michael Facciano Contracting, Inc.	\$814,133.50

Alternate Bids Received:

<u>Bidder</u>	<u>Alternate 1 Benjamin St</u>	<u>Alternate 2 Pine & Oak</u>	<u>Alternate 3 Kaufman Rd</u>	<u>Alternate 4 Christonia Rd</u>
A. Liberoni, Inc.	\$158,747.40	\$52,201.44	\$140,621.34	\$ 84,812.25
Youngblood Paving, Inc.	\$161,926.50	\$54,197.50	\$146,582.50	\$ 88,218.75
Derry Construction Co., Inc.	\$164,738.00	\$56,848.60	\$150,206.40	\$ 93,307.55
Shields Asphalt Paving, Inc.	\$172,068.50	\$64,956.50	\$158,323.90	\$108,564.55
El Grande Industries Inc.	\$174,142.50	\$58,799.50	\$158,354.00	\$ 97,548.75
Michael Facciano Contracting, Inc.	\$205,200.00	\$73,612.50	\$188,301.50	\$104,393.25

Contract 16-03 -- 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 -- 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. NOTE: Mr. Shoup also indicated this includes the small portion of McMorran Road that runs to the Richland Township line.

Contract 16-05 -- 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.

<u>Bidder</u>	<u>Contract 16-03 Trump Road</u>	<u>Contract 16-04 Clendenning Road</u>	<u>Contract 16-05 Lick Road</u>
Youngblood Paving, Inc.	\$135,103.00	\$179,339.75	\$91,089.50
Russell Standard	\$144,980.00	\$193,920.00	\$97,080.00

Mr. Shoup explained the bids received and indicated the Township has \$920,000.00 for this years contracted road improvement project. Mr. Shoup commented on several scenarios adding to the base bid amount that the Board could consider. After some discussion on the scenarios, the Board discussed awarding the Contract #16-02 Base Bid to A. Liberoni, Inc., in the amount of \$651,497.20 and Alternate 2/Pine & Oak Streets in the amount of \$52,201.44 and also include Clendenning Road in the amount of \$179,339.75 which would total: \$883,038.39.

CONTRACT 16-02 BASE BID & ALTERNATE 2/Pine & Oak Roads

MOTION BY Supervisor Vaerewyck and SECONDED BY Supervisor DiSanti to award the Road Improvement Contract 16-02 for the Base Bid to A. Liberoni, Inc., in the amount of \$651,497.20 and the Alternate Bid #2/Pine and Oak Streets totaling \$52,201.44.

Motion carried unanimously 7-0.

CONTRACT 16-04 2016 ROAD IMPROVEMENT PROJECT / Clendenning Road

MOTION BY Supervisor DiSanti and SECONDED BY Supervisor Vaerewyck to award the Road Improvement Contract 16-04 to Youngblood Paving, Inc., in the amount of \$179,339.75. Motion carried unanimously 7-0.

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 approved 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 Shoup Engineering review letter dated February 25, 2016.

The Board also received 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.
 - 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.

MOTION BY Supervisor DiSanti and SECONDED BY Supervisor Florentine 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. A roll call vote was taken. Members voting yes, Mrs. Hollibaugh, Dr. DiSanti Mrs. Romig, Mr. Florentine, Mr. Vaerewyck, and Mr. Fleming. Member abstaining, Mr. Guerre/Plan is close to Mr. Guerre's property.
Motion carried, 6 – yes and 1 – abstention.

SET PUBLIC HEARING/CONDITIONAL USE / PAW LUVERS, 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 for Paw Luvers, LLC. At this time, the Board set the date and time for the public hearing.

MOTION BY Supervisor Florentine and SECONDED BY Supervisor DiSanti to set the public hearing for the conditional use for Paw Luvers, LLC for: Wednesday, April 20, 2016 at 6:00 p.m.
Motion carried unanimously 7-0.

PUBLIC WORKS MINI EXCAVATOR

The Board received the quote from Cleveland Brothers for one new 2015 Caterpillar 305E2 CR – Cab 305E2 Hydraulic Excavator under the State Contract at \$59,643.00 – with 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 to allow them

Mr. Fleming explained the repair of the existing excavator and commented on the purchase of the new excavator. The Township can use both machines and increase the Township’s production.

After some discussion, MOTION BY Supervisor DiSanti and SECONDED BY Supervisor Hollibaugh to authorize the purchase of the 2015 Caterpillar 305E2 CR Cab 305E2 Hydraulic 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 carried unanimously 7-0.

RESOLUTION NO. 2016-6: 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 1838-N-177 WOULD BE IN ACCORDANCE WITH THE COMPREHENSIVE PLAN OF THE MUNICIPALITY.

Property location – 186 Shoaf Street.

Mr. Payne explained the property/vacant lot.

MOTION BY Supervisor DiSanti and SECONDED BY Supervisor Florentine to adopt Resolution No. 2016-6 acknowledging that the acquisition and subsequent disposition of parcel with Lot and Block number of 1838-N-177 would be in accordance with the Comprehensive Plan of the Municipality. Motion carried unanimously 7-0.

ORDINANCE NO. 407: CONSOLIDATED CABLE FRANCHISE AGREEMENT

ORDINANCE NO. 407

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

MOTION BY Supervisor Vaerewyck and SECONDED BY Supervisor Guerre to adopt Ordinance No. 407 accepting the Cable Franchise Agreement between the Township and Consolidated Communications and advertise the Ordinance in accordance with all applicable laws. Motion carried unanimously 7-0.

AUTHORIZE ADVERTISEMENT: ORDINANCE NO. 408

The Short Title of the Ordinance reads:

ORDINANCE NO. 408

AN ORDINANCE OF THE TOWNSHIP OF WEST DEER TO APPROVE, ADOPT, AND ENACT CODIFICATION; TO PROVIDE FOR THE REPEAL OF CERTAIN LEGISLATION NOT INCLUDED THEREIN; TO SAVE FROM REPEAL CERTAIN OTHER LEGISLATION NOT INCLUDED THEREIN; AND TO PROVIDE PENALTIES FOR TAMPERING WITH THE CODE.

The Board received the copy of the ordinance. The ordinance must be advertised in accordance with the law. The Board will consider adoption of the Ordinance at their April 20, 2016 meeting.

At this time, Mr. Vaerewyck stated that he read the ordinance very carefully, and that he had some real concerns with it. He said that there are a number of portions that are similar to what is in the Charter, but which now hold different meanings. Supervisor Vaerewyck then stated he felt the ordinance is “an attempt to rewrite the Charter.”

Mr. Vaerewyck added that he felt there are some added provisions which he was concerned alter and tamper with the Code. He stated that this was not put out as a separate ordinance to be debated, and that being sent out as a mass ordinance is dangerous. Supervisor Vaerewyck said he felt these changes alter the meaning of what is in our Charter, and that the Ordinance should be tabled and looked at again by a committee.

Supervisor Vaerewyck elaborated that he felt the changes should be made on an ordinance-by-ordinance basis. He added that there was a statement in the Board’s materials that there are numerous grammatical changes of a minor nature, but that the Board was not told what they were. He asked, “Are those minor grammatical changes really minor changes, or are there other things occurring?”

Mr. Vaerewyck then addressed a section of the Ordinance entitled “nonsubstantive changes.” Supervisor Vaerewyck commented that passing these changes in mass would send the message that every one of our laws can be amended without individually looking at the changes. He stated he thinks this is the wrong thing to do, and made a motion to table.

Dr. DiSanti commented that he felt adopting the Ordinance would allow the Township to continue to move ahead with the code improvements, and that he is in favor of passing the advertisement of the Ordinance.

MOTION BY Supervisor Vaerewyck and SECONDED BY Supervisor Romig to table until the Board can see what the changes are and how this is being proposed. A roll call vote was taken. Members voting yes to table, Mrs. Romig and Mr. Vaerewyck. Members voting no to table, Mr. Guerre, Dr. DiSanti, Mr. Florentine, Mrs. Hollibaugh, and Mr. Fleming. Motion failed, 2 – yes and 5 – no.

MOTION BY Supervisor DiSanti and SECONDED BY Supervisor Hollibaugh to advertise Ordinance No. 408 approving, adopting, and enacting codification; to provide for the repeal of certain legislation not included therein; to save from repeal certain other legislation not included therein; and to provide penalties for tampering with the code in accordance with all applicable laws. A roll call vote was taken. Members voting yes, Mr. Guerre, Dr. DiSanti, Mr. Florentine, Mrs. Hollibaugh, and Mr. Fleming. Members voting no, Mrs. Romig and Mr. Vaerewyck. Motion carried, 5 – yes and 2 – no.

RESIGNATION: ZONING HEARING BOARD MEMBER

The Board received a letter from Daniel Livingston resigning as a member of the West Deer Zoning Hearing Board effective immediately.

MOTION BY Supervisor DiSanti and SECONDED BY Supervisor Florentine to accept the resignation of Daniel Livingston from the Zoning Hearing Board. Motion carried unanimously 7-0.

ZONING HEARING BOARD/ APPOINTMENTS

Due to the recent resignations of Gary Piper and Daniel Livingston as members of the Zoning Hearing Board, the Township advertised to fill the vacancies.

Letters of Interest were received from:

- 1) James G. Smullin
- 2) Scott Woloszyk
- 3) George Hollibaugh

NOTE: Both Scott Woloszyk and George Hollibaugh requested appointment to the alternate position, but that was prior to Mr. Livingston's resignation. They were contacted and both were interested.

MOTION BY Supervisor Vaerewyck and SECONDED BY Supervisor Guerre to appoint Scott Woloszyk as a member of the Zoning Hearing Board to fill the unexpired term of Gary Piper. Term to expire: December 31, 2020. Motion carried unanimously 7-0.

MOTION BY Supervisor DiSanti and SECONDED BY Supervisor Florentine to appoint George Hollibaugh as a member of the Zoning Hearing Board to fill the unexpired term of Daniel Livingston. Term to expire: December 31, 2017. Members voting yes, Dr. DiSanti, Mr. Florentine, Mr. Guerre, Mrs. Romig, and Mr. Fleming. Member voting no, Mr. Vaerewyck. Member abstaining, Mrs. Hollibaugh. Motion carried, 5 – yes, 1 – no, and 1 abstention.

ALTERNATE/ZONING HEARING BOARD

MOTION BY Supervisor DiSanti and SECONDED BY Supervisor Guerre to appoint James Smullin as an alternate member to the Zoning Hearing Board. Term to Expire: December 31, 2016. Motion carried unanimously 7-0.

COMMITTEE REPORTS

The Committee Chairperson reported on their Committee updates:

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

OLD BUSINESS

- Clean-Up Day in the Township will be held Saturday, April 30th. Mr. Woloszyk was present and commented on the clean-up, date and advertisements/Town Flyer.

NEW BUSINESS

- Mr. Happel informed the Board he was contacted by NexTier Bank in regard to Volunteer Fire Department No. 2, who is requesting a loan. The Bank contacted him as Solicitor for the Township, and Mr. Happel indicated there are a number of issues the Township needs to look at. Mr. Happel requested an appointment of a specific committee – or to have a committee assigned –

to look at and review what is asked of the Township by the Bank and by the Volunteer Fire Department.

Supervisor Vaerewyck commented that, in the past, the EMS Committee dealt with a similar issue with the EMS, and that Supervisors DiSanti, Florentine, and Vaerewyck would be able to do so again.

APPOINT EMS COMMITTEE TO REVIEW THE VFD #2 REQUEST

MOTION BY Supervisor Vaerewyck and SECONDED BY Supervisor Florentine to appoint the EMS Committee. Motion carried unanimously 7-0.

SET AGENDA/REGULAR BUSINESS MEETING

April 20, 2016

6:00 p.m. – Public Hearing/Conditional Use

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. Presentation – Michael Foreman/DCED – Home Rule Charter
10. Police Chief's Report
11. Building Inspector/Code Enforcement Officer's Report
12. Report from the Parks & Recreation Board
13. Engineer's Report
14. Deer Lakes Park Restrooms
15. 2016 Nike Site Program
16. Employment Agreements
17. Ordinance 408: Code Ordinance
18. MS4/Memorandum of Understanding
19. Old Business
20. New Business
21. Set Agenda/May 18, 2016
22. Comments from the Public
23. Adjournment

Item Added:

*NexTier Bank/Fire Company No. 2 Loan

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. Jim Cesnick, Michael Road
 - Mr. Cesnick commented on the Code Ordinance and asked who drafted it. Mr. Happel responded that General Code had drafted the Ordinance. Mr. Cesnick then asked Mr. Happel if he had an opportunity to review the Ordinance. Mr. Happel replied that he did not review the Ordinance. Mr. Cesnick then commented that he couldn't understand the Ordinance, and that – because no one could explain it – he felt it should have been tabled to study it and get some opinions first.
 - Mr. Cesnick also commented on the review of the Home Rule Charter and asked if there has been any progress on it. Mr. Happel explained Mr. Mator contacted the DCED to help the Township review the Home Rule Charter at no cost to the Township, and that the Township is in the process of moving forward with it. Mr. Vaerewyck pointed out it is on the agenda that the DCED will be at the next meeting. Mr. Cesnick indicated he volunteered to help review the Charter but he had not heard anything.

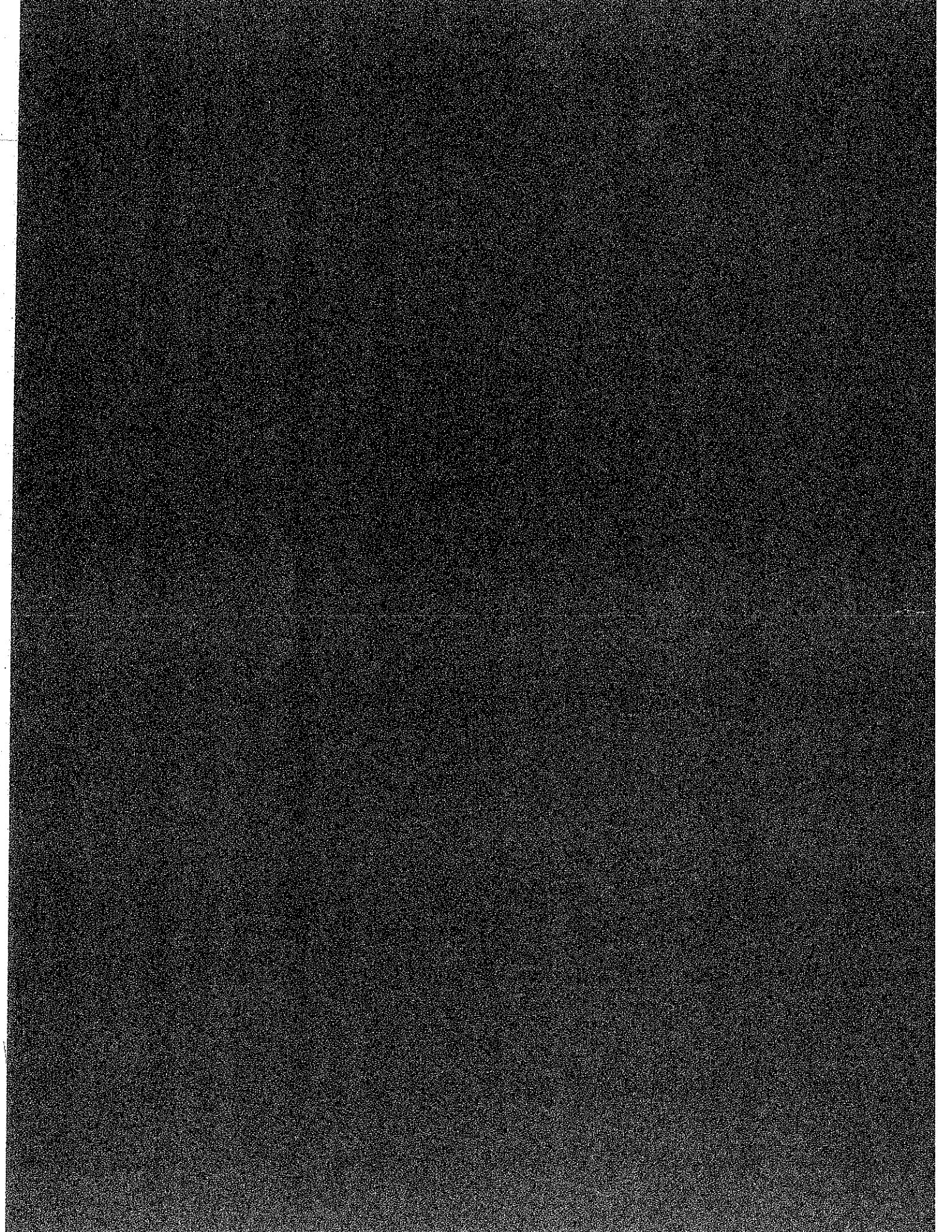
- Mr. Josh Wiegand, Chief, West Deer Fire Company No. 3
 - Mr. Wiegand commented on Fire Company No. 3 possibly obtaining a loan for the purchase of a new fire truck and just wanted to inform the Board and wasn't sure if there was a process to discuss this with the committee. After some discussion, Mr. Wiegand was asked to contact the other fire departments and Mr. Mator -- then the committee can meet with all three departments at the same time. Also discussed were previous loan history.
 - Mr. Wiegand commented he felt the Township isn't aware of what the fire companies do and he would like to improve upon that and show more presence at the meetings. Some discussion was held on the fire departments and public safety. The Committee will also discuss adding *Fire Company Reports* as an agenda item at the meetings.

- Mr. Jack Best, West Starz Road
 - Mr. Best addressed the Board on his concerns over the Code Ordinance. He indicated he doesn't feel anyone understands the ordinance. Mr. Best also commented he doesn't want changes to the Home Rule Charter done by an ordinance. Mr. Best suggested a better explanation of the Code Ordinance is needed and not just a copy of the ordinance on the web site.

ADJOURNMENT

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

Daniel J. Mator, Jr., Township Manager



MONTHLY FINANCIAL REPORT

A) **FINANCE OFFICER'S REPORT**

MRS. NARDIS.....

WHAT ACTION DOES THE BOARD WISH TO TAKE.

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

MOTION SECOND AYES NAYES

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

8-A

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

I - GENERAL FUND:

	<u>March</u>	<u>YTD</u>	<u>% of Budget</u>
Revenues	219,845.24	1,323,399.33	22.60%
Expenditures	311,043.14	902,995.53	15.42%

Cash and Cash Equivalents:

Sweep Account		560,584.49	
			560,584.49

II - SPECIAL REVENUE FUNDS

Cash and Cash Equivalents:

Street Light Fund:

Sweep Account - Restricted		5,909.46	
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Fire Tax Fund:

Sweep Account - Restricted		19,655.25	
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State/Liquid Fuels Fund:

Sweep Account - Restricted		499,891.09	
----------------------------	--	------------	--

525,455.80

Investments:

Operating Reserve Fund:

Sweep Account - Reserved		575,807.52	
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Capital Reserve Fund:

Sweep Account - Reserved		346,752.60	
--------------------------	--	------------	--

922,560.12

III - CAPITAL PROJECT FUNDS:

Cash and Cash Equivalents:

0.00

0.00

TOTAL CASH BALANCE 3/31/16

2,008,600.41

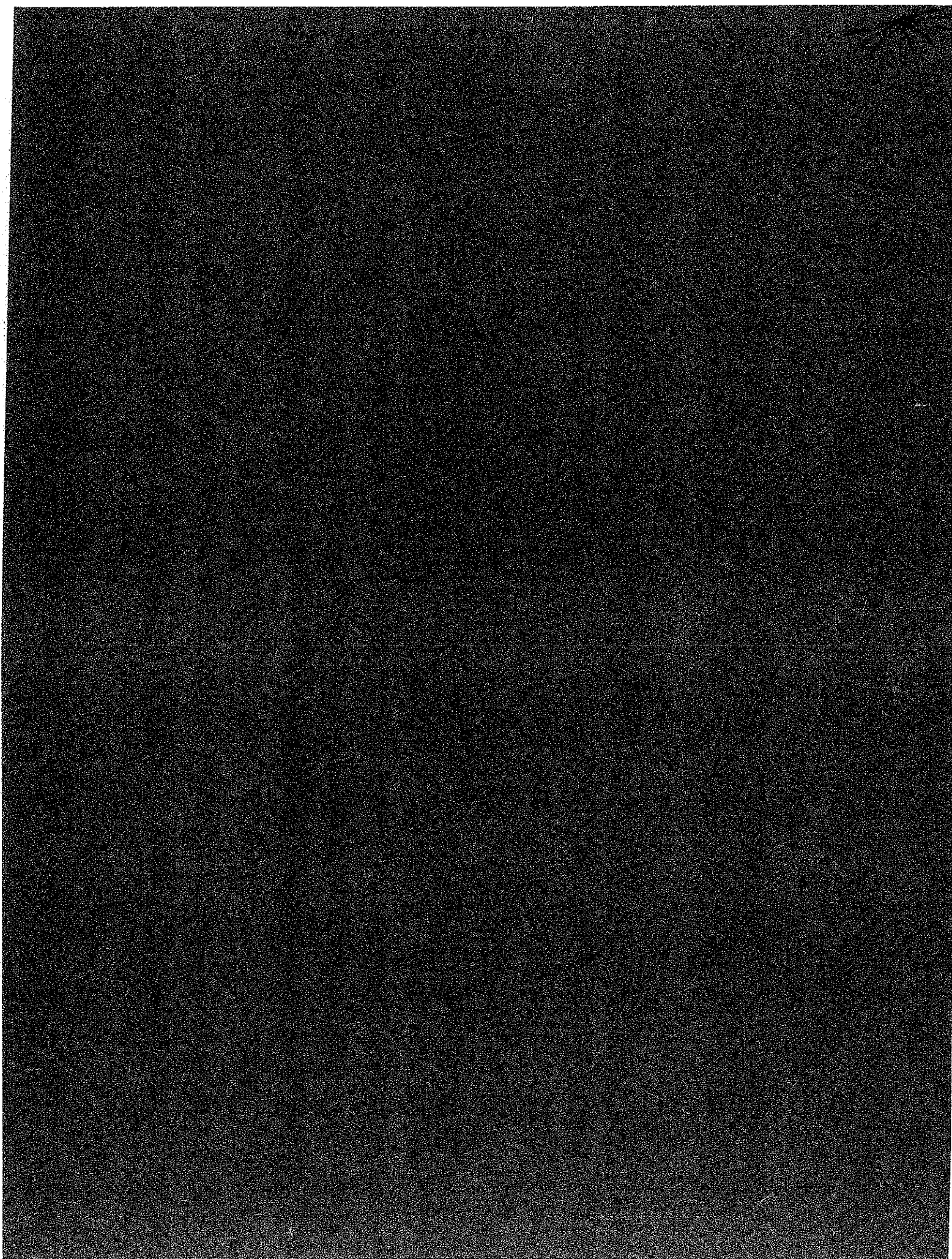
Interest Earned March 2016

178.39

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

INTEREST EARNED - 2016

	<u>MARCH</u>	<u>YTD</u>
GENERAL FUND	\$29.03	\$84.20
STREET LIGHT FUND	\$0.28	\$1.20
FIRE TAX FUND	\$0.92	\$4.22
OPERATING RESERVE	\$22.26	\$68.31
STATE FUND	\$113.34	\$189.49
CAPITAL RESERVE	<u>\$12.56</u>	<u>\$36.89</u>
TOTAL INTEREST EARNED	<u>\$178.39</u>	<u>\$384.31</u>



B) LIST OF BILLS

WHAT ACTION DOES THE BOARD WISH TO TAKE.

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

MOTION SECOND AYES NAYES

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

8-B

By Name
Cutoff as of: 12/31/9999

Time: 2:16 pm
Date: 04/14/2016
Page: 1

Due Dates: 04/15/2016 thru 04/15/2016

Vendor	Name/Desc	Acct#/Proj	Invoice#	Amount Due	Discount	Cancelled	paid	Un-paid	Check#	Check Amt.
00553	BEST WHOLESALE TIRE	410.374	6140	46.65				46.65		
	Police:Car #33-oil c 0316		03/09/2016	04/15/2016	04/08/2016					N
00553	BEST WHOLESALE TIRE	410.374	6146	612.40				612.40		
	Police:car #36-fty w 0316		03/09/2016	04/15/2016	04/08/2016					N
00553	BEST WHOLESALE TIRE	410.374	6153	47.95				47.95		
	Police:car #37-Antif 0316		03/10/2016	04/15/2016	04/08/2016					N
00553	BEST WHOLESALE TIRE	410.374	6160	126.70				126.70		
	Police:car #36-inspe 0316		03/11/2016	04/15/2016	04/08/2016					N
00553	BEST WHOLESALE TIRE	410.374	6246	263.00				263.00		
	Police:Car #34-Therm 0316		03/23/2016	04/15/2016	04/08/2016					N
Name: BEST WHOLESALE TIRE CO, INC				1096.70				1096.70		
00014	BETH'S BARRICADES	430.245	53002	460.00				460.00		
	Road:Streetsigns 30x 0316		03/15/2016	04/15/2016	03/24/2016					N
Name: BETH'S BARRICADES				460.00				460.00		
00238	CULVERTS, INC	430.611	IN00109058	6760.00				6760.00		
	2'x4'H-20 Bike Grate 0316		03/11/2016	04/15/2016	03/16/2016					N
Name: CULVERTS, INC				6760.00				6760.00		
00078	GALLS LLC	410.190	5034324	150.44				150.44		
	Huffman: 3/10-knife/ 0416		04/01/2016	04/15/2016	04/13/2016					N
00078	GALLS LLC	410.190	5105107	159.37				159.37		
	Shurina: 3/23: T-Shi 0416		04/01/2016	04/15/2016	04/13/2016					N
00078	GALLS LLC	410.190	5136678	40.96				40.96		
	Shurina: 3/29: Bi-fo 0416		04/01/2016	04/15/2016	04/13/2016					N
Name: GALLS LLC				350.77				350.77		
10315	GRIFFITH, MCCAGUE &	404.111	270386	1320.50				1320.50		
	Legal Services-Gener 0316		03/31/2016	04/15/2016	04/12/2016					N
10315	GRIFFITH, MCCAGUE &	404.111	270387	171.00				171.00		
	Legal Services-Rock 0316		03/31/2016	04/15/2016	04/12/2016					N
10315	GRIFFITH, MCCAGUE &	404.111	270388	76.00				76.00		
	Legal Services-Wacht 0316		03/31/2016	04/15/2016	04/12/2016					N

ACCOUNTS PAYABLE - UNPAID VOUCHER REGISTER

By Name
Cutoff as of: 12/31/9999

Time: 2:16 pm
Date: 04/14/2016
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Due Dates: 04/15/2016 thru 04/15/2016

Vendor	Name/Desc	Acct#/Proj	Invoice#	Amount Due	Discount	Cancelled	Paid	Un-Paid	Check#	Check Amt.
10315	GRIFFITH, MCCAGUE & Legal Services-Non-U	404.111 0316	270389 03/31/2016	142.50		04/15/2016	04/12/2016	142.50		N
10315	GRIFFITH, MCCAGUE & Legal Services-Forbe	404.111 0316	270390 03/31/2016	437.00		04/15/2016	04/12/2016	437.00		N
10315	GRIFFITH, MCCAGUE & Legal Services-Glass	404.111 0316	270391 03/31/2016	123.50		04/15/2016	04/12/2016	123.50		N
Name: GRIFFITH, MCCAGUE & WALLACE, PC				2270.50				2270.50		
00005	HEI-WAY, LLC Road: Cold Patch	430.372 0316	60309025 03/10/2016	281.87		04/15/2016	03/11/2016	281.87		N
00005	HEI-WAY, LLC Road: Cold Patch	430.372 0316	60310016 03/11/2016	236.81		04/15/2016	03/14/2016	236.81		N
00005	HEI-WAY, LLC Road: Cold Patch	430.372 0316	60311011 03/14/2016	246.64		04/15/2016	03/15/2016	246.64		N
00005	HEI-WAY, LLC Road: Cold Patch	430.372 0316	60315012 03/16/2016	217.96		04/15/2016	03/17/2016	217.96		N
00005	HEI-WAY, LLC Road: Cold Patch	430.372 0316	60316006 03/17/2016	228.61		04/15/2016	03/18/2016	228.61		N
00005	HEI-WAY, LLC Road: Cold Patch	430.372 0316	60317013 03/18/2016	357.41		04/15/2016	03/22/2016	357.41		N
00005	HEI-WAY, LLC Road: Cold Patch	430.372 0316	60318022 03/21/2016	197.48		04/15/2016	03/22/2016	197.48		N
00005	HEI-WAY, LLC Road: Cold Patch	430.372 0316	60321023 03/22/2016	233.53		04/15/2016	03/23/2016	233.53		N
00005	HEI-WAY, LLC Road: Cold Patch	430.372 0316	60323007 03/24/2016	213.86		04/15/2016	03/28/2016	213.86		N
00005	HEI-WAY, LLC Road: Cold Patch	430.372 0316	60324012 03/25/2016	233.53		04/15/2016	03/28/2016	233.53		N
00005	HEI-WAY, LLC Road: Cold Patch	430.372 0316	60328012 03/29/2016	222.06		04/15/2016	03/30/2016	222.06		N
00005	HEI-WAY, LLC Road: Cold Patch	430.372 0316	60329013 03/30/2016	231.07		04/15/2016	03/31/2016	231.07		N

By Name
Cutoff as of: 12/31/9999

Time: 2:16 pm
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Due Dates: 04/15/2016 thru 04/15/2016

Vendor	Name/Desc	Acct#/Proj	Invoice#	Amount Due	Discount	Cancelled	Paid	Un-Paid	Check#	Check Amt.
00005	HEI-WAY, LLC Road: Cold Patch	430.372 0316	60330015 03/31/2016	195.02		04/15/2016	04/01/2016	195.02		N
00005	HEI-WAY, LLC Road: Cold Patch	430.372 0416	60401006 04/04/2016	235.17		04/15/2016	04/06/2016	235.17		N
00005	HEI-WAY, LLC Road: Cold Patch	430.372 0416	60404014 04/05/2016	212.22		04/15/2016	04/06/2016	212.22		N
00005	HEI-WAY, LLC Road: Cold Patch	430.372 0416	60406004 04/07/2016	217.14		04/15/2016	04/12/2016	217.14		N
00005	HEI-WAY, LLC Road: Cold Patch	430.372 0416	60408008 04/11/2016	161.42		04/15/2016	04/13/2016	161.42		N
00005	HEI-WAY, LLC Road: Cold Patch	430.372 0416	60411008 04/12/2016	256.47		04/15/2016	04/13/2016	256.47		N
Name: HEI-WAY, LLC				4178.27				4178.27		
00106	JORDAN TAX SERVICE, Delinquent R E Tax C	403.140 0316	3-C-#95 03/11/2016	2327.83		04/15/2016	03/31/2016	2327.83		N
Name: JORDAN TAX SERVICE, INC.				2327.83				2327.83		
00580	KRIGGER & CO Park: trimmer 22.5cc	454.374 0316	467957 03/18/2016	339.99		04/15/2016	03/23/2016	339.99		N
Name: KRIGGER & CO				339.99				339.99		
00542	MARKL SUPPLY POL:Ammunition-357 S	410.239 0316	16200-0 03/21/2016	1213.59		04/15/2016	03/25/2016	1213.59		N
00542	MARKL SUPPLY Police: federal cart	410.239 0416	16200-1 04/04/2016	777.86		04/15/2016	04/13/2016	777.86		N
00542	MARKL SUPPLY Burk: 3/18-Cover H	410.190 0416	16677-0 04/01/2016	190.74		04/15/2016	04/13/2016	190.74		N
00542	MARKL SUPPLY Burk: Stealth holste	410.190 0416	16681-0 04/05/2016	35.25		04/15/2016	04/13/2016	35.25		N
Name: MARKL SUPPLY				2217.44				2217.44		
00533	NACCARATI CONTRACTIN Road: App #2-Storm S	430.611 0416	#2 04/13/2016	72688.50		04/15/2016	04/13/2016	72688.50		N

ACCOUNTS PAYABLE - UNPAID VOUCHER REGISTER

By Name
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Time: 2:16 pm
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Due Dates: 04/15/2016 thru 04/15/2016

Vendor	Name/Desc	Acct#/Proj	Invoice#	Amount Due	Discount	Cancelled	Paid	Un-Paid	Check#	Check Amt.	
Name: NACCARATI CONTRACTING, INC											
00118	NEVILLE TERMINAL SER Road: #57 Limestone	430.372	NTS6948 04/08/2016	2795.87			04/15/2016	04/13/2016			
				72688.50							
Name: NEVILLE TERMINAL SERVICES LLC											
00205	NORTH EASTERN UNIFOR Newman:3/22-Shirts/p	410.190	30040 04/01/2016	479.84			04/15/2016	04/13/2016			
00205	NORTH EASTERN UNIFOR Fedunok:3/22-Shirts/	410.191	30041 04/01/2016	176.95			04/15/2016	04/13/2016			
				656.79							
Name: NORTH EASTERN UNIFORMS & EQUIP INC.											
10278	NORTH HILLS COG CATV Final Inv-CATV Legal	404.111	160 03/22/2016	3779.11			04/15/2016	03/28/2016			
				3779.11							
Name: NORTH HILLS COG CATV FUND											
00657	OFFICE DEPOT Twp: Office Supplies	406.210	828417209001 03/16/2016	229.36			04/15/2016	03/17/2016			
00657	OFFICE DEPOT Office Supplies	406.210	832602884001 04/05/2016	51.44			04/15/2016	04/14/2016			
00657	OFFICE DEPOT Cleaning Supplies	409.226	832602884001 04/05/2016	22.20			04/15/2016	04/14/2016			
00657	OFFICE DEPOT Tax Collector: Toner	403.550	832602884001 04/05/2016	114.99			04/15/2016	04/14/2016			
00657	OFFICE DEPOT Office Supplies	406.210	832602935001 04/07/2016	67.99			04/15/2016	04/14/2016			
00657	OFFICE DEPOT Cleaning supplies	409.226	832602936001 04/05/2016	57.39			04/15/2016	04/14/2016			
				543.37							
Name: OFFICE DEPOT											
00830	SHOUP ENGINEERING IN Engineering: Eiler P	408.319	16-117 03/31/2016	196.00			04/15/2016	04/06/2016			
00830	SHOUP ENGINEERING IN Engineering: Allison	408.319	16-118 03/31/2016	122.50			04/15/2016	04/06/2016			
				122.50							

ACCOUNTS PAYABLE - UNPAID VOUCHER REGISTER

By Name
Cutoff as of: 12/31/9999

Time: 2:16 pm
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Due Dates: 04/15/2016 thru 04/15/2016

Vendor	Name/Desc	Acct#/Proj	Invoice#	Amount Due	Discount	Cancelled	Paid	Un-Paid	Check#	Check Amt.
00830	SHOUP ENGINEERING IN	408.319	16-119	392.00				392.00		
	Engineering: Bergonz	0316	03/31/2016	04/15/2016	04/06/2016					
00830	SHOUP ENGINEERING IN	408.319	16-120	245.00				245.00		
	Engineering: Copper	0316	03/31/2016	04/15/2016	04/06/2016					
00830	SHOUP ENGINEERING IN	408.319	16-121	98.00				98.00		
	Engineering: Forbes	0316	03/31/2016	04/15/2016	04/06/2016					
00830	SHOUP ENGINEERING IN	408.313	16-122	1029.00				1029.00		
	Engineering: Miscell	0316	03/31/2016	04/15/2016	04/06/2016					
00830	SHOUP ENGINEERING IN	408.319	16-123	24.50				24.50		
	Engineering: Rebecca	0316	03/31/2016	04/15/2016	04/06/2016					
00830	SHOUP ENGINEERING IN	408.319	16-124	73.50				73.50		
	Engineering: Shoff F	0316	03/31/2016	04/15/2016	04/06/2016					
00830	SHOUP ENGINEERING IN	408.319	16-125	98.00				98.00		
	Engineering: Links @	0316	03/31/2016	04/15/2016	04/06/2016					
00830	SHOUP ENGINEERING IN	408.317	16-130	15891.50				15891.50		
	Engineering: Curtisvi	0416	04/11/2016	04/15/2016	04/13/2016					
	Name: SHOUP ENGINEERING INC.			18170.00				18170.00		
00674	STALEY COMMUNICATION	410.328	82637	126.00				126.00		
	POL: Radio Equip Mai	0416	04/04/2016	04/15/2016	04/06/2016					
00674	STALEY COMMUNICATION	430.327	826387	57.47				57.47		
	Road: Radio Equip Ma	0416	04/04/2016	04/15/2016	04/06/2016					
	Name: STALEY COMMUNICATIONS			183.47				183.47		
00577	TOSHIBA FINANCIAL SE	406.261	64592003	428.04				428.04		
	Lease & Maintenance	0416	04/03/2016	04/15/2016	04/12/2016					
00577	TOSHIBA FINANCIAL SE	410.261	64592003	239.75				239.75		
	Lease & Maintenance	0416	04/03/2016	04/15/2016	04/12/2016					
	Name: TOSHIBA FINANCIAL SERVICES			667.79				667.79		
00327	TRIB TOTAL MEDIA	414.341	1697647	343.72				343.72		
	Zoning: Adv for Soli	0316	03/13/2016	04/15/2016	03/17/2016					
00327	TRIB TOTAL MEDIA	404.341	1701834	103.20				103.20		
	Twp: Adv-Ordance #40	0316	03/22/2016	04/15/2016	03/28/2016					

By Name
Cutoff as of: 12/31/9999

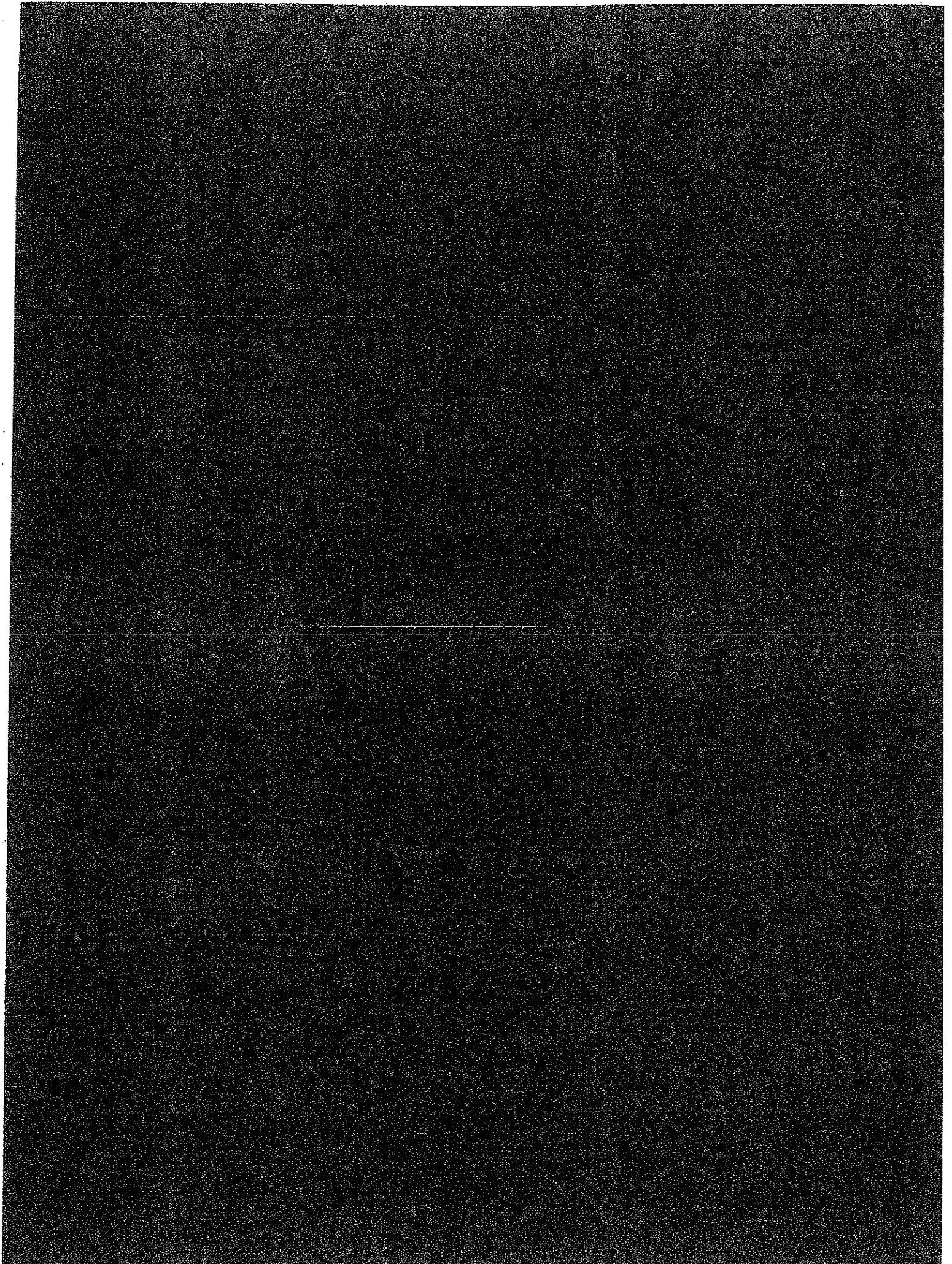
Time: 2:16 pm
Date: 04/14/2016
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Due Dates: 04/15/2016 thru 04/15/2016

Vendor	Name/Desc	Acct#/Proj	Invoice#	Amount Due	Discount	Cancelled	Paid	Un-Paid	Check#	Check Amt.
00327	TRIB TOTAL MEDIA	404.341	1708814	111.80				111.80		
	Twp: Adv-Meeting 4/2	0416	04/04/2016	04/15/2016	04/08/2016					
Name: TRIB TOTAL MEDIA										
00074	WALSH EQUIPMENT	430.611	P78302	5271.60				5271.60		
	Road:15"x20'Pipe/12"	0416	04/12/2016	04/15/2016	04/14/2016					
Name: WALSH EQUIPMENT										
00059	WINE CONCRETE PRODUC	430.611	75801	2360.70				2360.70		
	Catch Basins:24" KNO	0316	03/12/2016	04/15/2016	03/23/2016					
Name: WINE CONCRETE PRODUCTS, INC.										
				2360.70				2360.70		

FINAL TOTALS: 127677.42

127677.42



C) UTILITIES & PAYROLL

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO PAY UTILITIES AND PAYROLL FROM APRIL 21, 2016 TO MAY 18, 2016.

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

8-C

POLICE CHIEF'S REPORT

CHIEF LAPE.....

9

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 March 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
MARCH 2016**

	<u>CURRENT MONTH</u>	<u>PREVIOUS MONTH TO DATE</u>	<u>YEAR TO DATE</u>
REPORTABLE CALLS FOR SERVICE	54	103	157
CALLS FOR SERVICE/FIELD CONTACTS	242	558	800
ALL OTHER CALLS	471	881	1352
TOTALS CALLS FOR SERVICE	767	1860	2627

ARRESTS

ADULT	4	13	17
JUVENILE	0	2	2
TRAFFIC CITATIONS	16	29	45
NON TRAFFIC CITATIONS	1	5	6
PARKING CITATIONS	0	0	0
WARNINGS	5	5	10

PERSONNEL

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

VEHICLE REPORTS

TOTAL MILES TRAVELED	9940	19468	29408
GALLONS OF GASOLINE USED	953.6	1807.5	2761.1
REPAIRS/MAINTENANCE	1096.7	2340.05	3436.75

OVERTIME PAID

COURT (OFF DUTY)	4	31 1/2	35 1/2
PRELIMINARY HEARINGS	13	19	32
PRETRIAL	0	0	0
INVESTIGATIONS	12 1/2	24 1/2	37
ARRESTS	4	1	5
SPEED CHECKS	0	0	0
PRIVATE CONTRACTS	0	0	0
MISC. HOURS - FILLED SHIFTS	2	0	2
MISC. HOURS - ADMIN. HOURS	0	0	0
ALL OTHER MISC. HOURS	4	3 1/2	7 1/2
TOTAL HOURS	39 1/2	79 1/2	119

Assist other department - 4 hours
Filled shift - 2 hours

**OFFICERS MONTHLY REPORT
MARCH 2016**

	2015 YEAR TO DATE	2016 YEAR TO DATE
REPORTABLE CALLS FOR SERVICE	174	157
CALLS FOR SERVICE/FIELD CONTACTS	457	800
ALL OTHER CALLS	1324	1352
TOTAL CALLS FOR SERVICE	1955	2627

ARRESTS

ADULT	18	17
JUVENILE	1	2
TRAFFIC CITATIONS	13	45
NON TRAFFIC CITATIONS	4	6
PARKING CITATIONS	0	0
WARNINGS	0	10

PERSONNEL

GRIEVANCES FILED BY POLICE OFFICERS	0	0
CITIZENS COMPLAINTS ON POLICE OFFICERS	0	0
LETTERS COMMENDING POLICE OFFICERS	7	1

VEHICLE REPORTS

TOTAL MILES TRAVELED	28195	29408
GALLONS OF GASOLINE USED	2855	2761.1
REPAIRS/MAINTENANCE	4544.77	3436.75

OVERTIME

COURT - OFF DUTY	55	35 1/2
PRELIMINARY HEARINGS	29	32
PRETRIAL	0	0
INVESTIGATIONS	24 1/2	37
ARRESTS	40	5
SPEED CHECKS	0	0
PRIVATE CONTRACTS	0	0
MISC. HOURS - FILLED SHIFTS	18	2
MISC. HOURS - ADMIN. HOURS	0	0
ALL OTHER MISC. HOURS	10 1/2	7 1/2
TOTAL HOURS	177	119

POINTS OF INTEREST

MONTH OF – March 2016

Budget as of March 2016 – 23.34%

Chief Lape –

- March 1 - conducted interviews for part-time officer**
- March 15 - attended a Western PA Chiefs of Police meeting**
- March 16 – 18 – attended the PELRAS conference**
- March 21 - attended a Right to Know seminar**
- March 30 - attended a North Hills COG Chiefs meeting**

DARE INSTRUCTION – Officer Tina Gizienski taught 15 fifth grade DARE classes
Officer Robert Loper taught 6 eighth grade DARE classes
Officer Michael Shurina taught 16 eighth grade DARE classes; conducted 1 evacuation drill at Curtisville Elementary on March 23rd and conducted 1 – K9 search at the Deer Lakes Middle School on March 21st

K9 REPORT – Officer Edward Newman

- March 10 - training Shallow Creek Kennels – drug work and building search (also took intern)**
- March 11 - called out for robbery at Palmers Drug Store**
- March 21 – Deer Lakes Middle School locker search**
- March 23 – training – Deer Lakes Park, tracking – Rockpoint Airport – drug training**
- March 30 – training – West Deer Twp., tracking – Bairdford Park – drug training**
- Worked on golf outing preparation throughout the month**

SRT Training – Sgt. Mikus/Officer Petosky –

March 11 – training was held at the Landmark Building on Route 8. Training consisted of interior movements then the team relocated to the Hampton Township range and completed the annual night qualifications.

March 25 – the first portion of the training was held at the Ross/West View EMS building where Officer Petosky and other team leaders reviewed the priorities of life and what good and bad tactics look like. Once this session was completed the team moved the Monastery where basis interior movements were reviewed as well as force on force.

MOTOR CARRIER ENFORCEMENT– Sgt. Franklin Huffman – 8 Level 1 inspections were conducted and 12 Level 3 inspections were conducted. The inspections resulted in 40 violations resulting in 6 citations being issued.

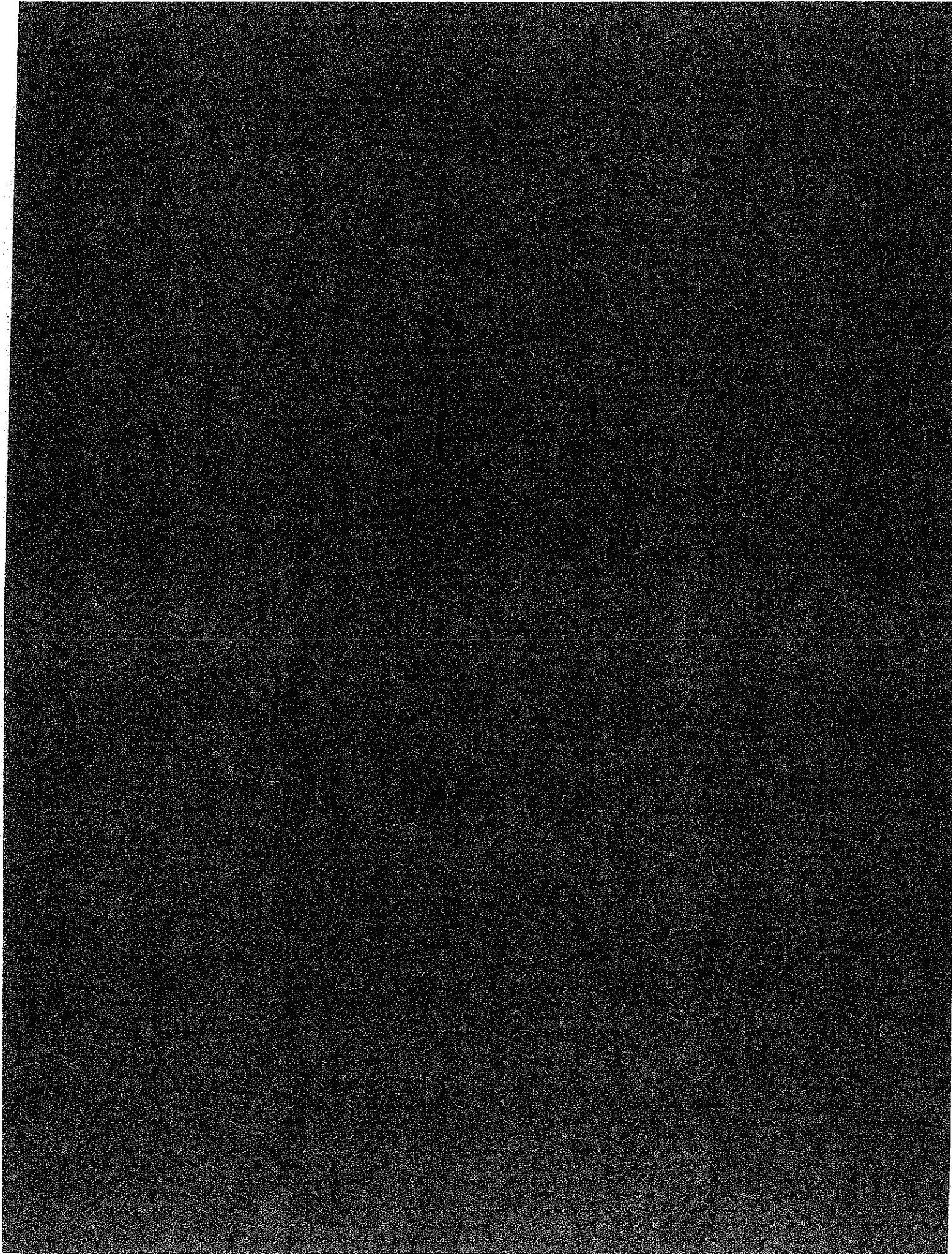
SCHOOL DISTRICT DETAILS: no school details this month

February 1, 2 & 8 – basketball game details

SPECIAL DETAILS/MISC. DETAILS – The following attended mandatory update training this month - Officers Brian Dobson and Dean Krakowiak

Pam Tedesco attended the Right to Know seminar on March 21st.

- March 30 – Officer Burk/Officer Wikert attended Advanced Collision training**
- March 31 – Officer Wikert attend Reconstruction Collision training**



BUILDING INSPECTOR / CODE ENFORCEMENT OFFICER'S REPORT

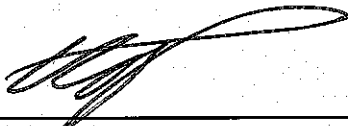
MR. PAYNE.....

10

Code Enforcement

March 31, 2016

1. Issued 21 Occupancy Permits
2. Issued 16 Building Permits
3. Performed 14 site inspections
4. Obtained Accessibility Certification.
5. Planning Commission meeting was held. Agenda items included a 3-lot subdivision for the Bergonzi plan of lots located off of East Union Road. The subdivision will allow his children to build homes in the future. Allison Park Contractors workshop building was also heard. Both items were Recommended for Approval.
6. No Zoning Hearing Board meeting was held.
7. The Vacant property recovery program has another parcel being voted on tonight located in Curtisville #1 on Ford Street.
8. Trees on Bairdford road are being addressed by Olar Tree Service (see attached Bid sheet). The owner of the property on the corner with the hedges was called 4 times and was able to leave 2 different voicemails for him and he has not responded back. I did inform John Yourish of the Road Department and he will have the Road department cut it when they start their ROW maintenance. They will take it down as far as they can to improve the site line.



William Payne
Code Enforcement Officer

WEST DEER TOWNSHIP - BUILDING PERMITS - 2016

MARCH, 2016

Permit	Date	Applicant	St.#	Street Name	Lot Block	Improvement Cost	Residential Use	Commercial	Permit Fee
16-015	3/1/16	BEACOM, MICHAEL	173	TRUMP RD	1360-E-141	\$400.00	Residential Use DENO-single family		\$40.00
16-016	3/2/16	RICHLAND HOLDINGS	125	LEX LANE	1214-A-133	\$281,500.00	DUPLEX		\$530.00
16-017	3/2/16	RICHLAND HOLDINGS	122	LEX LANE	1214-A-135	\$281,500.00	DUPLEX		\$530.00
16-018	3/21/16	GLASSO BUILDERS	711	CRYSTAL SPRING CT	1667-J-46-	\$140,000.00	DUPLEX		\$567.00
16-019	3/22/16	GLASSO BUILDERS	713	CRYSTAL SPRING CT	1667-J-46- 713	\$140,000.00	DUPLEX		\$567.00
16-020	3/22/16	GLASSO BUILDERS	715	CRYSTAL SPRING CT	1667-J-44- 715	\$140,000.00	DUPLEX		\$567.00
16-021	3/22/16	GLASSO BUILDERS	717	CRYSTAL SPRING CT	1667-J-44- 717	\$140,000.00	DUPLEX		\$567.00
16-022	3/22/16	BRENNAN BUILDERS	364	SADDLEBROOK RD	1666-R-100- 21A	\$175,000.00	QUAD		\$630.00
16-023	3/22/16	BRENNAN BUILDERS	360	SADDLEBROOK RD	1666-R-100- 21B	\$175,000.00	QUAD		\$732.00
16-024	3/22/16	BRENNAN BUILDERS	358	SADDLEBROOK RD	1666-R-100- 21C	\$175,000.00	QUAD		\$630.00
16-025	3/22/16	BRENNAN BUILDERS	362	SADDLEBROOK RD	1666-R-100- 21D	\$175,000.00	QUAD		\$630.00
16-026	3/28/16		324	PARTRIDGE RUN RD	1508-N-047	\$35,000.00	ADDITION WITH DECK		\$195.00
16-027	3/29/16	NARCISI WINERY	4578	Gibsonia Rd.	1358-K-328	\$32,000.00	PAVILLION		\$175.00
16-028	3/29/16	NEWELL, JAMES	3577	HUNTERTOWN RD	1214-K-66	\$4,496.00	FENCE		\$40.00
16-029	3/29/16	REAGLE, DENNIS	1016	FIELDSTONE CT	1670-P-020	\$1,000.00	PORCH ROOF		\$20.00
16-030	3/30/16	GUTONSKI, DON	106	SUNSET DR	1360-L-150	\$12,000	GARAGE		\$75.00

Improvement Cost ...

\$1,907,896.00

Total Permit Fee....

\$6,495.00

WEST DEER TOWNSHIP - OCCUPANCY PERMITS - 2016

MARCH, 2016

Date	Permit#	Lot/Block	Applicant Name	St.#	Street Name	Use	New Const
3/11/16	16-026	1361-S-128	David Lohr, Jr.	0	LITTLE DEER CREEK VALLEY RD	Single Family	
3/11/16	16-027	1510-D-54	CRAWFORD, Thomas & Lori	872	ASHLEY RD.	Single Family	X
3/11/16	16-028	1217-A-211	FOCHLER, Brian & Lacie	29	SIMON RD	Single Family	
3/11/16	16-029	1356-C-43	LANE, James & Denise	3523	W STAG DR	Single Family	
3/7/16	16-030	1213-S-116	GLEIXNER, Dan & Amanda	4610	WOODLAKE DR	Single Family	
3/7/16	16-031	1513-E-322	DAQUILLA, Anthony	12	LITTLE DEER CREEK VALLEY RD	Auto Sales and Services	
3/7/16	16-032	1667-J-121	LANZ, Timothy	635	WHISPERING PINES	Single Family-Duplex Patio Home	X
3/9/16	16-033	1670-M-125	Tarra Hazlett & Dawn Jackman	2012	MARSHALL ST	Single Family	
3/10/16	16-034	1360-S-171	Michael Baker & Megan Tromm	61	GREENLEAF DR	Single Family	
3/10/16	16-035	1667-N-53	MAJERNIK, Jonathan & Jennifer	506	SHADOW CT	Single Family	
3/14/16	16-036	1667-J-121	LANZ, Timothy	635	WHISPERING PINES	Single Family-Duplex	X
3/16/16	16-037	1667-J-48-707	PERLOWITZ, Edward	707	CRYSTAL SPRING CT	Single Family-Duplex	X
3/16/16	16-038	1667-J-47	TUITE, Edward & Sally	709	CRYSTAL SPRING CT	Single Family-Duplex	X
3/17/16	16-039	1218-M-59	CROYLE, John & Kasia	1040	MCCARTHUR DR	Single Family	
3/22/16	16-040	1838-P-287	Brian Richey & Rachel Colledge	109	FORD ST	Single Family	
3/23/16	16-041	1214-K-64	MARTINEZ, Angel & Maria	3575	HUNTERTOWN RD	Single Family	
3/23/16	16-042	1357-F-200-141	EHRLICH, Marianne	141	STEEPLECHASE CIRCLE	Single Family-Quad	
3/23/16	16-043	1512-L-100	MCDONALD, Charla	72	CREST ST.	Single Family	X
3/28/16	16-044	1359-M-287	SHEPARD, Patrick	48	QUIGLEY RD	Single Family	
3/28/16	16-045	1214-K-134	RABEL, Kimberly	4848	BAYFIELD RD	Single Family	
3/30/16	16-046	1357-A-173	POTTGEN, Andrea	301	PARTRIDGE RUN RD	Single Family	

WEST DEER TOWNSHIP PLANNING COMMISSION
MARCH 24, 2016

John Butala called the Meeting to order with the following members in attendance: Kathy Rojik, Robert Bechtold, and Tim Phelps

Absent Member(s): Mark Schmidt, Adam Woods, and Ted Gall

Other Attendees: Scott Shoup, Shoup Engineering
William Payne, Code Enforcement Officer

Minutes from February 25, 2016 were submitted and stand approved.

WORKSHOP: Workshop Meeting was not conducted as there were no sign-ups or presenters.

AGENDA MEETING

Bergonzi Plan of Lots (3-lot subdivision) – 218 East Union Rd.

Property zoned R-2 – Semi-Suburban Residential – Low/Medium Density.

Property measures 23.9313 acres. Subdivision will create:

Lot 1 = 0.6509 acres (28,355 sq. ft.)

Lot 2 = 0.9123 acres (39,738 sq. ft.)

Parcel A will be a residual lot measuring 22.9313 acres (974,354 sq. ft.)

Mr. Shoup submitted his review letter, dated March 18, 2016, with the following comments:

1. Municipal signature statement for the Board of Supervisors needs to be corrected as it is provided twice on the recording plan.
2. Sewage Facilities Planning Module should be submitted to the Township.
3. Private road maintenance agreement has been submitted and needs to be reviewed by the Township Solicitor.

Private road will be created and to be known as Bergonzi Lane. Bergonzi Lane is not to be dedicated as a Township road. Applicant will also need to obtain a highway occupancy permit.

First motion to **RECOMMEND APPROVAL** for the Bergonzi Plan of Lots by Mr. Phelps and second motion by Mr. Bechtold contingent upon meeting all requirements of the engineering review letter dated March 18, 2016.

Voting was unanimous.

Allison Park Contractors – Workshop Building #2 – 4383 Gibsonia Rd.

Property zoned SU-Special Use.

Applicant constructing an additional storage building measuring 2,800 sq.ft. to house equipment at 4383 Gibsonia Road. Mr. Shoup submitted his review letter, dated March 22, 2016, stating that the dimensions of the proposed workshop building should be identified on the plans.

Two additional requirements were stated by the Planning Commission:

1. Architectural standards must be identical to warehouse building #1, and an
2. Impact fee will be paid at issuance of building permit.

First motion by Mr. Phelps and second motion by Mr. Bechtold to **RECOMMEND APPROVAL** of the Allison Park Contractors –Workshop Building #2 subject to addressing all points of the engineering review letter and the Planning Commission:

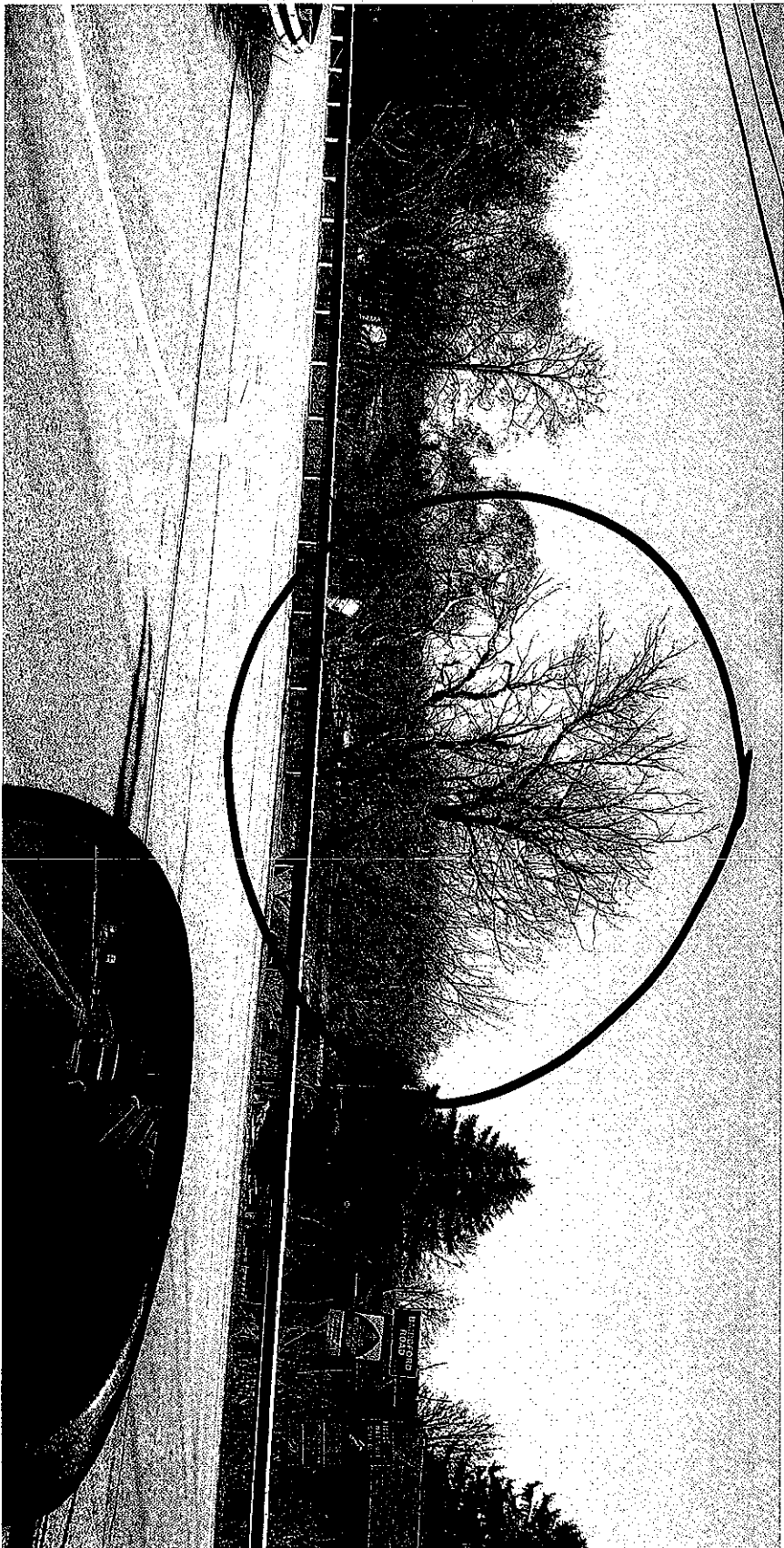
1. Dimensions of the proposed workshop building should be identified on the plans.
2. Architectural standards must be identical to warehouse building #1.
3. Impact fee will be paid at issuance of building permit.

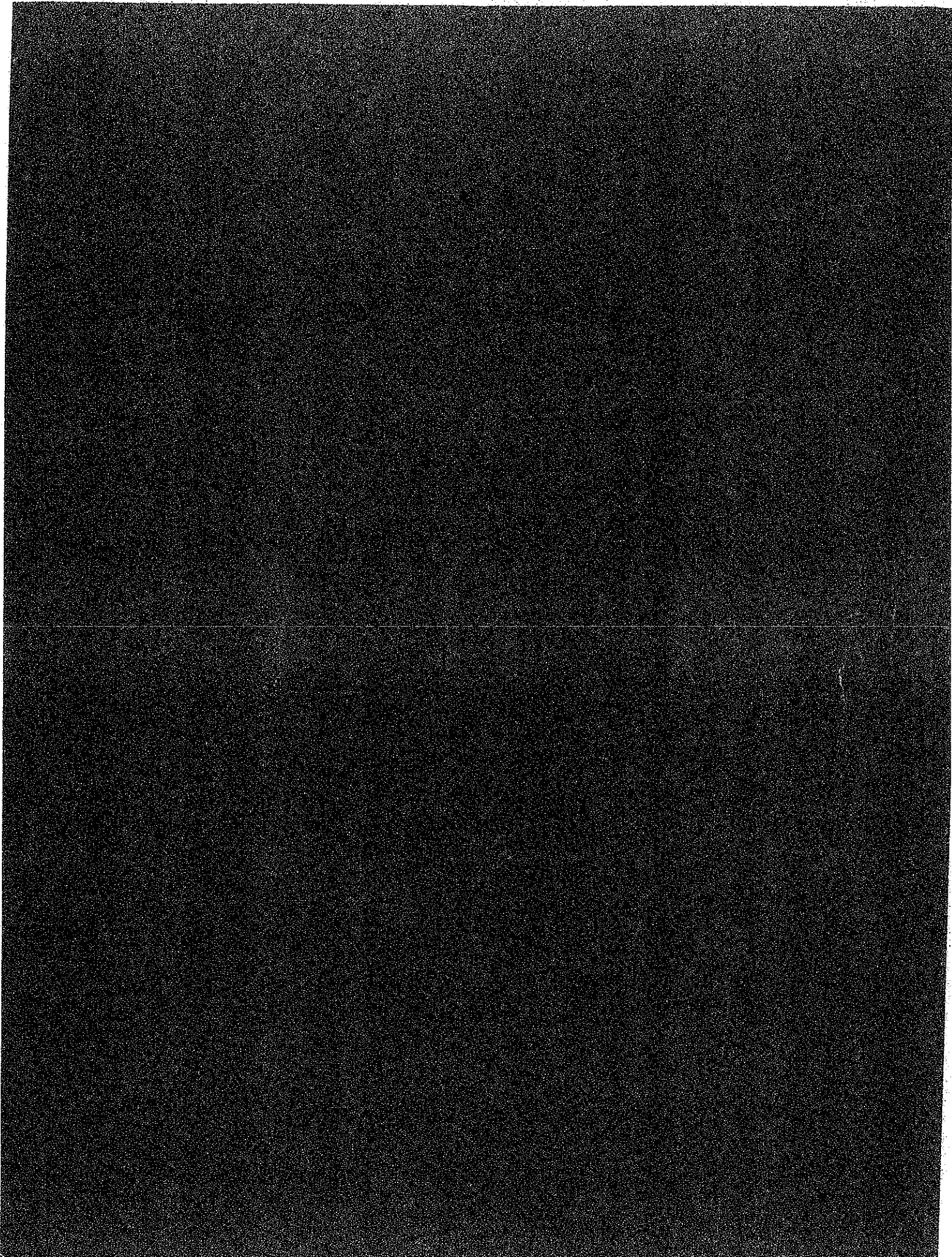
Voting was unanimous

DRAFT

Bairdford Road Tree Removal

Olar Tree Service	\$675
Drake Landscaping	\$690
John Hollibaugh Landscaping	\$1,200
Tom Nagy	Never Received





REPORT FROM THE PARKS & RECREATION BOARD

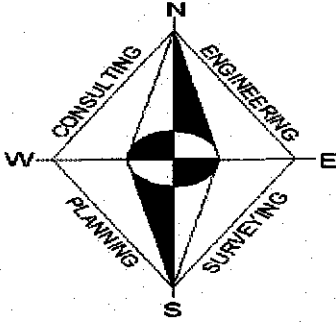
MRS. JORDAN.....

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

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

VIA EMAIL

Prepared April 14, 2016

1. MEETING ATTENDANCE

Shoup Engineering attended and participated in the following meetings:

- Board of Supervisors Meeting - March 16, 2016
- Planning Commission - March 24, 2016

2. DEVELOPMENTS/PROJECTS

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

- 2016 Road Improvement Project - Contracts with Liberoni, Inc. and Youngblood Paving have been executed for the hot mix and cold mix paving projects.
- 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.

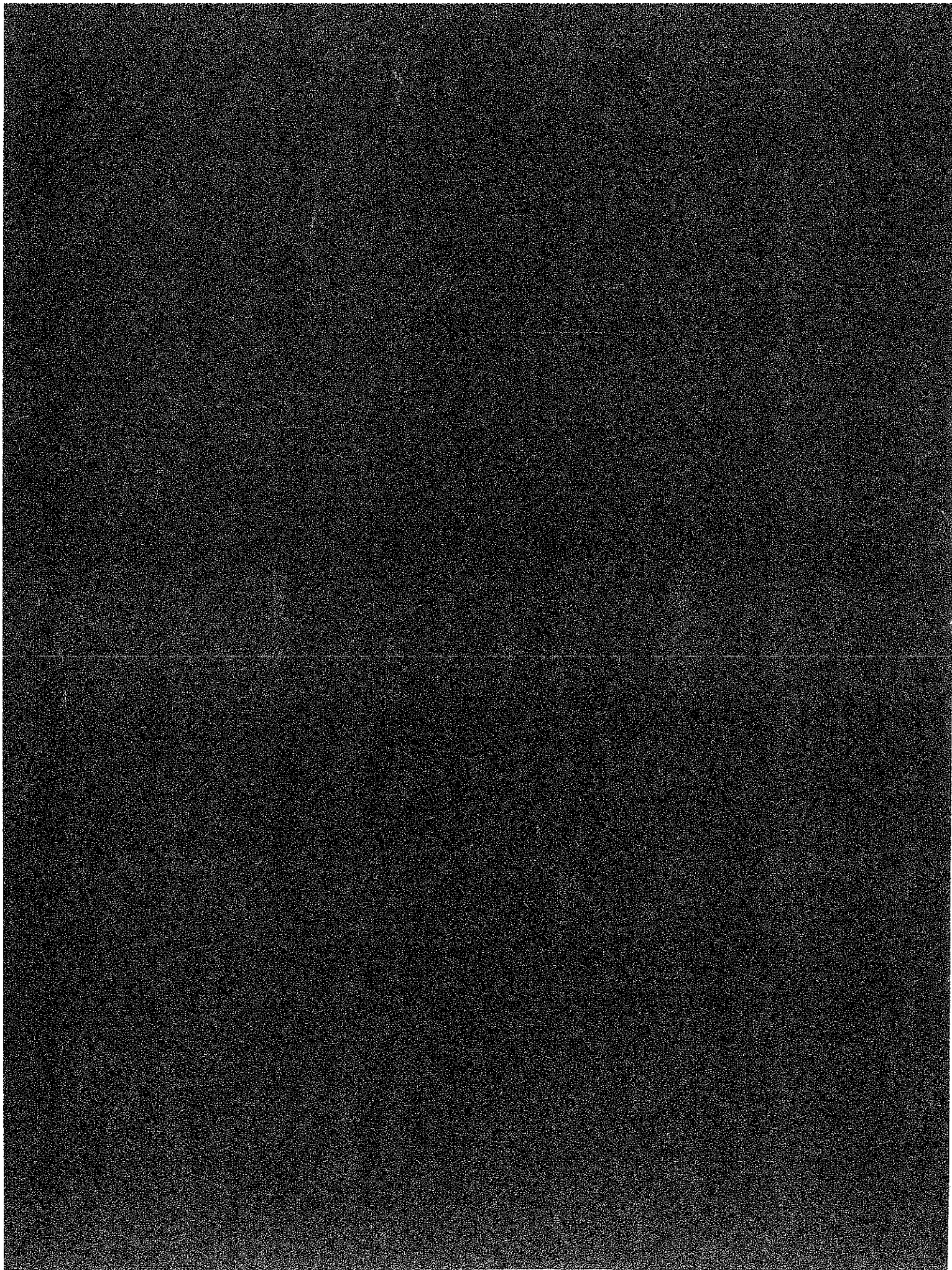
Development/Subdivision Reviews: The following subdivision and land development plan projects had been reviewed, and review letters were issued to the Township as noted:

- Bergonzi Plan of Lots - Preliminary and Final Subdivision reviews dated March 18, 2016, March 28, 2016 and April 13, 2016.

Respectfully Submitted,

SHOUP ENGINEERING, INC.

Scott A. Shoup, P.E.
Township Engineer



RESOLUTION NO. 2016-7: 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 1838-P-225 WOULD BE IN ACCORDANCE WITH THE COMPREHENSIVE PLAN OF THE MUNICIPALITY.

RESOLUTION ATTACHED.

PROPERTY LOCATION – VACANT LOT – FORD STREET

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO ADOPT RESOLUTION NO. 2016-7 ACKNOWLEDGING THAT THE ACQUISITION AND SUBSEQUENT DISPOSITION OF PARCEL WITH LOT AND BLOCK NUMBER OF 1838-P-225 WOULD BE IN ACCORDANCE WITH THE COMPREHENSIVE PLAN OF THE MUNICIPALITY.

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

13

WEST DEER TOWNSHIP
ALLEGHENY COUNTY, PENNSYLVANIA

RESOLUTION NO. 2016-7

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 1838-P-225 WOULD BE IN ACCORDANCE WITH THE COMPREHENSIVE PLAN OF THE MUNICIPALITY.

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

WHEREAS, certain properties have been submitted to the County for consideration under the Program known and identified as Lot and Block Number: 1838-P-225 and;

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

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

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

RESOLVED this 20th day of April, 2016 by the Board of Supervisors of the Township of West Deer.

ATTEST:

TOWNSHIP OF WEST DEER

Township Manager

Chairman, Board of Supervisors

CERTIFIED COPY

I, the undersigned, the duly appointed Manager of the Township of West Deer, Allegheny County, Pennsylvania (the "Township") hereby certify that: The foregoing is a true and correct copy of a Resolution of the Township Board of Supervisors (the "Supervisors") which was duly adopted by the Supervisors in a public session duly convened on April 20, 2016. The said Resolution has been duly recorded in the official Minutes of the Township of West Deer, Allegheny County, Pennsylvania. The said Resolution remains in effect, unaltered and unamended, as of the date of this Certificate.

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

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

(SEAL)

Daniel J. Mator, Jr.
Township Manager

Parcel ID : 1838-P-00225-0000-00
Property Address : 60 FORD ST
TARENTUM, PA 15084

Municipality : 952 WEST DEER
Owner Name : HRANICA STEVE P & MARGARET

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

Print

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



Buyers Home
Vacant Land

Indiana/West Deer Townships

4. Explore potential incentives for commercial/industrial development in designated areas. Years 1-3
 - a. Research federal and state funding resources to support create incentives.
 - b. Employ local tax abatement as appropriate.
5. Explore options for public transportation opportunities that would provide access to, at a minimum, the city of Pittsburgh (possible joint strategy). Years 4-7
 - a. Meet with the Port Authority of Allegheny County to discuss the opportunities and demand requirements for providing transit service to Indiana and West Deer Townships.
 - b. Conduct a feasibility assessment to determine the level of interest in transit service and the potential demand for services based on opportunities identified by the Port Authority.
 - c. Identify priority locations for transit stops and/or park-and-ride locations.
 - d. Identify improvements and associated permits required to support public transit.
6. Improve highway infrastructure to provide more and better accessibility (joint transportation plan). Years 4-7
7. Expand public water and sewer infrastructure to replace on-lot systems – especially in areas designated for growth (joint planning opportunity). Years 4-7
 - a. Work with public water and sewer providers in each township to determine capacity to accommodate projected growth beyond 2020.

HOUSING

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

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

Indiana/West Deer Townships

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

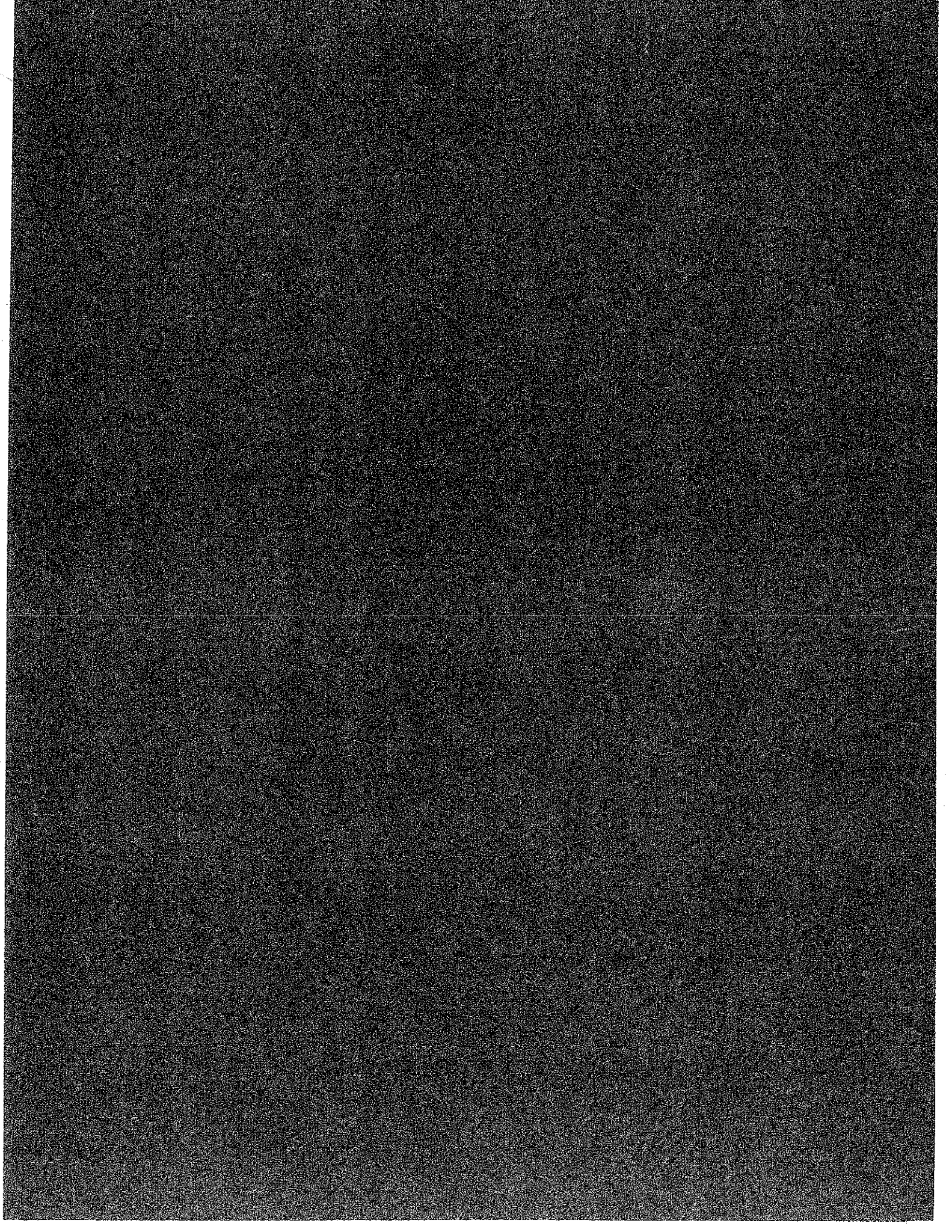
- Lower birth rates and higher death rates, which will lead to decreases in population
- An increase in housing vacancies as the population decreases
- A smaller workforce, which can make the area less attractive to new businesses.
- A decrease in tax revenue as property assessment values and earned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

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

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

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

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



**RESOLUTION #2016-8: BERGONZI PLAN OF LOTS & PLANNING
MODULE**

THE PLANNING COMMISSION APPROVED THE BERGONZI PLAN OF LOTS AT THEIR MARCH 24, 2016 MEETING.

THIS IS A THREE LOT SUBDIVISION LOCATED AT 218 EAST UNION ROAD IN THE R-2 SEMI SUBURBAN RESIDENTIAL ZONING DISTRICT.

PROPERTY MEASURES 23.9313 ACRES

- Lot 1 = 0.6509 acres (28,355 sq. ft.)
- Lot 2 = 0.9123 acres (39,738 sq. ft.)
- Parcel A will be a residual lot measuring 22.9313 acres (974,354 sq. ft.)

THE PLANNING COMMISSION VOTED TO RECOMMEND APPROVAL OF THE BERGONZI PLAN OF LOTS CONTINGENT UPON MEETING THE REQUIREMENTS OF THE ENGINEERING REVIEW LETTER DATED MARCH 18, 2016. THE BOARD ALSO RECEIVED THE ATTACHED REVIEW LETTERS DATED MARCH 28th & THE APRIL 13th WHICH INDICATES THE PLAN HAS ADEQUATELY ADDRESSED THE COMMENTS CONTAINED IN MR. SHOUP'S MARCH 28th REVIEW LETTER.

MR. SHOUP ALSO REVIEWED THE PA DEPARTMENT OF ENVIRONMENTAL PROTECTION PLANNING MODULE DOCUMENTS PREPARED FOR THE SUBDIVISION AND FOUND THE SAME TO BE SATISFACTORY, THEREFORE RECOMMENDS THE TOWNSHIP APPROVE THE RESOLUTION.

RESOLUTION NO. 2016-8 -- THE PA DEP SEWAGE FACILITIES PLANNING MODULE FOR THE BERGONZI PLAN OF LOTS IS ATTACHED.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

14

I MOVE TO APPROVE THE BERGONZI PLAN OF LOTS AS PER THE PLANNING COMMISSION'S RECOMMENDATION AND ADOPT RESOLUTION NO. 2016-8 WHICH IS THE RESOLUTION FOR THE PA DEP SEWAGE FACILITIES PLANNING MODULE FOR THE BERGONZI PLAN OF LOTS.

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 March 24, 2016**

Project Name: **Bergonzi Plan of Lots**

Property Location: 218 East Union Road

Zoned: R-2 (Semi-Suburban Residential District – Low/Medium Density)

Seeking approval for a 3-lot subdivision. Property measures 23.9313 acres.
Subdivision will create:

- Lot 1 = 0.6509 acres (28,355 sq. ft.)
- Lot 2 = 0.9123 acres (39,738 sq. ft.)
- Parcel A will be a residual lot measuring 22.9313 acres (974,354 sq. ft.)

Planning Commission voted to **RECOMMEND APPROVAL** of the Bergonzi Plan of Lots contingent upon meeting the requirements of the engineering review letter dated March 18, 2016:

1. Municipal signature statement for the Board of Supervisors needs to be corrected as it is provided twice on the recording plan.
2. Sewage Facilities Planning Module should be submitted to the Township.
3. Private road maintenance agreement has been submitted and needs to be reviewed by the Township Solicitor.



DEP Code No.

RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

RESOLUTION #2016-8

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

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

WHEREAS John and Susan Bergonzi has proposed the development of a parcel of land identified as land developer
John and Susan Bergonzi - 2 lot Sub-division, and described in the attached Sewage Facilities Planning Module, and name of subdivision
proposes that such subdivision be served by: (check all that apply), sewer tap-ins, sewer extension, new treatment facility, individual onlot systems, community onlot systems, spray irrigation, retaining tanks, other, (please specify). _____

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

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

I _____, Secretary, West Deer Township
(Signature)

Township Board of Supervisors (~~Borough Council~~) (~~City Councilmen~~), hereby certify that the foregoing is a true copy of the Township (~~Borough~~) (~~City~~) Resolution # 2016-8, adopted, April 20, 2016.

Municipal Address:

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

Seal of
Governing Body



**TRANSMITTAL LETTER
 FOR SEWAGE FACILITIES PLANNING MODULE**

DEP USE ONLY

DEP CODE #	APS ID #	CLIENT ID #	SITE ID #	AUTH. ID #

TO: Approving Agency (DEP or delegated local agency)
 Department of Environmental Protection
 Southwest Regional Office
 c/o Tom Flanagan, Sewage Planning Supervisor
 400 Waterfront Drive
 Pittsburgh, PA 15222

Date _____

Dear Sir:

Attached please find a completed Sewage Facilities Planning Module prepared by David P. Chavara
 (Name)
Sr. Project Manager – Hampton Technical Associates, Inc. for the John and Susan Bergonzi Subdivision Plan
 (Title) (Name)
 a subdivision, commercial, or industrial facility located in 218 East Union Road
West Deer Township, Allegheny County.
 (City, Borough, Township)

Check one

- (i) The Planning Module, as prepared and submitted by the applicant, is approved by the municipality as a proposed revision supplement for new land development to its "Official Sewage Facilities Plan", and is adopted for submission to the Department of Environmental Protection transmitted to the delegated local agency for approval in accordance with the requirements of Chapter 71 and the Sewage Facilities Act, OR
- (ii) The Planning Module will not be approved by the municipality as a proposed revision or supplement for new land development to its "Official Sewage Facilities Plan" because the project described therein is unacceptable for the reason(s) checked below.

Check Boxes

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

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

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> Resolution of Adoption | <input checked="" type="checkbox"/> 3. Sewage Collection/Treatment Facilities | <input checked="" type="checkbox"/> 4.A. Municipal Planning Agency Review |
| <input type="checkbox"/> 2. Individual and Community Onlot Disposal of Sewage | <input type="checkbox"/> 3s Small Flow Treatment Facilities | <input type="checkbox"/> 4.B. County Planning Agency Review |
| <input type="checkbox"/> 2m. Sewage Management Program | | <input checked="" type="checkbox"/> 4.C. County or Joint Health Department Review |

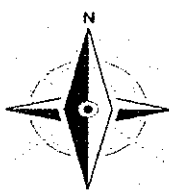
Daniel J. Mator, Jr.

Municipal Secretary (print)

Signature

Date

Note: Please remove and recycle the Instructions portion of the Sewage Facilities Planning Module prior to mailing the appropriate completed components and supporting documents to the approving agency.



SHOUP ENGINEERING

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

April 13, 2016

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

Via Email only

Re: Bergonzi Plan of Lots
Preliminary and Final Subdivision (Plan revised March 28, 2016)

Dear Mr. Payne,

I have reviewed the above referenced preliminary and final Subdivision plan located in the R-2 Zoning District and have found that the plan has adequately addressed the comments contained in my March 28, 2016 review letter.

Additionally, I have reviewed the Pennsylvania Department of Environmental Protection Planning Module documents prepared for the Subdivision and have found the same to be satisfactory. I would therefore recommend that the Township approve the resolution for the planning module.

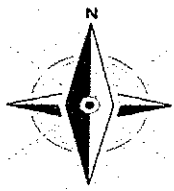
If you should have any questions, please do not hesitate to contact me at your convenience.

Sincerely,

SHOUP ENGINEERING, INC.

Scott A. Shoup, P.E.

Cc: Daniel Mator, via email



SHOUP ENGINEERING

FOR OVER 50 YEARS

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

March 28, 2016

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

Re: Bergonzi Plan of Lots
Preliminary and Final Subdivision (Plan revised March 28, 2016)

Dear Mr. Payne,

I have reviewed the above referenced Preliminary and Final Subdivision Plan located in the R-2 Zoning District and the following comments should be considered.

1. PADEP Sewage Facilities Planning Module documents must be submitted to the Township for approval.
2. A private road maintenance agreement has been submitted to the Township. The agreement has been forwarded to the Township Solicitor for review.

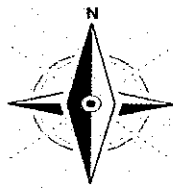
If you should have any questions, please do not hesitate to contact me at your convenience.

Sincerely,

SHOUP ENGINEERING, INC.

Scott A. Shoup, P.E.

Cc: Daniel Mator
Hampton Technical Associates - Via fax 412-781-5904
Sam Happel - Via e-mail



SHOUP ENGINEERING

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

March 18, 2016

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

Re: Bergonzi Plan of Lots
Preliminary and Final Subdivision (Plan revised March 16, 2016)

Dear Mr. Payne,

I have reviewed the above referenced Preliminary and Final Subdivision Plan located in the R-2 Zoning District and the following comments should be considered.

1. The municipal signature statement for the Board of Supervisors approval is provided twice on the recording plan.
2. The applicant's consultant has indicated that PADEP Sewage Facilities Planning Module documents have been submitted to the Township. The Township should verify that this submission has been made.
3. A private road maintenance agreement has been submitted to the Township. The agreement has been forwarded to the Township Solicitor for review.

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
Hampton Technical Associates - Via fax 412-781-5904

PA STATE PLANS 5

MARK D. SCHMIDT
 1000 N. 10TH ST.
 CHEWICK, PA 17022
 TEL: 717-261-1234
 FAX: 717-261-1234

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 FAX: 717-261-1234

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 1000 N. 10TH ST.
 CHEWICK, PA 17022
 TEL: 717-261-1234
 FAX: 717-261-1234

CHUTE TABLE

CHUTE #	LENGTH	POUNDS	DEPTH	CHUTE DIRECTION	CHUTE LENGTH
C1	164.00	1225.00	4.57	S2 44 48' W	104.00
C2	34.85	25.00	73.80	N34 40' 30" W	32.10
C3	52.25	150.00	10.25	N68 43' 30" W	51.27
C4	52.45	150.00	32.41	N58 52' 30" W	53.73
C5	16.67	25.00	30.21	N41 26' 30" W	10.37
C6	230.12	50.00	212.50	S76 13' 42" W	183.43
C7	20.26	25.00	67.11	S27 33' 01" E	27.84
C8	35.03	100.00	20.54	N44 52' 42" W	33.83
C9	16.27	100.00	8.32	N58 24' 37" W	15.25
C10	16.26	25.00	106.05	N52 53' 27" W	30.95

CHUTE TABLE

CHUTE #	LENGTH	POUNDS	DEPTH	CHUTE DIRECTION	CHUTE LENGTH
C11	53.43	1225.00	2.48	S2 38' 11" W	52.03
C12	47.28	1225.00	2.22	S2 17' 17" W	47.28
C13	60.77	133.00	27.65	N58 40' 30" W	60.17
C14	118.24	125.00	54.20	N27 36' 30" W	113.80
C15	71.47	50.00	51.80	S75 28' 57" W	63.54
C16	148.80	50.00	193.20	N74 37' 14" W	139.40
C17	21.17	50.00	24.28	N22 32' 33" E	21.01

WEST DEER TOWNSHIP

DEPARTMENT OF PLANNING AND ZONING

RESOLUTION NO. 100

PASSED AND ADOPTED BY THE BOARD OF SUPERVISORS OF THE WEST DEER TOWNSHIP, PENNSYLVANIA, THIS 21ST DAY OF MARCH, 2016.

COMMISSIONER: _____

MEMBERS: _____

APPROVED BY THE BOARD OF SUPERVISORS OF THE WEST DEER TOWNSHIP, PENNSYLVANIA, THIS 21ST DAY OF MARCH, 2016.

WEST DEER TOWNSHIP ENGINEERING DEPARTMENT

DEPARTMENT OF ENGINEERING

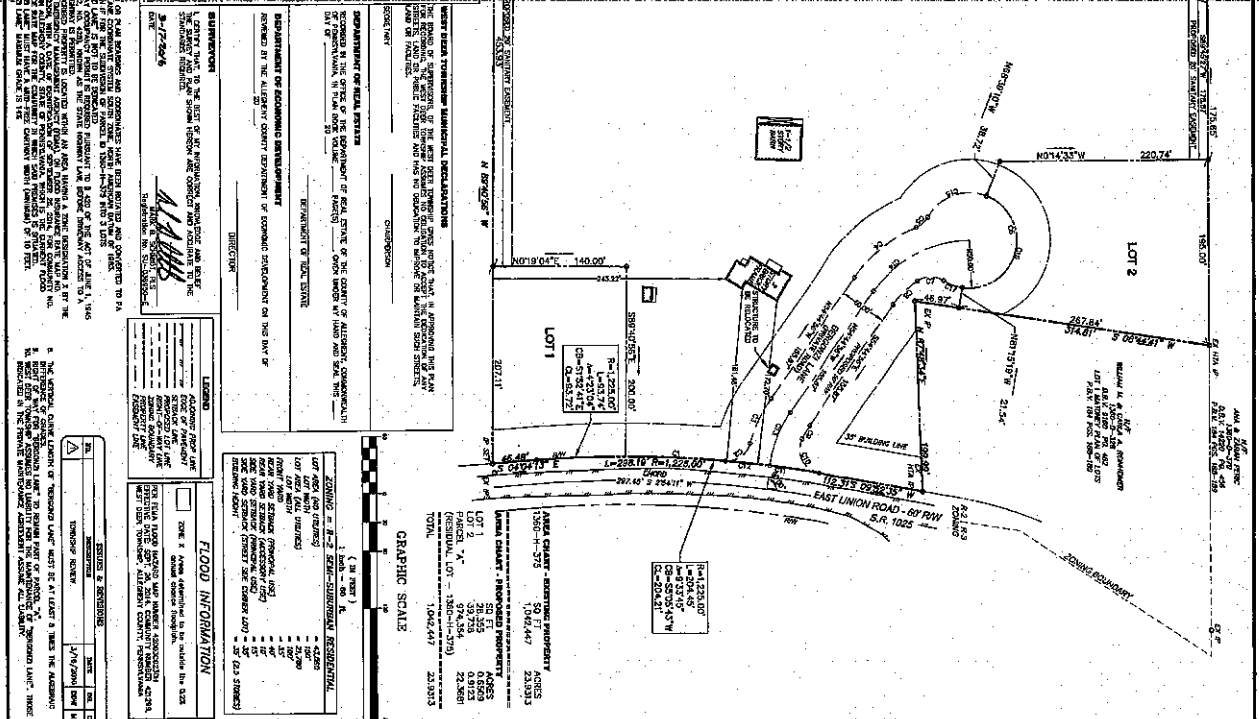
RESOLUTION NO. 100

PASSED AND ADOPTED BY THE BOARD OF SUPERVISORS OF THE WEST DEER TOWNSHIP, PENNSYLVANIA, THIS 21ST DAY OF MARCH, 2016.

COMMISSIONER: _____

MEMBERS: _____

APPROVED BY THE BOARD OF SUPERVISORS OF THE WEST DEER TOWNSHIP, PENNSYLVANIA, THIS 21ST DAY OF MARCH, 2016.



BERGONZI PLAN OF LOTS

WEST DEER TOWNSHIP, ALLEGHENY COUNTY

218 EAST UNION ROAD CHEWICK, PA 15024

JOHN A. & SUSAN A. BERGONZI

218 EAST UNION ROAD CHEWICK, PA 15024

HAMPTON TECHNICAL ASSOCIATES, INC.

ENGINEERING LAND SURVEYORS

ESTABLISHED 1860

www.Hampton-Technical.com

email: hts@hampton-technical.com

Corporate Office

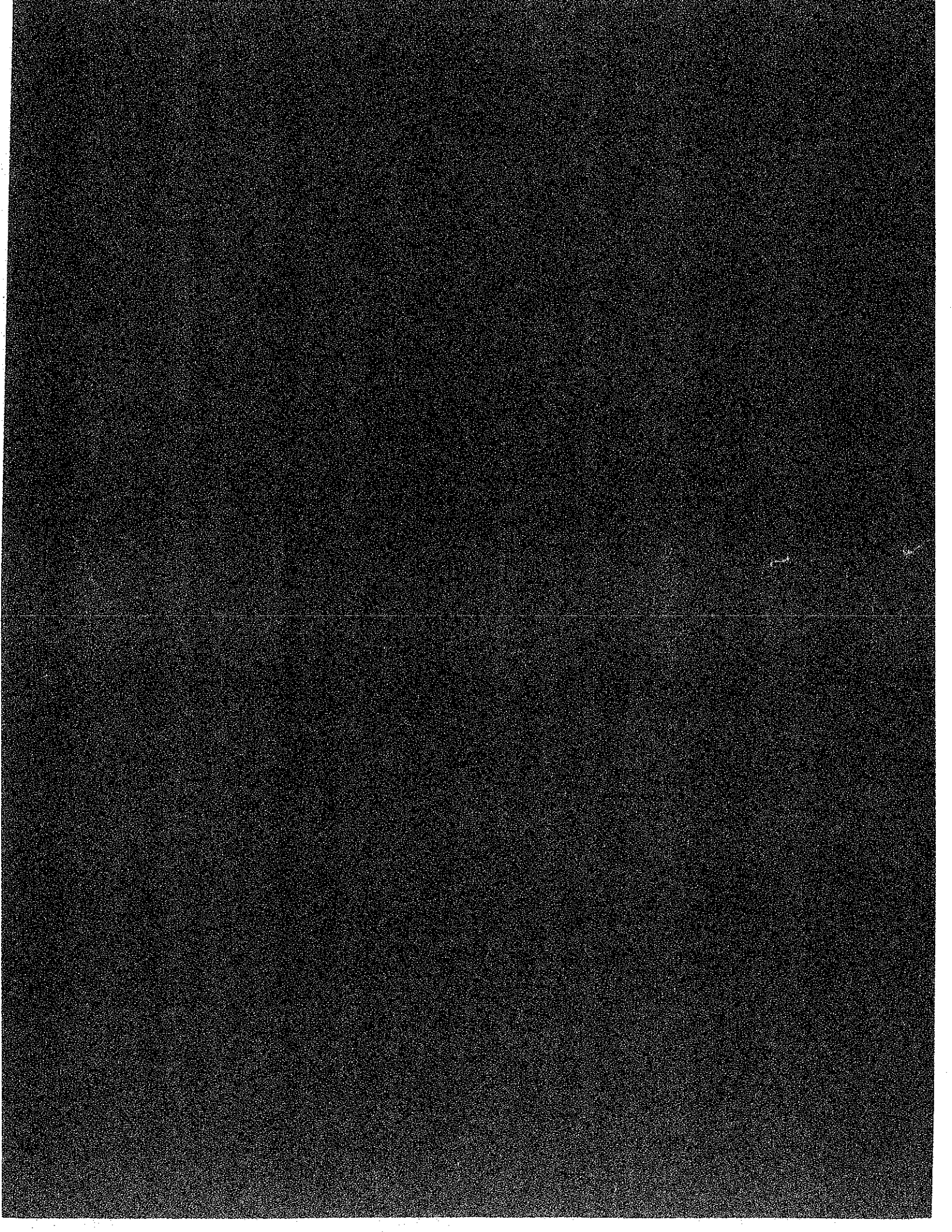
1000 N. 10TH ST.
 CHEWICK, PA 17022
 PH: (717) 261-1234
 FAX: (717) 261-1234

Main Office

1000 N. 10TH ST.
 CHEWICK, PA 17022
 PH: (717) 261-1234
 FAX: (717) 261-1234

REC

16-12024



ALLISON PARK CONTRACTORS – WORKSHOP BUILDING #2

THE PLANNING COMMISSION ALSO APPROVED THE ALLISON PARK CONTRACTORS – WORKSHOP BUILDING #2 SITE PLAN AT THEIR MARCH 24, 2016 MEETING.

THE SITE PLAN IS TO CONSTRUCT AN ADDITIONAL STORAGE BUILDING MEASURING 2800 SQ. FT. AT 4383 GIBSONIA ROAD. ZONING DISTRICT: SU (SPECIAL USE).

THE PLANNING COMMISSION RECOMMENDED APPROVAL OF THE ALLISON PARK CONTRACTORS – WORKSHOP BUILDING #2 SUBJECT TO ADDRESSING ALL POINTS OF THE ENGINEERING REVIEW LETTER AND THE PLANNING COMMISSION.

ATTACHED IS THE APRIL 13TH REVIEW LETTER INDICATING MR. SHOUP'S COMMENTS CONTAINED IN HIS MARCH 22, 2016 REVIEW LETTER HAVE BEEN ADEQUATELY ADDRESSED.

THE DEVELOPMENT IS, HOWEVER, SUBJECT TO A TRAFFIC IMPACT FEE IN THE AMOUNT OF \$301.06 WHICH MUST BE PAID AT THE TIME OF THE BUILDING PERMIT APPLICATION.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO APPROVE THE ALLISON PARK CONTRACTORS – WORKSHOP BUILDING #2 SITE PLAN AS PER THE PLANNING COMMISSION'S RECOMMENDATION AND SUBJECT TO THE TRAFFIC IMPACT FEE IN THE AMOUNT OF \$301.06 BE PAID AT THE TIME OF THE BUILDING PERMIT APPLICATION.

MOTION SECOND AYES NAYES

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

15



**West Deer Township Planning Commission
Meeting Report for March 24, 2016**

Project Name: **Allison Park Contractors – Workshop Building #2**

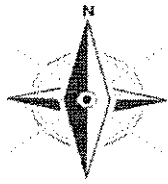
Property Location: 4383 Gibsonia Road

Zoned: SU (Special Use)

Seeking approval for construction of an additional storage building measuring 2800 sq.ft.

Planning Commission voted to **RECOMMEND APPROVAL** of the Allison Park Contractors –Workshop Building #2 subject to addressing all points of the engineering review letter and the Planning Commission:

1. Dimensions of the proposed workshop building should be identified on the plans.
2. Architectural standards must be identical to warehouse building #1.
3. Impact fee will be paid at issuance of building permit.



SHOUP ENGINEERING

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

April 13, 2016

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

Via email

Re: Allison Park Contractors - Workshop Building #2
Land Development Plan (Plan latest revised March 22, 2016)

Dear Mr. Payne,

I have reviewed the above referenced land development plan located in the SU Zoning District and have found that the comments contained in my March 22, 2016 review letter have been adequately addressed.

The development is, however, subject to a traffic impact fee in the amount of \$301.06 which must be paid at the time of building permit application.

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



SHOUP ENGINEERING

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

March 22, 2016

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

Re: Allison Park Contractors - Workshop Building #2
Land Development Plan (Plan latest revised March 10, 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.

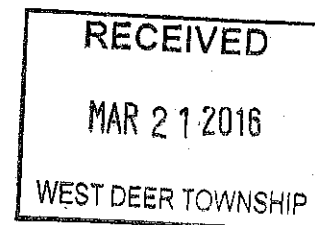
1. The dimensions of the proposed workshop building should be identified on the plans.

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
Hampton Technical Associates, Via fax 412-781-5904

PARKING TABULATION

OFFICE - 4,800 SF @ 1 STALL PER 300 SF GROSS FLOOR AREA = 16 STALLS REQUIRED
 MAIN SHOP AREA - 4,800 SF @ 1/2 STALL PER 1,000 SF OF GROSS FLOOR AREA = 24 STALLS REQUIRED
 TOTAL OFFICE STALLS REQUIRED = 40 (INCLUDING 4 ADA)
 TOTAL OFFICE STALLS PROVIDED = 28 (INCLUDING 3 EXISTING SPACES)
 TOTAL SHOPPING STALLS PROVIDED = 4 (INCLUDING 3 EXISTING SPACES)

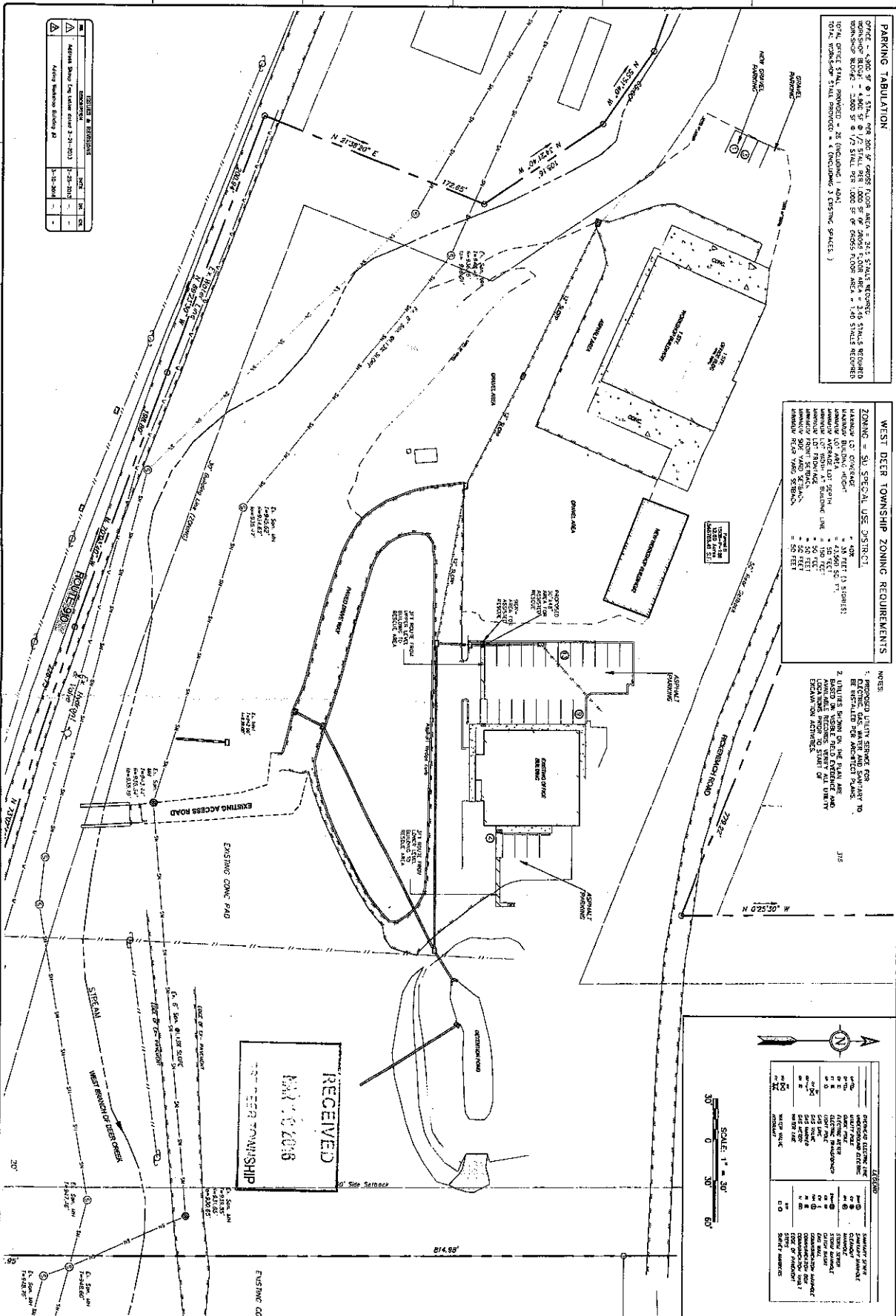
WEST DEER TOWNSHIP ZONING REQUIREMENTS

ZONING - SU, SPECIAL USE DISTRICT
 MINIMUM LOT COVERAGE = 10%
 MINIMUM LOT AREA = 10,000 SQ. FT.
 MINIMUM LOT FRONTAGE = 100 FEET
 MINIMUM LOT DEPTH = 50 FEET
 MINIMUM SIDE YARD SETBACK = 5 FEET
 MINIMUM REAR YARD SETBACK = 5 FEET

NOTES

- PROPOSED UTILITY SERVICE FOR ELECTRIC, GAS, WATER AND SANITARY TO BE INSTALLED PER ARCHITECT PLANS.
- UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE LOCATIONS. VERIFY ALL UTILITY EXHUMATION ACTIVITIES.

NO.	REVISION	DATE	BY	CHK.
1	Issue	11-10-2016		
2	Revised Plans for Review	11-10-2016		
3	Advised West Deer Township	11-10-2016		



SCALE: 1" = 30'

30' 0' 30' 60'

LEGEND	
—	PROPERTY BOUNDARY
- - -	EXISTING UTILITY
—	PROPOSED UTILITY
—	EXISTING DRIVE
—	PROPOSED DRIVE
—	EXISTING SIDEWALK
—	PROPOSED SIDEWALK
—	EXISTING PAVEMENT
—	PROPOSED PAVEMENT
—	EXISTING CONC
—	PROPOSED CONC
—	EXISTING CURB
—	PROPOSED CURB
—	EXISTING FENCE
—	PROPOSED FENCE
—	EXISTING SIGN
—	PROPOSED SIGN
—	EXISTING LIGHT
—	PROPOSED LIGHT
—	EXISTING TREE
—	PROPOSED TREE
—	EXISTING SHED
—	PROPOSED SHED
—	EXISTING GARAGE
—	PROPOSED GARAGE
—	EXISTING PORCH
—	PROPOSED PORCH
—	EXISTING DECK
—	PROPOSED DECK
—	EXISTING PATIO
—	PROPOSED PATIO
—	EXISTING WALKWAY
—	PROPOSED WALKWAY
—	EXISTING BIKEWAY
—	PROPOSED BIKEWAY
—	EXISTING DRIVEWAY
—	PROPOSED DRIVEWAY
—	EXISTING RAMP
—	PROPOSED RAMP
—	EXISTING STAIR
—	PROPOSED STAIR
—	EXISTING ELEVATOR
—	PROPOSED ELEVATOR
—	EXISTING ESCALATOR
—	PROPOSED ESCALATOR
—	EXISTING MECHANICAL
—	PROPOSED MECHANICAL
—	EXISTING ELECTRICAL
—	PROPOSED ELECTRICAL
—	EXISTING PLUMBING
—	PROPOSED PLUMBING
—	EXISTING GAS
—	PROPOSED GAS
—	EXISTING WATER
—	PROPOSED WATER
—	EXISTING SANITARY
—	PROPOSED SANITARY
—	EXISTING TELEPHONE
—	PROPOSED TELEPHONE
—	EXISTING CABLE
—	PROPOSED CABLE
—	EXISTING SATELLITE
—	PROPOSED SATELLITE
—	EXISTING FIBER
—	PROPOSED FIBER
—	EXISTING OTHER
—	PROPOSED OTHER

<p>DATE REVISION</p> <p>NO. DATE BY CHK.</p> <p>1 11-10-2016</p> <p>2 11-10-2016</p> <p>3 11-10-2016</p>	<p>TITLE</p> <p>ALLISON PARK CONTRACTORS OFFICE BUILDING</p> <p>SITE LAYOUT PLAN</p> <p>WEST DEER TOWNSHIP, ALLEGHENY COUNTY, PENNSYLVANIA</p>	<p>CLIENT</p> <p>ALLISON PARK CONTRACTORS</p> <p>3401 PELLI CITY AVE. ALLISON PARK, 15101</p>	<p>DESIGNED BY</p> <p>J. C. R.</p> <p>CHECKED BY</p> <p>M.S.S.</p> <p>DATE</p> <p>11-10-2016</p>	<p>SCALE</p> <p>1" = 30'</p>	<p>LEGEND</p> <p>— PROPERTY BOUNDARY</p> <p>- - - EXISTING UTILITY</p> <p>— PROPOSED UTILITY</p> <p>— EXISTING DRIVE</p> <p>— PROPOSED DRIVE</p> <p>— EXISTING SIDEWALK</p> <p>— PROPOSED SIDEWALK</p> <p>— EXISTING PAVEMENT</p> <p>— PROPOSED PAVEMENT</p> <p>— EXISTING CURB</p> <p>— PROPOSED CURB</p> <p>— EXISTING FENCE</p> <p>— PROPOSED FENCE</p> <p>— EXISTING SIGN</p> <p>— PROPOSED SIGN</p> <p>— EXISTING LIGHT</p> <p>— PROPOSED LIGHT</p> <p>— EXISTING TREE</p> <p>— PROPOSED TREE</p> <p>— EXISTING SHED</p> <p>— PROPOSED SHED</p> <p>— EXISTING GARAGE</p> <p>— PROPOSED GARAGE</p> <p>— EXISTING PORCH</p> <p>— PROPOSED PORCH</p> <p>— EXISTING DECK</p> <p>— PROPOSED DECK</p> <p>— EXISTING PATIO</p> <p>— PROPOSED PATIO</p> <p>— EXISTING WALKWAY</p> <p>— PROPOSED WALKWAY</p> <p>— EXISTING BIKEWAY</p> <p>— PROPOSED BIKEWAY</p> <p>— EXISTING DRIVEWAY</p> <p>— PROPOSED DRIVEWAY</p> <p>— EXISTING RAMP</p> <p>— PROPOSED RAMP</p> <p>— EXISTING STAIR</p> <p>— PROPOSED STAIR</p> <p>— EXISTING ELEVATOR</p> <p>— PROPOSED ELEVATOR</p> <p>— EXISTING ESCALATOR</p> <p>— PROPOSED ESCALATOR</p> <p>— EXISTING MECHANICAL</p> <p>— PROPOSED MECHANICAL</p> <p>— EXISTING ELECTRICAL</p> <p>— PROPOSED ELECTRICAL</p> <p>— EXISTING PLUMBING</p> <p>— PROPOSED PLUMBING</p> <p>— EXISTING GAS</p> <p>— PROPOSED GAS</p> <p>— EXISTING WATER</p> <p>— PROPOSED WATER</p> <p>— EXISTING SANITARY</p> <p>— PROPOSED SANITARY</p> <p>— EXISTING TELEPHONE</p> <p>— PROPOSED TELEPHONE</p> <p>— EXISTING CABLE</p> <p>— PROPOSED CABLE</p> <p>— EXISTING SATELLITE</p> <p>— PROPOSED SATELLITE</p> <p>— EXISTING FIBER</p> <p>— PROPOSED FIBER</p> <p>— EXISTING OTHER</p> <p>— PROPOSED OTHER</p>	<p>RECEIVED</p> <p>WEST DEER TOWNSHIP</p>	<p>SP</p> <p>11-10-2016</p>
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HAMPTON
 TECHNICAL ASSOCIATES, INC.
 ENGINEERING LAND SURVEYORS
 ESTABLISHED 1960
 www.Hampton-Technical.com
 email@hampton-technical.com

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 Pittsburgh, PA 15220
 PHONE: (412) 761-8800
 FAX: (412) 761-8804

Field Office
 100 River Street, Suite 8
 Westmore, PA 15390
 PHONE: (724) 761-8844
 FAX: (724) 622-4540



SHOUP ENGINEERING

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

March 22, 2016

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

Re: Allison Park Contractors - Workshop Building #2
Land Development Plan (Plan latest revised March 10, 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. The dimensions of the proposed workshop building should be identified on the plans.

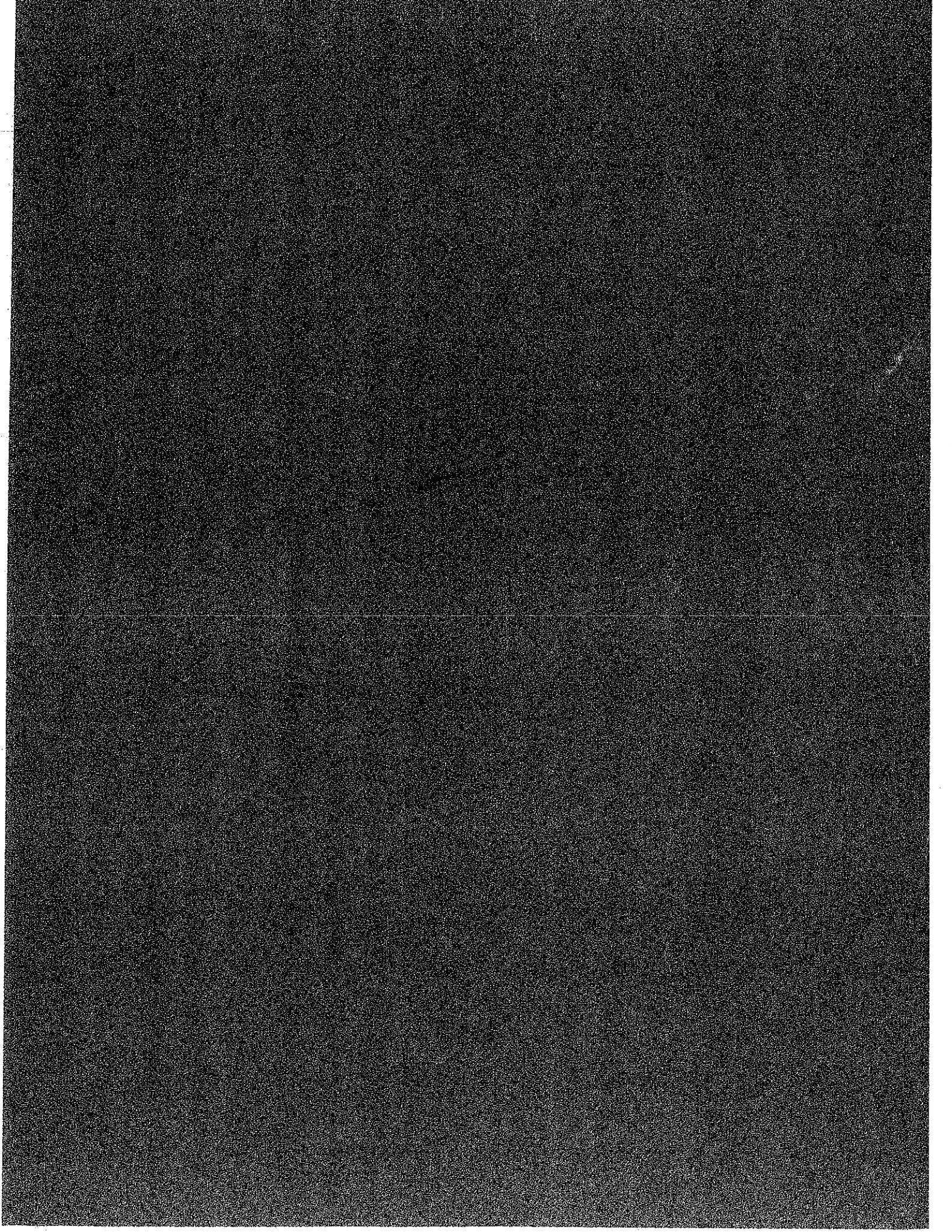
If you should have any questions, please do not hesitate to contact me at your convenience.

Sincerely,

SHOUP ENGINEERING, INC.

Scott A. Shoup, P.E.

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



RESOLUTION #2016-9: DEER LAKES PARK SMALL FLOW SEWAGE TREATMENT FACILITY PLANNING MODULE

RESOLUTION #2016-9 IS A RESOLUTION FOR THE PA DEP SEWAGE FACILITIES PLANNING MODULE FOR A SMALL FLOW SEWAGE TREATMENT FACILITY AT DEER LAKES PARK LOCATED NEAR THE SPRAY PARK.

ALSO ATTACHED IS THE LETTER FROM MR. SHOUP DATED APRIL 13, 2016 INDICATING HE HAS REVIEWED THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION PLANNING MODULE AND FOUND IT TO BE ACCEPTABLE.

IF THE OPERATIONS AND MAINTENANCE AGREEMENT WHICH ACCOMPANIES THE PLANNING MODULE IS IN A POSITION TO BE APPROVED, MR. SHOUP WOULD RECOMMEND THAT THE TOWNSHIP ADOPT THE RESOLUTION FOR THE PLANNING MODULE.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

MR. SHOUP.....

I MOVE TO ADOPT RESOLUTION #2016-9 WHICH IS THE RESOLUTION FOR THE PA DEP SEWAGE FACILITIES PLANNING MODULE FOR A SMALL FLOW SEWAGE TREATMENT FACILITY AT DEER LAKES PARK.

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

16



DEP Code No.

RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

RESOLUTION #2016-9

RESOLUTION OF THE (SUPERVISORS) (~~COMMISSIONERS~~) (~~COUNCILMEN~~) of WEST DEER
(TOWNSHIP) (~~BOROUGH~~) (~~CITY~~), ALLEGHENY COUNTY, PENNSYLVANIA (hereinafter "the municipality").

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

WHEREAS ALLEGHENY COUNTY has proposed the development of a parcel of land identified as THE
DEER LAKES PARK SFTF and described in the attached Sewage Facilities Planning Module, and
DEER LAKES PARK SFTF
land developer
name of subdivision

proposes that such subdivision be served by: (check all that apply), sewer tap-ins, sewer extension, new treatment facility, individual onlot systems, community onlot systems, spray irrigation, retaining tanks, other, (please specify). SMALL FLOW TREATMENT FACILITY

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

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

_____, Secretary, West Deer Township
(Signature)

Township Board of Supervisors (~~Borough Council~~) (~~City Councilmen~~), hereby certify that the foregoing is a true copy of the Township (~~Borough~~) (~~City~~) Resolution # 2016-9, adopted, April 20, 2016.

Municipal Address:

WEST DEER TOWNSHIP
109 EAST UNION ROAD
CHESWICK, PA 15048
Telephone 724-265-3680

Seal of
Governing Body



**TRANSMITTAL LETTER
FOR SEWAGE FACILITIES PLANNING MODULE**

DEP USE ONLY				
DEP CODE #	APS ID #	CLIENT ID #	SITE ID #	AUTH. ID #

TO: THOMAS FLANAGAN
 Approving Agency (DEP or delegated local agency) Date _____
PENNSYLVANIA DEPT. OF ENVIRONMENTAL PROTECTION
400 WATERFRONT DRIVE
PITTSBURGH, PA 15222

Dear Sir:

Attached please find a completed Sewage Facilities Planning Module prepared by BAUER RESOURCES
 (Name)
 for DEER LAKES PARK SPTF
 (Name)
 a subdivision, commercial, or industrial facility located in WEST DEER TOWNSHIP

 _____, ALLEGHENY County.

 (City, Borough, Township)

Check one

- (i) The Planning Module, as prepared and submitted by the applicant, is approved by the municipality as a proposed revision supplement for new land development to its "Official Sewage Facilities Plan", and is adopted for submission to the Department of Environmental Protection transmitted to the delegated local agency for approval in accordance with the requirements of Chapter 71 and the Sewage Facilities Act, OR
- (ii) The Planning Module will not be approved by the municipality as a proposed revision or supplement for new land development to its "Official Sewage Facilities Plan" because the project described therein is unacceptable for the reason(s) checked below.

Check Boxes

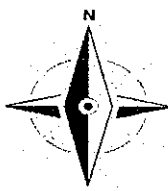
- Additional studies are being performed by or on behalf of this municipality which may have an effect on the Planning Module as prepared and submitted by the applicant. Attached hereto is the scope of services to be performed and the time schedule for completion of said studies.
- The Planning Module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

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

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> 1. Resolution of Adoption | <input type="checkbox"/> 3. Sewage Collection/Treatment Facilities | <input checked="" type="checkbox"/> 4.A. Municipal Planning Agency Review |
| <input type="checkbox"/> 2. Individual and Community Onlot Disposal of Sewage | <input checked="" type="checkbox"/> 3s. Small Flow Treatment Facilities | <input type="checkbox"/> 4.B. County Planning Agency Review |
| <input type="checkbox"/> 2m. Sewage Management Program | | <input checked="" type="checkbox"/> 4.C. County or Joint Health Department Review |

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

Note: Please remove and recycle the Instructions portion of the Sewage Facilities Planning Module prior to mailing the appropriate completed components and supporting documents to the approving agency.



SHOUP ENGINEERING

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

April 13, 2016

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

Via email

Re: Deer Lakes Park Small Flow Sewage Treatment Facility
Planning Module

Dear Mr. Payne,

I have reviewed the Pennsylvania Department of Environmental Protection planning module submitted for the above referenced project and have found the same to be acceptable. If the operations and maintenance agreement which accompanies the planning module is in a position to be approved, I would recommend that the Township adopt the resolution for the planning module.

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
Cathy Sopko, via email

SEWAGE FACILITIES PLANNING MODULE

Component 3s. Small Flow Treatment Facilities (SFTF)

(Return completed module package to appropriate municipality)

DEP USE ONLY				
DEP CODE #	CLIENT ID #	SITE ID #	APS ID #	AUTH ID #

This Component is used to satisfy the sewage facilities planning requirements for projects proposing the use of Small Flow Treatment Facilities (SFTF). An SFTF is an individual or community sewerage system designed to adequately treat sewage flows not greater than 2,000 gallons per day (gpd) for final disposal using a stream discharge or other disposal methods approved by DEP.

If the SFTF is proposed as a repair to an existing malfunctioning sewage system, complete Component 3s Sections A through H, J, N, P, Q and R. (In HQ/EV watersheds, Section O must also be completed.)

All other SFTF proposals must complete sections A through J and N through R. Sections K, L and M must be completed if indicated by DEP or if justified by preliminary test results.

A. PROJECT INFORMATION AND QUALIFICATION (See Section A of Instructions)

1. Project Name Deer Lakes Park Wastewater Treatment Plant
2. Brief Project Description Replacing porta potties with a Natural Engineered Wastewater Treatment (NEWT) system.

3. Qualification

Answer the following questions. Check all answers that apply.

- | | Yes | No | |
|----|-------------------------------------|--------------------------|---|
| a. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the SFTF proposed to serve a new residential dwelling(s) or commercial facility which will generate domestic wastewater not containing industrial waste and which will generate a total sewage flow of no more than 2,000 gallons per day (gpd)? |
| | | | or |
| | | | Is the SFTF proposed to repair a malfunctioning sewage system generating no more than 2,000 gpd? |
| b. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are "Site Investigation and Percolation Test Report" forms attached to this module that document sufficient testing was performed to establish that the soils on this property are unsuitable for installation of any type of individual or community onlot disposal system (other than an Individual Residence Spray Irrigation System (IRSIS))? |
| c. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the proposed discharge into a stream that is NOT classified as a High Quality (HQ) or Exceptional Value (EV) in Title 25 PA Code Chapter 93? |
| | <input type="checkbox"/> | n/a | n/a may only be chosen if the proposed SFTF will not discharge to a surface water body. Please see the discussion of treatment and disposal options in Section H of the instructions for more information. |

In general, if the answer to any of the above questions is "No," the SFTF cannot be used at this site. However, under Title 25 Pa. Code Chapter 95, discharge to streams classified as HQ or EV can be justified in certain repair situations. Please refer to the instructions attached to this component or contact the DEP regional office for more information.

B. CLIENT (MUNICIPALITY) INFORMATION (See Section B of instructions)

Municipality Name	County	City	Boro	Twp
West Deer	Allegheny	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Municipality Contact Individual - Last Name	First Name	MI	Suffix	Title
Payne	William			Zoning and Code Enforcement Officer
Additional Individual Last Name	First Name	MI	Suffix	Title
Grube	Scott			Twp. Engineer
Municipality Mailing Address Line 1	Mailing Address Line 2			
109 East Union Road				
Address Last Line -- City	State	ZIP+4		
Cheswick	PA	15024		
Phone + Ext.	FAX (optional)	E-mail (optional)		
724-265-2780				

C. SITE INFORMATION (See Section C of instructions)

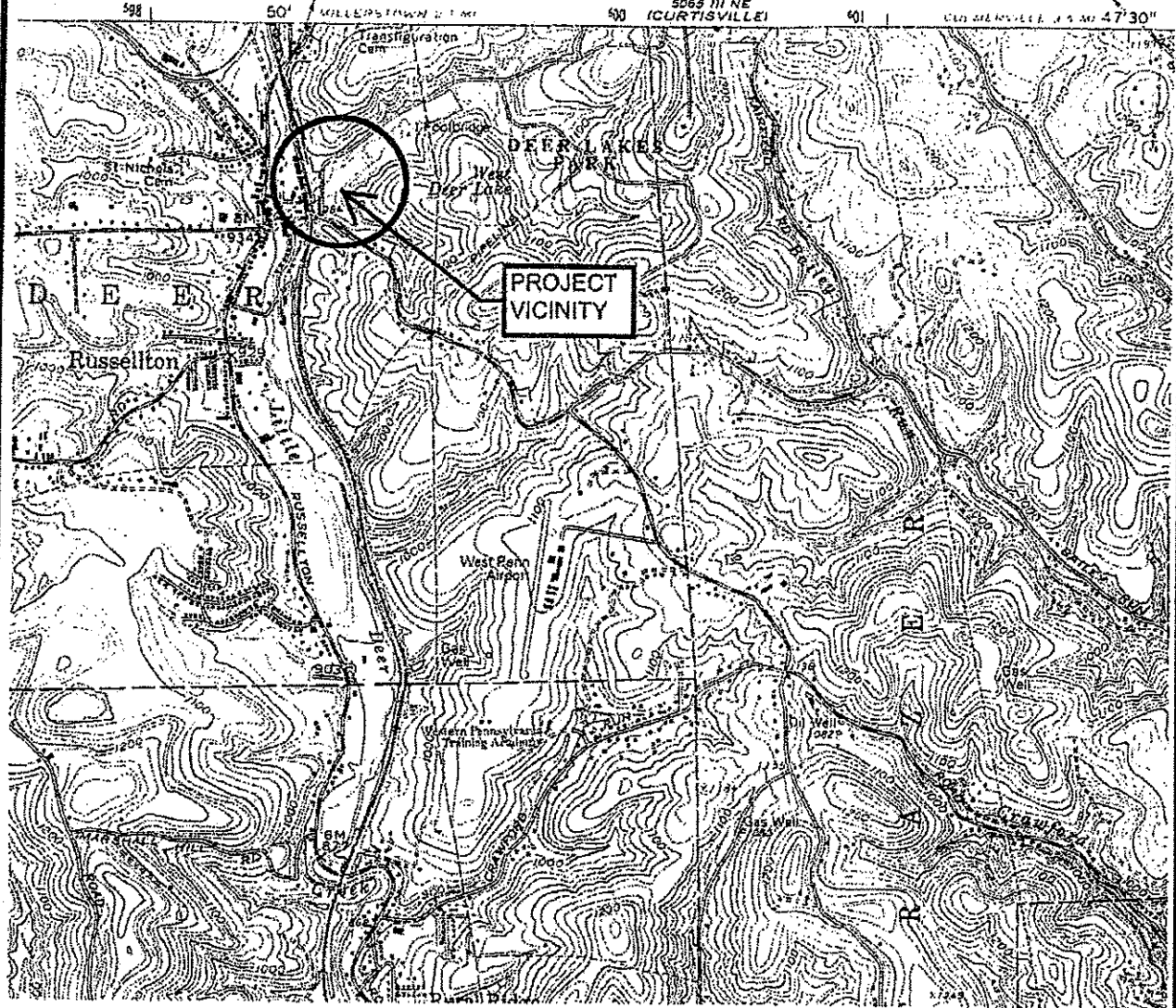
Site (Land Development or Project) Name				
Deer Lakes Park Wastewater Treatment Plant				
Site Location Line 1	Site Location Line 2			
1090 Bailey Run Road				
Site Location Last Line -- City	State	ZIP+4	Latitude	Longitude
Tarentum	PA	15048	40 37' 10" N	79 49' 50" W
Detailed Written Directions to Site Freeport Road, Turn onto Bailey Run Road, the proposed site for the NEWT system is the intersection of Mahafferty Road and Creighton-Russellton Road in Tarentum, PA				
Description of Site Recreational county park				

Site Contact (Developer/Owner) Doug Nolfi					
Last Name	First Name	MI	Suffix	Phone	Ext.
Nolfi	Doug			412-350-3557	
Site Contact Title	Site Contact Firm (if none, leave blank)				
Director Allegheny County Maintenance Management					
FAX	E-mail				
	Douglas.Nolfi@alleghenycounty.us				
Mailing Address Line 1	Mailing Address Line 2				
542 Forbes Avenue					
Mailing Address Last Line -- City	State	ZIP+4			
Pittsburgh	PA	15219			

D. PROJECT CONSULTANT INFORMATION (See Section D of instructions)

Last Name	First Name	MI	Suffix
Thaker	Yatin		
Title	Consulting Firm Name		
Business Development Manager Bauer Resources GmbH			
Mailing Address Line 1	Mailing Address Line 2		
111 Berry Road			
Address Last Line -- City	State	ZIP+4	Country
Houston	TX	77022	USA
E-mail	Phone	Ext.	FAX
Yatin.Thaker@bauer.de	713-699-7626		713-691-0098

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL RESOURCES
TOPOGRAPHIC AND GEOLOGIC SURVEY



- LOCATION PLAN -

DEER LAKES PARK

West Deer Township, Allegheny County PA

SCALE: No Scale

SOURCE: New Kensington West PA - USGS Quadrangle



FAHRINGER, McCARTY, GREY, INC.
LANDSCAPE ARCHITECTS AND ENGINEERS

1610 Golden Mile Highway, Monroeville, PA 15146-2010

JN 910-647

E. AVAILABILITY OF DRINKING WATER SUPPLY

The Project will be provided with drinking water from the following source: (Check appropriate box)

- Individual wells or cisterns.
 A proposed public water supply.
 An existing public water supply.

If existing public water supply is to be used, provide the name of the water company and attach documentation from the water company stating that it will serve the project.

Name of water company: Fawn-Frazer Joint Water Authority

F. PROJECT NARRATIVE (See Section F of Instructions)

- A narrative has been prepared as described in Section F of the instructions and is attached.

The applicant may choose to include additional information beyond that required by Section F of the instructions.

G. GENERAL SITE SUITABILITY AND PROPOSED WASTEWATER DISPOSAL FACILITIES (See Section G of Instructions)**1. PLOT PLAN**

The following information is to be submitted on a plot plan of the proposed subdivision.

- | | |
|--|--|
| a. Location of all soil profiles and percolation tests. | j. Surface waters. |
| b. Slope at each test area. | k. Wetlands – from National Wetland Inventory Mapping and USDA Hydric Soils Mapping. |
| c. Soil types and boundaries. | l. Floodplain or floodprone area soils, floodways (Federal Flood Insurance Mapping). |
| d. Location of proposed treatment units and discharge point. | m. Designated open space areas. |
| e. Existing and proposed streets, roadways, access roads, etc. | n. Remaining acreage under the same ownership and contiguous lots. |
| f. Lot lines and lot sizes. | o. Existing onlot or sewerage systems; pipelines, transmission lines, etc., in-use or abandoned. |
| g. Existing and proposed rights-of-way. | p. Prime agricultural land. |
| h. Existing and proposed drinking water supplies for proposed and contiguous lots. | q. Orientation to North. |
| i. Existing buildings. | |

2. RESIDUAL TRACT PLANNING WAIVER REQUEST

A waiver from sewage facilities planning is, is not requested for the residual land tract associated with this project. (See Sections N and Q, Component 4 and instructions for additional information.)

3. SOCIAL OR ECONOMIC JUSTIFICATION

Yes No

- Will the proposed project result in a new or increased discharge into special protection waters as identified in Chapter 93? If yes, attach the Social or Economic Justification (SEJ) required by Section 93.4c.

Fawn-Frazer Joint Water Authority

326 Donnellville Road - Natrona Heights, PA 15065
Phone: 724-224-6562 Fax: 724-224-5922

March 6, 2015

Fahringer McCarty & Grey Inc.
1610 Golden Mile Highway
Monroeville, PA 15146

RE: Water Availability located at:
1090 Baileys Run Road
Tarentum, PA 15084

To Whom It May Concern:

This letter serves to notify you that water is available at the above referenced property and is currently a customer of Fawn-Frazer Joint Water Authority.

Should you have further questions, please feel free to contact our office.
Hours are Monday through Friday, 8:00 a.m. to 3:00 p.m.

Sincerely,

Terri Hessom

Terri L. Hessom
Office Manager
Fawn-Frazer Joint Water Authority

3800-FM-WSFR0353s Component 3s Small Flow Treatment Facilities

SECTION F - Project Narrative

Deer Lakes Park currently has no flush toilet facilities; Allegheny County previously conducted a study to determine that connecting a flush toilet restroom to the public sanitary sewer would be cost prohibitive due to the distance and railroad line easements required for construction.

The total number of lots proposed is 1 with <1 acre of development required for the NEWT™ system. The NEWT™ system will treat wastewater from a new toilet restroom (procured and installed by Bauer/Alcoa as part of this project). The projected sewage flow is <2000gpd with # of EDUs 5 (400gal/EDU). One SFTF is proposed. The remaining acreage of Deer Lakes Park is 1179 acres. The acreage not used for the NEWT™ system is a recreational park.

4. WETLAND PROTECTION

Yes No

- a. Are there wetlands in the project area? If yes, ensure these areas appear on the plot plan as shown in the mapping or through on-site delineation.
- b. Are there any construction activities (encroachments or obstructions) proposed in, along or through the wetlands? If yes, identify any proposed encroachments on wetlands and identify whether a General Permit or a full encroachment permit will be required. If a full permit is required, address time and cost impacts on the project. Note that wetland encroachments should be avoided where feasible. Also note that a feasible alternative **MUST BE SELECTED** to an identified encroachment on an exceptional value wetland as defined in Title 25 Pa. Code Chapter 105. Identify any project impacts on HQ or EV streams and address impacts of the permitting requirements of said encroachments on the project.

5. PRIMARY AGRICULTURAL LAND PROTECTION

Yes No

- a. Will your project involve the disturbance of any prime agricultural lands? If yes, indicate any alternatives to this disturbance that were considered and the reasons they were not deemed feasible. Identify any primary or secondary impacts of the project on the Commonwealth's prime agricultural lands. Evaluate alternatives to avoid or mitigate undesirable impacts. The selected sewage facilities plan must be consistent with local measures in place to protect prime agricultural lands.

6. HISTORIC PRESERVATION ACT

Yes No

- Sufficient documentation is attached to confirm that this project is consistent with DEP Technical Guidance (012-0700-001) *Implementation of the PA State History Code* (available on-line at DEP's website at www.dep.state.pa.us, select "subject" then select "technical guidance"). As a minimum this includes copies of the completed Cultural Resources Notice (CRN), a return receipt for its submission to the PHMC and the PHMC review letter.

H. TREATMENT AND DISPOSAL OPTIONS (See Section H of Instructions)

Check the appropriate box and supply the required information.

- 1. Spray irrigation or other land application is proposed and the requirements of Section H.1. of the planning module instructions are attached.
- 2. A discharge to a dry stream channel is proposed and the requirements of Section H.2. of the planning module instructions are attached.
- 3. A discharge to a perennial surface waterbody is proposed and the requirements of Section H.3. of the planning module instructions are attached.

I. ALTERNATIVE ANALYSIS (See Section I of Instructions)

- An alternative analysis has been prepared as described in Section I of the attached instructions and is attached to this component.

The applicant may wish to include additional factors beyond those required to support the SFTF alternative.

Complete the following sections (K, L and/or M) only if marked . If none are marked, go directly to Section N.

J. PROTECTION OF RARE, ENDANGERED OR THREATENED SPECIES (See Section J of instructions)

Check one:

- The Pennsylvania Natural Diversity Inventory (PNDI) Project Environmental Review Receipt" resulting from my search of the PNDI database and all supporting documentation from jurisdictional agencies (when necessary) is/are attached.
- A completed "Pennsylvania Natural Diversity Inventory (PNDI) Project Planning & Environmental Review Form," (PNDI Form) available at www.naturalheritage.state.pa.us, and all required supporting documentation is attached. I request DEP staff to complete the required PNDI search for my project. I realize that my planning module will be considered incomplete upon submission to the Department and that the DEP review will not begin, and that processing of my planning module will be delayed, until a "PNDI Project Environmental Review Receipt" and all supporting documentation from jurisdictional agencies (when necessary) is/are received by DEP.

Applicant or Consultant Initials _____

K. PERMEABILITY TESTING (See Section K of instructions)

- The information required in Section K of the instructions is attached.

L. PRELIMINARY HYDROGEOLOGIC STUDY (See Section L of instructions)

- The information required in Section L of the instructions is attached.

M. DETAILED HYDROGEOLOGIC STUDY (See Section M of instructions)

- The information required in Section M of the instructions is attached.

N. SEWAGE ENFORCEMENT OFFICER ACTION (See Section N of instructions)

1. I have confirmed the information relating to the general suitability for onlot sewage disposal contained in this component. Confirmation of this information was based upon on-site verification of soil tests, general site conditions and other generally available soils information. The proposed development site:

- Is not suitable for onlot disposal. (See my attached comments regarding this determination).
- Cannot be evaluated for suitability because of insufficient soils testing.

2. Residual Tract Facilities (For use only when there is an existing onlot disposal system on the residual tract)

- I have inspected the lot on which the existing building and existing onlot disposal system is located and have concluded, based on soils mapping or soils evaluation, permit information or site inspection that the long-term sewage disposal needs of this site and the building currently served can be met. (Required)
- I further acknowledge that no violations of the Sewage Facilities Act are known to me or have become apparent as a result of my site inspection. No inferences regarding future performance of the existing onlot disposal system should be drawn from this acknowledgement. (Required)
- A brief description and sketch of the existing system and site is attached. (Optional)

Signature of Certified Sewage Enforcement Officer having jurisdiction in municipality where development is proposed

Certification #

Date

O. PUBLIC NOTIFICATION (See Section O of Instructions)

- Attached is a copy of the public notice, all comments received as a result of the notice and the municipal response to these comments.
- No comments were received. A copy of the public notice is attached.

P. FALSE SWEARING STATEMENT (See Section P of Instructions)

I verify that the statements made in this Sewage Facilities Planning Module are true and correct to the best of my knowledge, information and belief. I understand that false statements in this document is subject to the penalties of 18 PA C.S.A. §4904 relating to unsworn falsification to authorities.

Name (Print)	Signature
Title	Address
Telephone Number	

Q. MUNICIPAL ACTION (For completion by the municipality, see Section Q of Instructions)

This section is to be completed by the municipality in assurance of long term operation and maintenance responsibilities and/or if a waiver of the planning requirements has been requested for the residual tract of the subdivision.

1. Sewage Management
 - Yes No
 - a. Is a sewage management ordinance that will address this proposal already in effect?
 - b. If yes, what is the identification number and the effective date of the ordinance?

 - c. If no, the appropriate documentation describing and confirming the sewage management method to be used must be attached (see Section Q of the instructions). **SEE ATTACHED AGREEMENT**
 - d. If sewage management is not proposed, explain why (see Section Q of the instructions for cases where sewage management may not be required).

2. A waiver of the planning requirements for the residual tract of this subdivision has been requested and a copy of the appropriate deed, plot plan or deed notice is attached.
 The municipality acknowledges acceptance of this proposal and requests a waiver of the sewage facilities planning requirements for the residual tract designated on the subdivision plot plan. Our municipal officials accept full responsibility now and in the future to identify any violation of this waiver and to submit to the approving agency any required sewage facilities planning for the designated residual tract should a violation occur or construction of a new sewage-generating structure on the residual tract of the subdivision be proposed. We understand that such planning information may require municipal officials to be responsible for soil testing and other environmental assessments for the residual tract in the future.

Chairperson or Secretary of Governing Body	Signature
	Date
Municipality Name	
Address	Address
	(Area Code) Telephone No. ()

R. PLANNING MODULE REVIEW FEE (See Section R of instructions)

The Sewage Facilities Act establishes a fee for DEP planning module review. DEP will calculate the review fee for the project and invoice the project sponsor OR the project sponsor may attach a self-calculated fee payment to the planning module prior to submission of the planning package to DEP. Check the appropriate box.

- I request DEP calculate the review fee for my project and send me an invoice for the correct amount. I understand DEP's review of my project will not begin until DEP receives the correct review fee from me for the project.
- I have calculated the review fee for my project using the formula found below and the review fee guidance in the instructions. I have attached a check or money order in the amount of \$175 payable to "Commonwealth of PA, DEP." Include DEP code number on check. I understand DEP will not begin review of my project unless it receives the fee and determines the fee is correct. If the fee is incorrect, DEP may return my check or money order and send me an invoice for the correct amount. I understand DEP's review will NOT begin until I have submitted the correct fee.
- I request to be exempt from the DEP planning module review fee because this planning module creates only one new lot and is the only lot subdivided from a parcel of land as that land existed on December 14, 1995. I realize that subdivision of a second lot from this parcel of land shall disqualify me from this review fee exemption. I am furnishing the following deed reference information in support of my fee exemption request.

County Recorder of Deeds for _____ County, Pennsylvania
 Deed Volume _____ Book Number _____
 Page Number _____ Date Recorded _____

- I request to be exempt from the DEP planning module review fee because this planning module is proposed to repair a malfunctioning onlot sewage disposal system.

Formula:

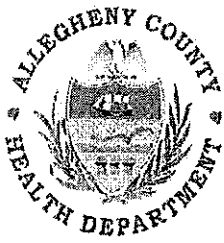
A new surface or sub-surface discharge of 2000 gpd or less will use:

#5 _____ Lots (or EDUs) X \$35.00 = \$175

The fee is based upon:

- The number of lots created or number of EDUs, whichever is greater.
- An EDU is equal to a sewage flow of 400 gallons per day.
- For other than single-family residential projects, EDUs are calculated using projected population figures.

STOP - CALL BEFORE YOU DIG
 PENNSYLVANIA LAW REQUIRES
 THREE WORKING DAYS NOTICE
 Pennsylvania One Call System, Inc.
 1-800-242-1776



Allegheny County Health Department

On-Lot Sewage Disposal Program

3901 Penn Avenue, Building 5, Pittsburgh, PA 15224-1318

phone: 412.578.8036 • fax: 412.578.8053 • www.achd.net

Rich Fitzgerald - County Executive
Karen A. Hacker, M.D., M.P.H. - Director

May 29, 2015

Deer Lakes County Parks
c/o Steve Kossert
542 Forbes Ave.
Pittsburgh, PA 15219

**RE: PERMIT DENIAL - APPLICATION NO. Z-167230
1090 BAILEY RUN ROAD, WEST DEER TOWNSHIP**

Dear Mr. Kossert:

Your permit application for the subject sewage disposal system is hereby denied, pursuant to the Act of January 24, 1966, P.L. 1535, No. 537, as amended, 35 P.S. 750.1 et seq. ("Sewage Facilities Act"), and the rules and regulations promulgated thereunder, Title 25, Pennsylvania Code, Chapters 71, 72, and 73.

A site visit and soil testing was conducted on May 14, 2015. Four soil profiles were evaluated with the following results:

- Test Pit #1 – Limiting zone of 9" due to seasonal high water table
- Test Pit #2 – Limiting zone of 11" due to seasonal high water table
- Test Pit #3 – Limiting zone of 7" due to seasonal high water table
- Test Pit #4 – Limiting zone of 0" due to insufficient finds (fill)

Slopes in the tested areas averaged 5% to 13% with very limited area available for testing. Due to excessive slopes and lot conditions, no additional testing was performed.

Please be advised that unless you possess a valid permit from the Allegheny County Health Department, it is unlawful to install, construct, award a contract for construction, alter, repair or connect to a sewage disposal system, or to construct, request construction bids for, install or occupy any building or structure for which a sewage disposal system is to be installed as required by Section 7 of the Pennsylvania Sewage Facilities Act, January 24, 1966 P.L. 1535, No. 537, as amended, 35 P.S. 750.1 et seq.

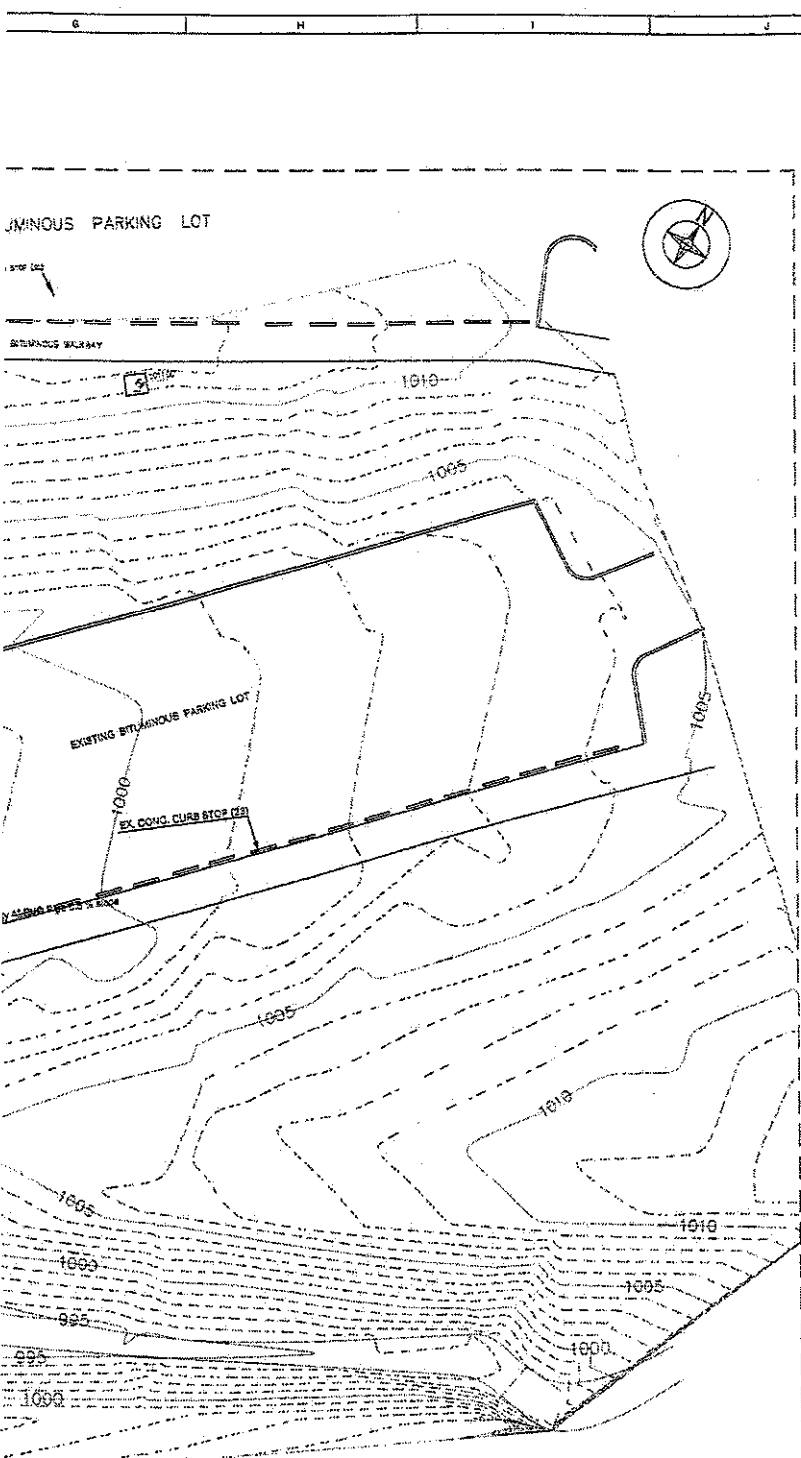
Should you have any questions, please contact this office.

Sincerely,

A handwritten signature in black ink, appearing to read "Jason Dansak".

Jason Dansak
Sewage Enforcement Officer No. 03784

JD/ge



Cutting Area PSAT, CTW & BRTE = 98.00 Cubic Yard
 Filling Area to 1011.5' = 125.00 Cubic Yard

UNCONTROLLED COPY						
REV	DATE	REVISIONS	DWN	CHK	APPD	CLIENT APPD
1	08-09-2018	For Client Approval	AW	APD	FRP	
2	20-08-2015	For Client Approval	RHU	APD	FRP	

BAUER Umwelt GmbH In der Scherau 1 86529 Scherbenhausen Deutschland	BAUER NIMR LLC P.O. Box 1158 P.C. 114 Al Mina, Muscat, Sultanate of Oman Tel.: +968-22-006550 Fax: +968-22-002963 BNO.Muscat@bauer.de
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PROJECT TITLE: Allegheny County: Deer Lakes Park
 TITLE: DEER LAKES PARK - NEWT AREA
 Overview Layout

SCALE 1" = 20'	PROJECT NUMBER 77100102	CREATED BY AW	SECURITY CLASS.	START DATE 03-02-2015	SIZE A1
DRAWING No. 77100100PLSW				SHEET No. 0001	REV



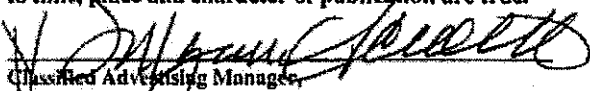
TRIB TOTAL MEDIA LEGAL ADVERTISING

Proof of Publication of Notice in Tribune-Review Under the Act of July 9, 1976, P.L. 877, No. 160

Commonwealth of Pennsylvania }
County of Allegheny } SS:

DALYNN SCIOTTO, Multi-Media Classified Advertising Manager of Trib Total Media, Inc. a corporation of the Commonwealth of Pennsylvania, with place of business in Pittsburgh, Allegheny County, Pennsylvania (and general circulation in Allegheny County and Westmoreland County), being duly sworn, deposes and says that the Tribune-Review is a daily newspaper circulated in Southwestern Pennsylvania. Said corporation was established in the year 1924. A copy of the printed notice of publication is attached hereto exactly as the same was printed and published in the regular editions of the said daily newspaper on the following dates, viz: - MARCH 18, 2016

Affiant further deposes that s/he is an officer duly Authorized by Trib Total Media, Inc., publisher of the Tribune-Review, to verify the foregoing statement under oath and also declares that affiant is not interested in the subject matter of the aforesaid notice of publication, and that all allegations in the foregoing statement as to time, place and character of publication are true.


Classified Advertising Manager,
Trib Total Media, Inc.

Sworn to and subscribed before me this
20th day of March, 2016.
Donna M. Clark
Notary Public

Statement of Advertising Costs

ALCOA TECHNOLOGY
ATTN: JAW FU
100 TECHNICAL DRIVE
ALCOA CENTER, PA 15069

To Trib Total Media, Inc.	
For Publishing the notice or advertisement attached hereto on the above stated dates	\$141.90
Probating Same	\$ 0
Total	\$141.90

Publisher's Receipt for Advertising Costs

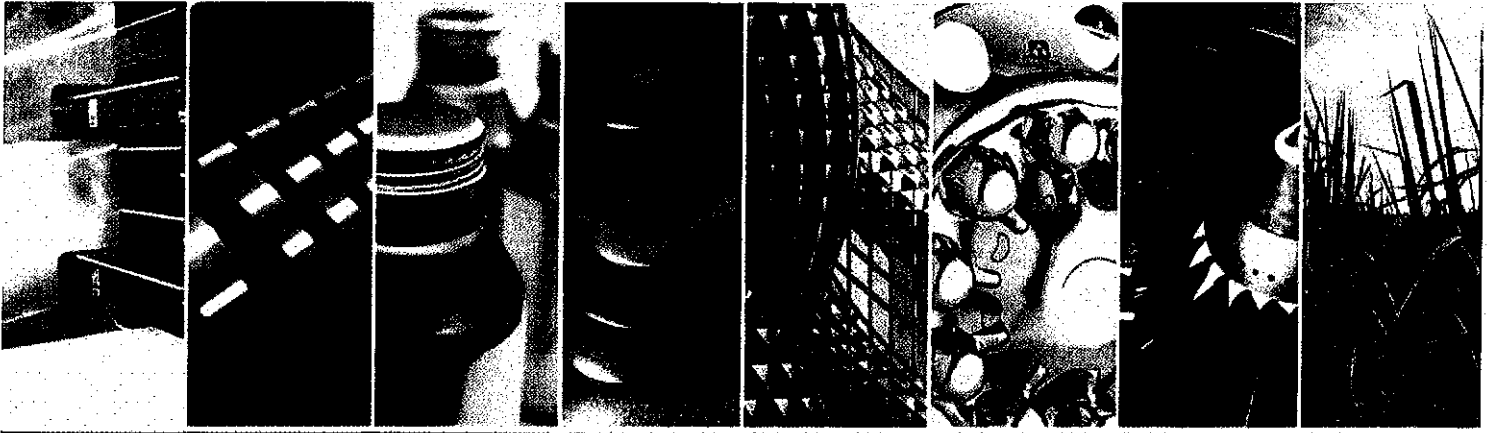
Trib Total Media, Inc., publisher of the Tribune-Review, a daily newspaper, acknowledges a receipt of the aforesaid advertising and publication costs, and certifies the same fully paid.

Trib Total Media, Inc., Publisher
of the Tribune-Review, a Daily Newspaper.

PUBLIC NOTICE:
Dear Lakes Park Wastewater Treatment Plant
 Allegheny County proposed a small flow wastewater treatment plant (WWTP) to be installed at the Dear Lakes Park. This WWTP will be located between the Spray Park and Mahaffey Road, West Deer Township Allegheny County. A new 4 stall public bathroom and a natural engineering wastewater treatment (NEWTTM) system is proposed to handle sanitary wastewater from the bathroom and the overflow water from the spray park. The projected flow rate is less than 2,000 gallon per day. The footprint of the NEWT system is less than 0.5 acre. This system operates with no chemical addition and low energy requirements. A 30 day comment period will commencing from the date of the publication. Persons wishing to review the plan or comment on the proposed system are invited to submit them in writing to the West Deer Township office at 108 East Union Road, Cheswick, PA 15024.
 (6279823, 3/18/16)

By 

COMMONWEALTH OF PENNSYLVANIA
 NOTARIAL SEAL
 Donna M. Clark, Notary Public
 Penn Hills Twp., Allegheny County
 My Commission Expires Jan. 9, 2019
 MEMBER PENNSYLVANIA ASSOCIATION OF NOTARIES



Advancing each generation.



Natural Engineered Wastewater Treatment: NEWT™

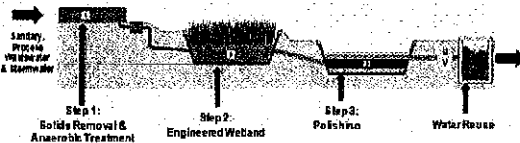
Jaw Fu, PhD, PE

February 25, 2016

While Alcoa is traditionally considered an Aluminum company,
our technical expertise varies widely

Alcoa has set the goal of **reducing freshwater consumption 25% by 2025**

- NEWT™ technology is a combination of our environmental/sustainability expertise and decades-long research into bauxite residue
- Recognizing aging infrastructure at the Alcoa Technical Center, researchers set out to determine if an economical wastewater treatment system *could be developed...*



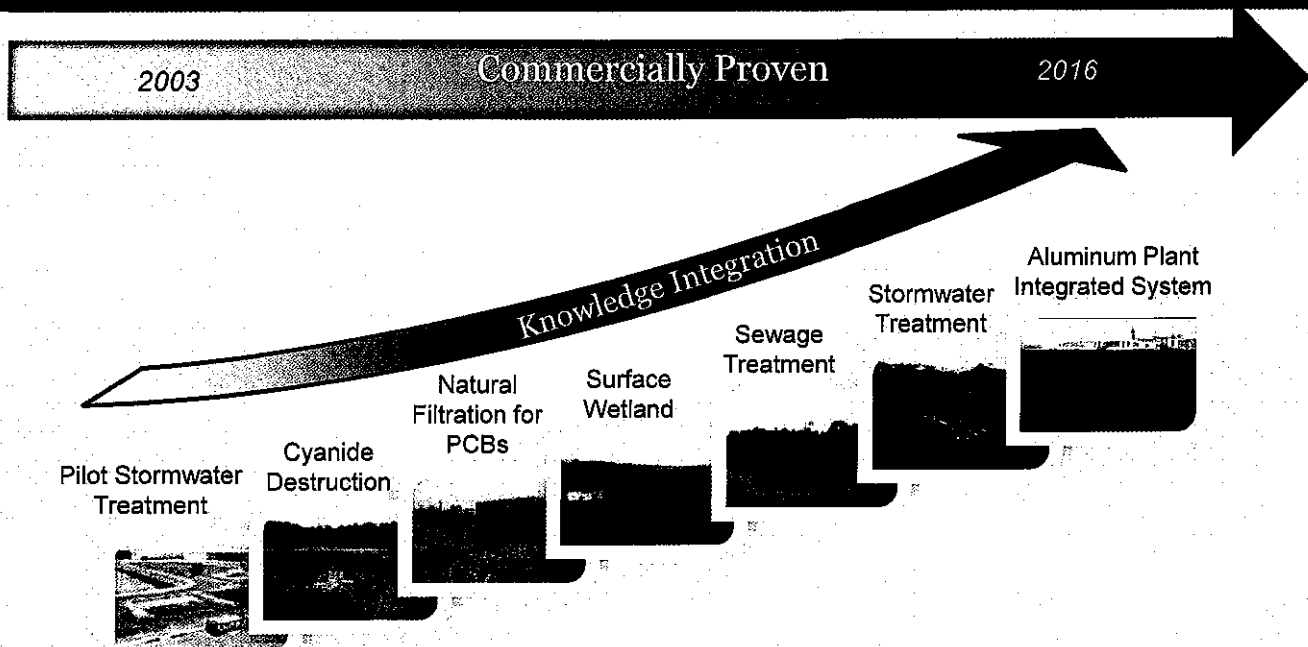
...the NEWT™ technology was perfected as an innovative hybrid wastewater treatment technology that maintains high effluent quality

Today, Alcoa has two permitted installations operating, with 8 NEWT-years of total domestic & international operating experience



With positive technical and financial performance, patented and three additional installations *in the build stage*, Alcoa is now mobilizing to commercialize the NEWT™ technology

Alcoa's Proven Track Record of Wetland Deployments Worldwide

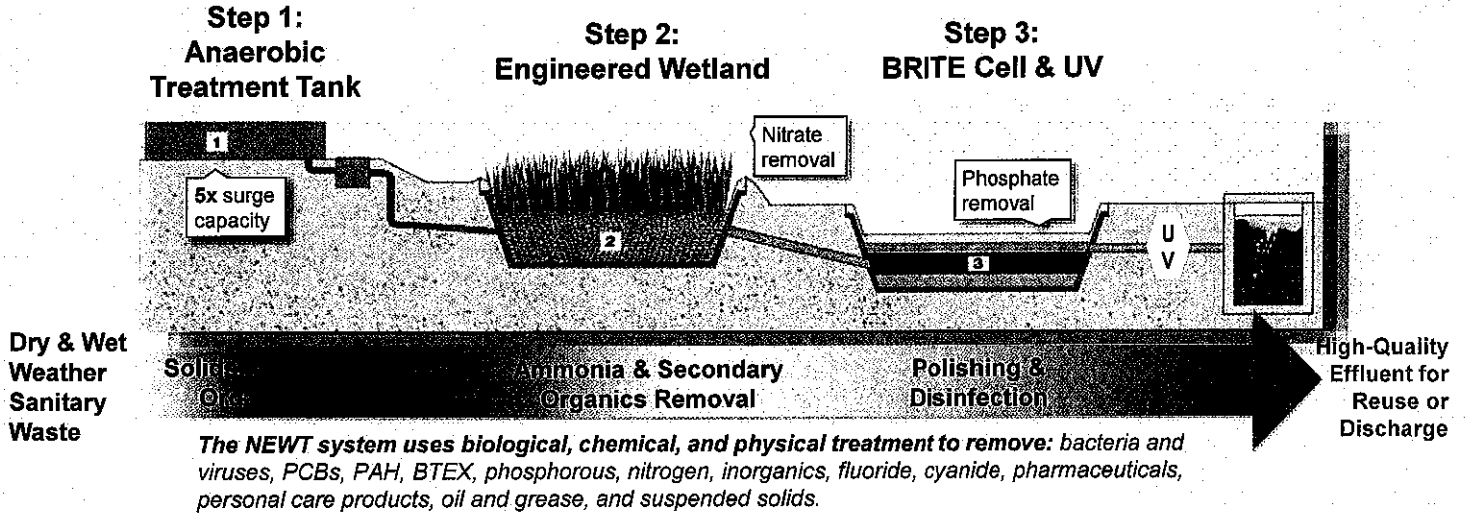


NEWT Blends Into the Landscape



NEWT™ removes a wide range of contaminants in three simple steps

Resulting from continuous innovation in wastewater treatment for Alcoa production facilities, the **NEWT™ system** effectively removes a wide range of contaminants from industrial and sanitary wastewaters and generates high quality treated effluent suitable for reuse – while significantly lowering energy and operating costs.



Source: Alcoa Technical Center

Advancing each generation. ALCOA

ATC R&D NEWT Pilot tests performance capabilities



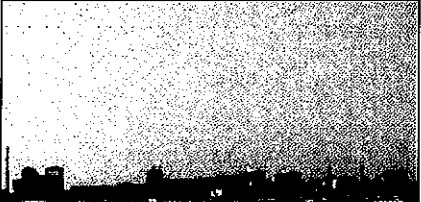


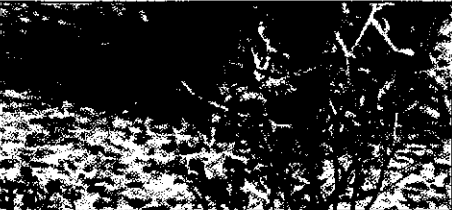
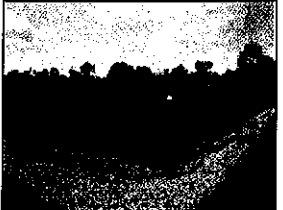
The NEWT Pilot treats a slipstream of water from the full-scale ATC NEWT system in <math>< \frac{1}{2}</math> the footprint

	ATC NEWT Pilot Design HRT	ATC NEWT System Design HRT
Step 1	½ - 1 day	1-2 days
Step 2	½ - 1 day	3-5 days
Step 3	4 hours	4-12 hours



Advancing each generation. ALCOA

NEWT™ is a green solution with real economic benefits




<p>Natural, green design produces high quality effluent</p> 	<p>Simplified maintenance and operation</p> 			
	<p>Condensed Footprint</p>	<p>Little to no chemical use</p>		<p>Odorless & Minimal sludge Disposal</p>
		<p>30 year system life span</p>		

Source: Alcoa Technical Center, Ma'aden

Advancing each generation. 

NEWT™ is active in all stages of deployment: bid & proposal, construction, and operation

Alcoa has accumulated over 8 NEWT™-years of operational know-how & experience

<p>Alcoa Technical Center Pittsburgh, Pennsylvania U.S.A.</p> <p>-----</p> <p><i>Since replacing an ageing conventional system in 2009 the first commercial-scale system has experienced first sludge removal after 6 years.</i></p> <p>-----</p> <p>System Facts:</p> <table> <tr> <td>Installed:</td> <td>2009</td> </tr> <tr> <td>Wastewater Type:</td> <td>Sanitary</td> </tr> <tr> <td>Typical Flow:</td> <td>45,000 gpd</td> </tr> <tr> <td>Peak Flow Capacity:</td> <td>5x</td> </tr> <tr> <td>Footprint:</td> <td>1.5 acres</td> </tr> </table> 	Installed:	2009	Wastewater Type:	Sanitary	Typical Flow:	45,000 gpd	Peak Flow Capacity:	5x	Footprint:	1.5 acres	<p>Ma'aden Aluminium Ras Al Khair Kingdom of Saudi Arabia</p> <p>-----</p> <p><i>In one of the most arid regions on the planet, reducing water demand through reuse of 1.3 million gallons per day will save the industrial facility over \$8 million annually.</i></p> <p>-----</p> <p>System Facts:</p> <table> <tr> <td>Installed:</td> <td>2013</td> </tr> <tr> <td>Wastewater Type:</td> <td>Sanitary & Industrial</td> </tr> <tr> <td>Typical Flow:</td> <td>1.3 MGD</td> </tr> <tr> <td>Peak Flow Capacity:</td> <td>5x</td> </tr> <tr> <td>Footprint:</td> <td>17 acres</td> </tr> </table>  <p>1.0 MGD reference plant has further reduced footprint to 6 acres</p>	Installed:	2013	Wastewater Type:	Sanitary & Industrial	Typical Flow:	1.3 MGD	Peak Flow Capacity:	5x	Footprint:	17 acres	<p>Alcoa Power and Propulsion Wichita Falls, Texas U.S.A.</p> <p>-----</p> <p><i>In 2014, North Central Texas's Stage 5 drought conditions required industrial users to cut water consumption - installing a NEWT system allows the facility to reduce its water consumption by 68% - far above the 10-35% required</i></p> <p>-----</p> <p>System Facts:</p> <table> <tr> <td>Installed:</td> <td>2015</td> </tr> <tr> <td>Wastewater Type:</td> <td>Sanitary</td> </tr> <tr> <td>Typical Flow:</td> <td>35,000 gpd</td> </tr> <tr> <td>Peak Flow Capacity:</td> <td>2x</td> </tr> <tr> <td>Footprint:</td> <td>2 acres</td> </tr> </table> 	Installed:	2015	Wastewater Type:	Sanitary	Typical Flow:	35,000 gpd	Peak Flow Capacity:	2x	Footprint:	2 acres
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Peak Flow Capacity:	2x																															
Footprint:	2 acres																															

Two NEWT systems being installed at two Allegheny County, PA parks in 2016.
<http://triblive.com/news/allegheny/6969203-74/parks-county-system#axzz3K7Rqobq>

Advancing each generation. 

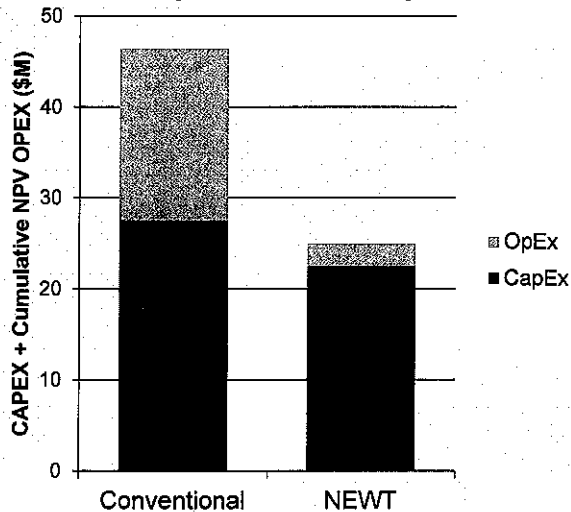
Ma'aden NEWT business case

NEWT vs. Conventional Activated Sludge System for 5,000m³/day Flow

معدن الألمنيوم
MA'ADEN ALUMINIUM

ALCOA | MA'ADEN | ألوكون

Ras al Khair Life Cycle NPV Cost Comparison
15 years at 5,000m³/day



Highlights

- Zero sludge wasting
- Designed for longer lifespan
- Delivers superior water quality as compared to conventional activated sludge based systems
- Demonstrated to remove pharmaceuticals and personal care products
- Saving \$ 8.5 M/year

Constraint

- Requires slightly larger footprint

Advancing each generation.



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NEWT™ System U.S. Performance Data for Alcoa's Sanitary Natural Engineered Wastewater Treatment

Given proper final design, and installation, the system is capable of providing the minimum effluent quality listed for the influent quality cited

	Influent Upper Limit	Effluent Upper Limit Monthly average	Effluent Upper Limit Instantaneous Max.
Water Temperature	> 45 F	Matches inlet	Matches inlet
Oil & Grease	50 mg/L	Matches inlet	Matches inlet
pH	6 to 9	6 to 9	6 to 9
Flow Rate	Design flow	Matches inlet	Matches inlet
Peak Flow Rate	2X design flow For max 15 min. every 10 years	Matches inlet	Matches inlet
Fecal Coliform	~ 10 ⁶ CFU/100 ml	200 cfu/100 ml summer 2000 CFU/100 ml winter (monthly geometric mean)	1000 cfu/100 ml summer
Ammonia	50 mg/L	5 mg/L	
Total Suspended Solids	389 mg/L	30 mg/L	60 mg/L
BOD-5	400 mg/L	25 mg/L	50 mg/L

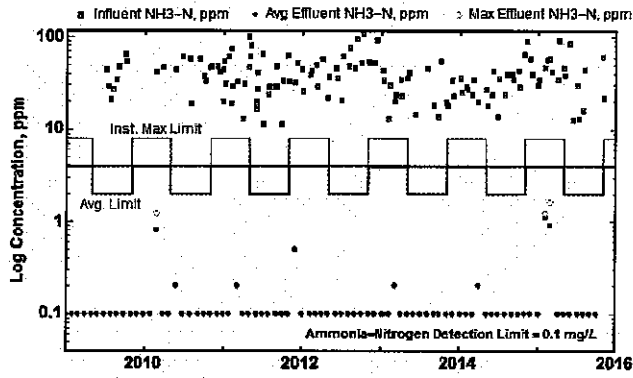
The system can be designed to remove Phosphorus and Nitrate. Data can be supplied upon request.

Advancing each generation.

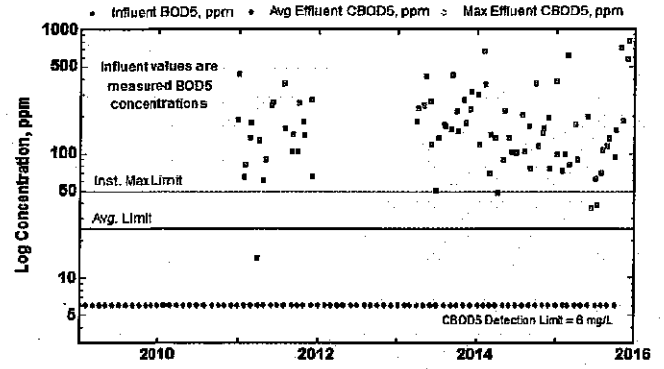


10

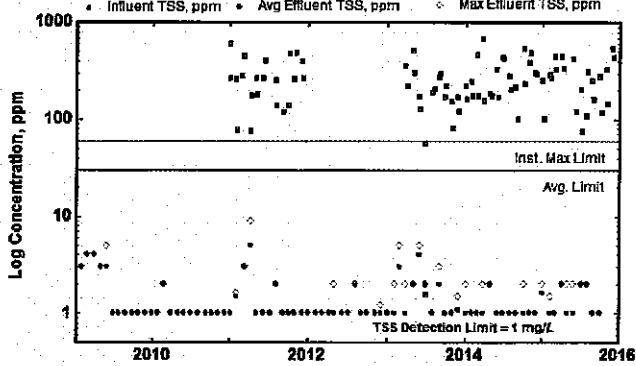
ATC NEWT monthly Ammonia-Nitrogen (NH₃-N) DMR values



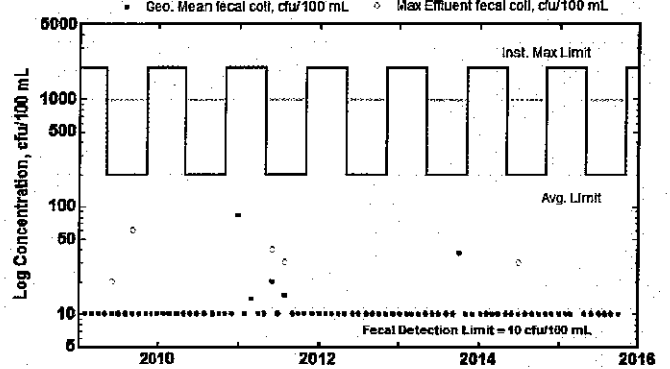
CBOD₅ DMR concentrations for the ATC NEWT between 2009-2016



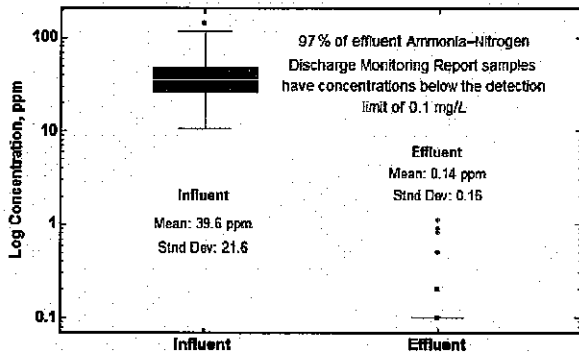
Total Suspended Solids (TSS) DMR concentration time series between 2009-2016



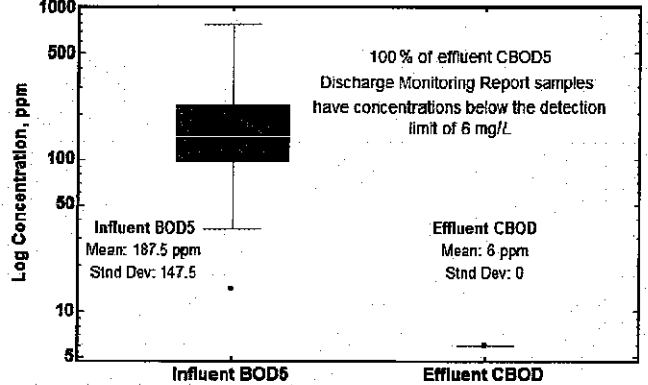
Fecal Coliform DMR concentrations for the ATC NEWT between 2009-2016



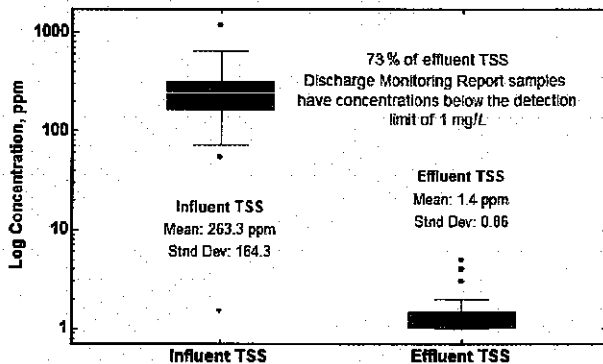
ATC NEWT monthly Ammonia-Nitrogen (NH₃-N) Discharge Monitoring Report (DMR) values



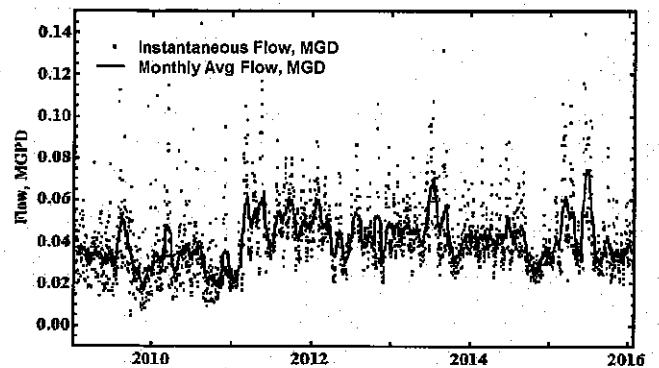
ATC NEWT monthly BOD₅/CBOD Discharge Monitoring Report (DMR) values



ATC NEWT monthly TSS Discharge Monitoring Report (DMR) values



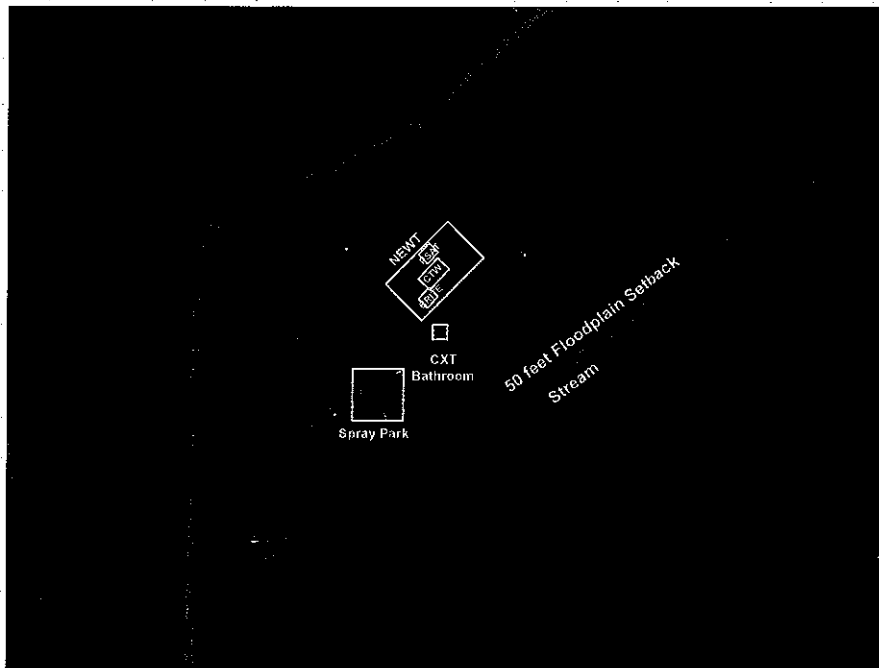
ATC NEWT Flow Rates (MGPD) between 2009 - 2016



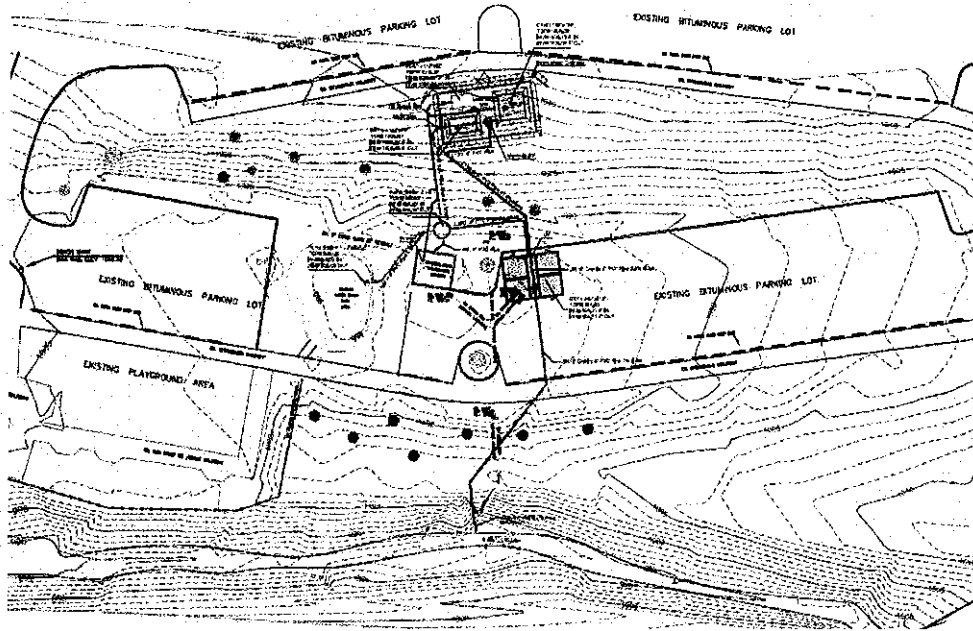
Deer Lakes Park NEWT Proposed Location



Deer Lakes NEWT Layout - Draft

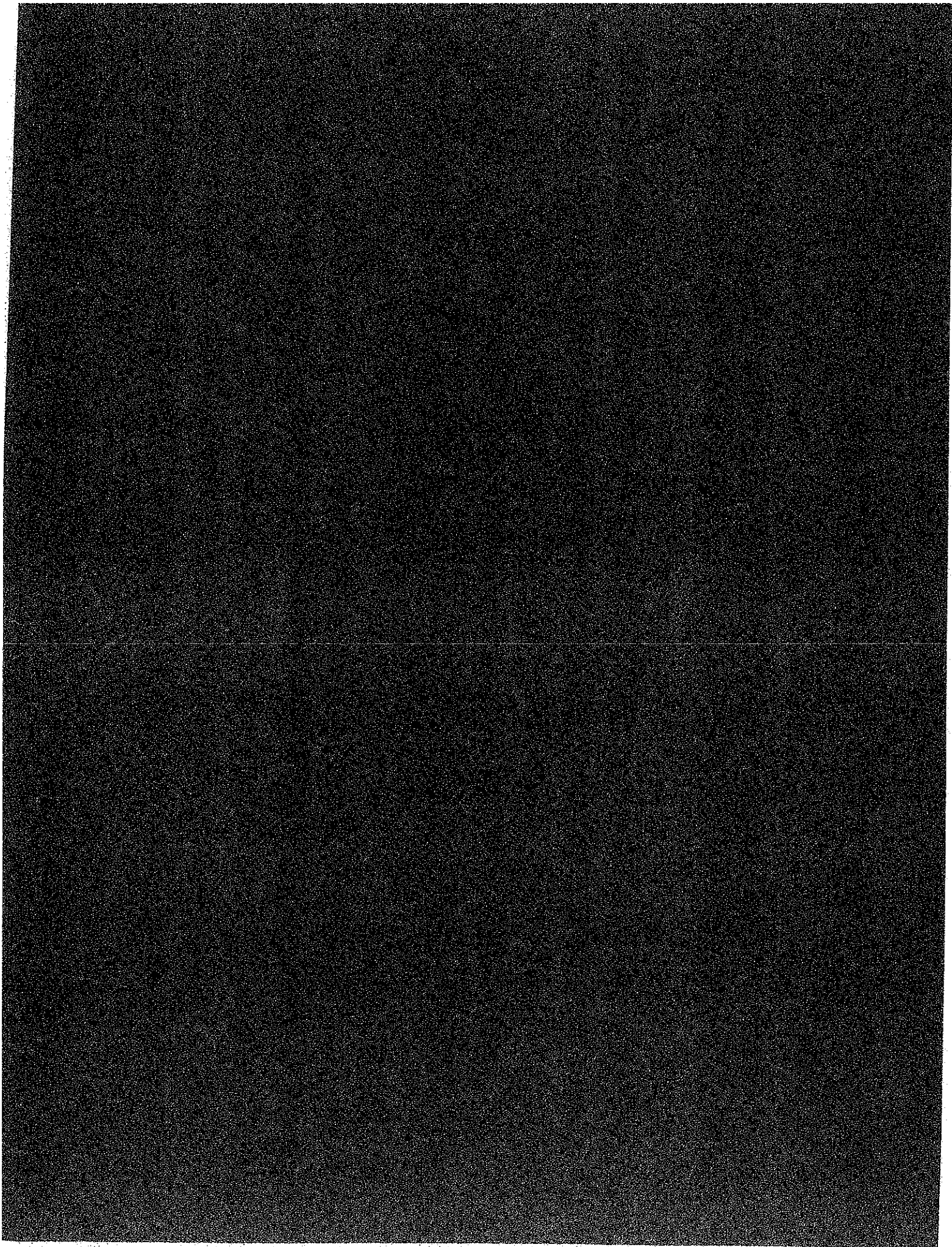


Deer Lakes Park NEWT Layout



NEWT™

Natural Engineered Wastewater Treatment



DEER LAKES PARK AGREEMENT FOR INSTALLATION & MAINTENANCE OF SMALL FLOW TREATMENT FACILITY:

MR. HAPPEL HAS REVIEWED THE AGREEMENT FOR THE INSTALLATION & MAINTENANCE OF THE SMALL FLOW TREATMENT FACILITY AT DEER LAKES PARK.

(ATTACHED IS THE DRAFT COPY)

MR. HAPPEL.....

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO APPROVE THE AGREEMENT FOR THE INSTALLATION & MAINTENANCE OF THE SMALL FLOW TREATMENT FACILITY AT DEER LAKES PARK.

MOTION SECOND AYES NAYES

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

17

**AGREEMENT FOR INSTALLATION AND MAINTENANCE
OF SMALL FLOW TREATMENT FACILITY**

This Agreement for Installation and Maintenance of Small Flow Treatment Facility ("Agreement") is made this ____ day of _____, 2016, by and between The Township of West Deer, Allegheny County, Pennsylvania, a municipal corporation organized and existing under the laws of the Commonwealth of Pennsylvania (hereinafter referred to as the "Municipality"), AND the County of Allegheny, Commonwealth of Pennsylvania (hereinafter referred to as the "Property Owner").

WHEREAS, Property Owner is owner of that certain lot or piece of ground located at _____, which is more fully described in the deed recorded in the Office of the Recorder of Deeds of Allegheny County, Pennsylvania, in Deed Book Volume _____ and commonly referred to as Deer Lakes Park (hereinafter the "Subject Property"); and

WHEREAS, Property Owner has requested that it be permitted to install and operate upon the Subject Property a small flow sewage treatment facility (the "System") on or at the location identified in Exhibit A attached hereto; and

WHEREAS, the Municipality is willing to provide for the installation of the System on the Subject Property, provided the Property Owner agrees to install, operate and maintain the System in accordance with the terms and conditions set forth herein; and

WHEREAS, the Municipality and Property Owner desire to set forth the agreement between them with respect to the installation, operation and maintenance of the System to ensure the safe and orderly operation of the same.

NOW THEREFORE, for and in consideration of the covenants contained herein and the parties intending to be legally bound hereby, it is agreed as follows:

1. The System to be designed, installed, operated and maintained by Property Owner upon the Subject Property shall be in accordance with the standards and requirements of the Pennsylvania Department of Environmental Protection (hereinafter referred to as "DEP"). In addition to all other requirements, the standards shall include the following:

- a. A readily accessible effluent sampling point shall be provided.
- b. Vehicular access shall be provided to the System for periodic removal of sludge.

2. The System shall have received sewage facilities planning approval by the Municipality and DEP. Thereafter, required DEP permits must be obtained. No building or System construction may occur until a preconstruction meeting has been held with the appropriate municipal officials, DEP representatives and the Property Owner.

3. Upon completion of the System installation and prior to the System's operation, the registered professional engineer for the Property Owner, and if required, designated municipal officials (sewage enforcement officer (SEO), code enforcement officer (CEO) or certified sewage treatment plant operator) and DEP representative shall conduct an inspection and certify in writing that the construction/installation of the facility is in conformance with the permit issued by DEP. Notice of facilities inspection shall be given seventy-two (72) hours prior to inspection. A copy of the written certification signed by all required parties will be sent to DEP within ten (10) days of completion of inspection.

4. System inspections shall be conducted by a municipally employed SEO, professional engineer, CEO, certified wastewater treatment plant operator or other party acceptable by the Municipality. Copies of all written inspection reports along with a copy of the lab results shall be submitted to the Municipality upon request. The Municipality shall not have the obligation to perform such system inspections.

5. Annual Maintenance Reports as required by the DEP permit, including required testing results, maintenance activities performed, and operational problems experienced, shall be submitted to the Municipality and the DEP.

6. In the event Municipal or DEP inspections indicate the need for repair, replacement and/or maintenance of any component part or all of the System in order to bring the System into compliance with the DEP or permit or regulations, the Property Owner shall complete such repairs, replacement or maintenance and obtain certification from the permittee's engineer or the Municipality's authorized representative that the work has been completed in accordance with appropriate standards. Certification must be provided within thirty (30) days of the date of notice from either the Municipality or DEP.

7. In the event the Property Owner or their representatives fail to refuse to achieve timely compliance with the provisions for System repair, replacement and/or maintenance as described in paragraph 6, the Municipality shall have the right, but not the obligation, to enter upon the premises and to perform any repairs, replacement and/or maintenance with respect to the System, all of which shall be made at the cost and expense of the Property Owner.

8. During the period of time when the System is inoperable and/or incapable of treating the discharged effluent so as to meet and/or exceed DEP standards, Property Owner shall make the necessary arrangements to remove said effluent and arrange for the appropriate disposition of same at a DEP permitted sewage disposal facility. In the event the Property Owner shall fail to make the necessary arrangements for the removal of such effluent, the Municipality shall have the right, but not the obligation, upon forty-eight (48) hours written notice to Property Owner sent to the last known address by first-class mail or posted on the Subject Property, to enter upon the premises and cause said effluent to be removed. Where the Property Owner causes the effluent to be removed, the Property Owner shall, upon request of the Municipality, provide an agreement with a hauler providing for the removal and submission of all pumping receipts. The Property

Owner agrees to continue hauling effluent until such time as the System has been properly certified as being operable by the Municipality or DEP.

9. [It is expressly understood and agreed that this Agreement shall be recorded in The Department of Real Estate of Allegheny County, Pennsylvania and that this Agreement shall be binding upon Property Owner, and heirs, administrators, executors, successors, and assigns, including Property Owner's successors in title to the aforesaid lot which is the subject of this Agreement, it being the express understanding of the parties that any and all duties and obligations of Property Owner with respect to the operation of the System set forth in this Agreement would also "run with the land" and remain the obligation of the Property Owner's successors in title.]

10. Any and all costs incurred by Municipality for inspections, testing, repairs, replacements and/or maintenance of the System or its component parts or in the removal of effluent in accordance with the terms of this Agreement shall be reimbursed by the Property Owner.

11. It is expressly understood and agreed that nothing contained herein shall be construed to waive, effect or alter any requirements of the Zoning, Subdivision and Land Development, or other Ordinances of the Municipality and nothing contained herein empowers any Municipal official or employee to waive any requirements of such Ordinances. It is expressly understood and agreed that installation of the System upon the Subject Property does not constitute approval of any land development of the Subject Property.

12. Property Owner, for themselves, their heirs, administrators, executors, successors and assigns, shall at all times hold the Municipality harmless from any claims, suits, legal expenses or judgments which may be brought against the Municipality or against any Municipal officials and employees and/or against the Property Owner or any of their successors in title for any adverse conditions casually and directly related to the operation by Property Owner of the System. The Property Owner shall have the duty to defend the Municipality, its officials and employees against any claim or suit made by any person who alleges that adverse conditions have been caused by the operation by the Property Owner of the System. In the event the Property Owner fails to undertake the defense of the Municipality as to any such claim and the Municipality is required to enter upon its own defense, Property Owner shall reimburse the Municipality for any expense it may incur, including legal fees, engineering fees and other expert witness fees and shall pay any judgment rendered against the Municipality as a result of each suit. As to the damages alleged to have been caused by reason of operation of the System, Property Owner shall have the right and option to join the Municipality in the defense and/or compromise of such claim and Property Owner shall only be required to pay those damages and expenses for which the Property Owner agrees to pay, it being the express understanding of the parties hereto that the Property Owner shall not be responsible for any conditions occurring that cannot be demonstrated to be due to the operation and/or malfunction of the System installed by the Property Owner. In the event the Property Owner, or their heirs, successors or assigns, shall fail to pay the costs, engineering and legal fees, other

expenses or damages as herein provided and the Municipality is required to pay same the Municipality shall have the right to recover said funds it has expended either by a civil action against the Property Owner, or their heirs, successors or assigns, or by causing a lien to be recorded on the Subject Property in an amount equal to the sums required to be expended.

13. Property Owner agrees to provide to the Municipality a complete set of "as built" plans and manufacturer's operation and maintenance data for the aforesaid System as finally installed and approved by DEP or any other governmental agency having jurisdiction thereof.

14. This Agreement shall inure to the benefit of, and be binding upon, the heirs, executors, administrators, successors and assigns of the parties hereto.

15. This Agreement contains all of the agreements of the parties respecting the matters herein treated and there are no collateral, prior or other agreements between the parties. Any subsequent changes or amendments hereto shall be effective only if reduced in writing and signed by the parties hereto.

IN WITNESS WHEREOF, intending to be legally bound hereby, the parties hereto have caused this Agreement for Installation and Maintenance of Small Flow Treatment Facility to be executed by their duly authorized representatives the day and year first above written

Attest:

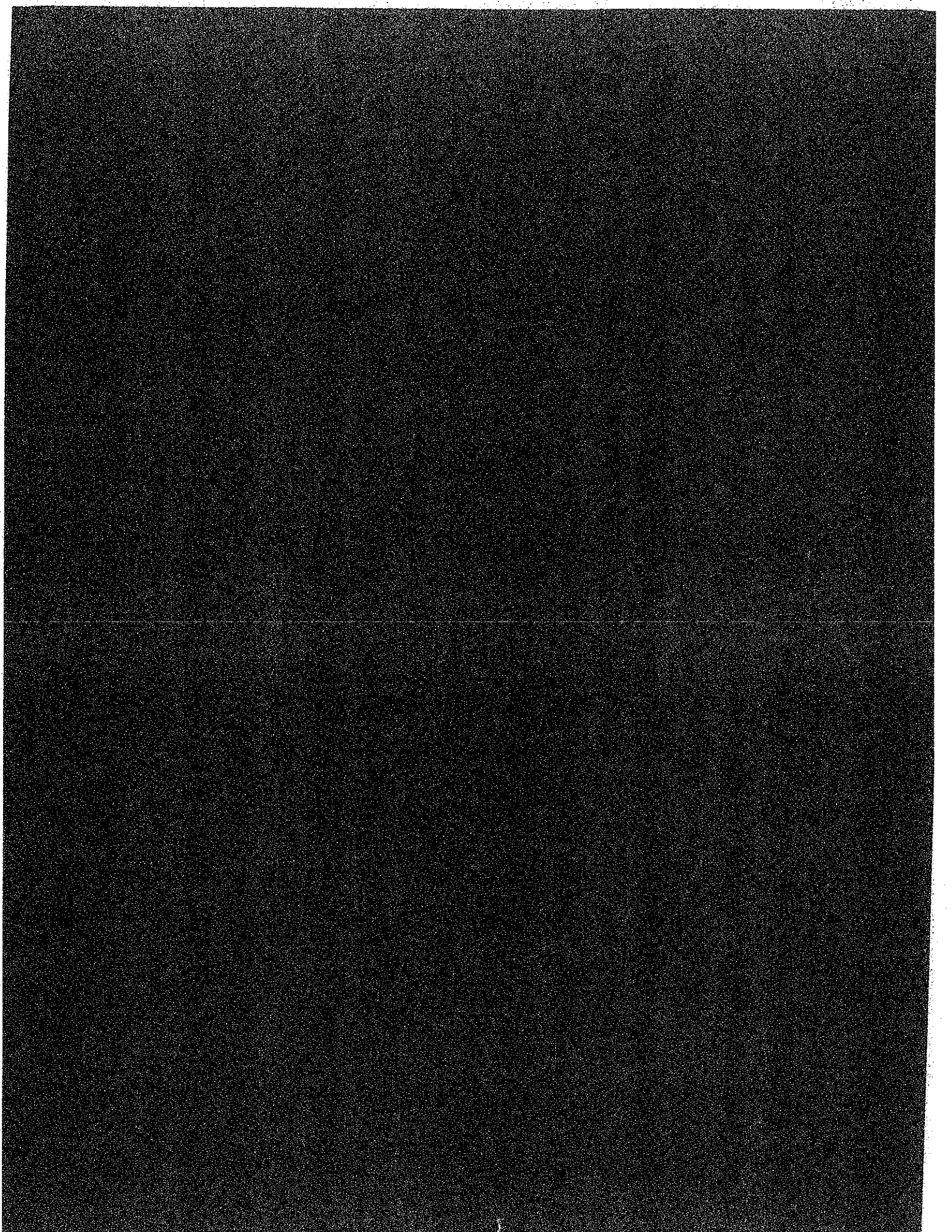
Township of West Deer

Jeffrey D. Fleming, Chairman
Board of Supervisors

Attest:

County of Allegheny

Name:
Title:



COPPER CREEK DEVELOPER'S AGREEMENT

ATTACHED IS THE COPY OF THE DEVELOPER'S AGREEMENT FOR THE COPPER CREEK PLAN.

THE SUPERVISORS APPROVED THE COPPER CREEK PLAN AT THEIR JANUARY 20, 2016 MEETING. THE SUBDIVISION IS LOCATED ON MCINTYRE ROAD TO CONSTRUCT 29 LOTS. 27 LOTS WILL BE DUPLEX STYLE PATIO HOME - 2 LOTS WILL BE SINGLE FAMILY DETACHED HOMES. THE PROPERTY IS IN THE R-2 SEMI-SUBURBAN RESIDENTIAL ZONING DISTRICT.

BOTH MR. HAPPEL & MR. SHOUP REVIEWED AND RECOMMEND APPROVAL OF THE DEVELOPER'S AGREEMENT.

MR. HAPPEL.....

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO APPROVE THE DEVELOPER'S AGREEMENT FOR THE COPPER CREEK PLAN.

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

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**DEVELOPER'S AGREEMENT FOR
COPPER CREEK DEVELOPMENT
WEST DEER TOWNSHIP
ALLEGHENY COUNTY, PENNSYLVANIA**

THIS DEVELOPER'S AGREEMENT (hereinafter this "Agreement") is made and entered into this _____ day of _____, 2016, by and between the Township of West Deer, a Home Rule Charter Municipality of the Commonwealth of Pennsylvania, located at 109 East Union Road, Cheswick, PA 15024 (hereinafter referred to as the "Township") and Glasso Development Company, LP, having a primary office at 4201 Cohasset Lane, Allison Park, PA 15101 (hereinafter referred to as the "Developer").

RECITALS:

WHEREAS, it is the function of the Township to protect public and private property and to control the development of the Township within the parameters established by the law of the Commonwealth; and

WHEREAS, it is the desire of the Township to afford all developers or other persons the opportunity to know the policy of the Township with respect to the development of land and the care of Township roads and all property within the Township boundaries; and

WHEREAS, the Developer warrants that it holds legal title to 35.48 acres of property located on McIntyre Road, Township of West Deer, Allegheny County, Commonwealth of Pennsylvania, Lot and Block No. 1667-N-248 (the "Property"); and

WHEREAS, the Developer desires to develop the Property for the purpose of constructing twenty seven (27) duplex living units and two (2) single family dwelling units (hereinafter referred to as the "Development"), as shown on the drawings, specifications and plans prepared by Hampton Technical Associates, which drawings are attached hereto and marked as Exhibit "A" (collectively the "Plan"); and

WHEREAS, the Plan received conditional approval from the West Deer Township Planning Commission on December 17, 2015, and received final approval from the West Deer Township Board of Supervisors on January 20, 2016, subject to certain conditions as hereinafter identified, including, without limitation, execution of a mutually acceptable Developer's Agreement; and

WHEREAS, the Developer agrees that it shall construct, at its sole cost and expense, all those site improvements as identified on the aforementioned Plan; and

WHEREAS, to insure the completion of the required Plan Improvements (as hereinafter defined) the Developer shall be required to deposit with the Township financial security in the amount of one hundred ten percent (110%) of the estimated costs of completion of such Plan Improvements, in the form of a bond, irrevocable letter of credit or restrictive or escrow account in favor of the Township and acceptable to the Township as to form, from a bonding company or Commonwealth chartered lending institution authorized to conduct such business within the Commonwealth; and

WHEREAS, the parties desire to enter into a legally binding agreement in reference to the aforesaid Development.

NOW THEREFORE, in consideration of the mutual covenants, conditions, and promises hereinafter set forth, the parties agree to be legally bound as follows:

1. Plan Improvements. The Developer covenants, promises and agrees to build, construct and install all of the improvements in accordance with the approved Plan (hereinafter referred to as the "Plan Improvements").

2. Township Ordinances. The Developer shall, prior to the start of any site preparation activity, including clearing, grading, etc., obtain from the Township all appropriate permits in accordance with the requirements of all applicable West Deer Township ordinances. Violation of any paragraph, section or provision of this Agreement shall be deemed a violation of any such permits and ordinances and shall, in addition, permit the Township to revoke any permits issued concerning the development and take any other remedial action provided for in this agreement or available under applicable law.

3. Financial Security. The Developer shall provide financial security to ensure the completion of the required Plan Improvements as shown on the attached Exhibit "B", and the Developer shall deposit with the Township financial security in the amount of one hundred ten percent (110%) of the estimated cost of completion of such Plan Improvements as set forth more fully on Exhibit "B", in the form of a bond, irrevocable letter of credit or restrictive or escrow/sequestered account in favor of the Township and acceptable to the Township as to form, from the bonding company or Commonwealth chartered lending institution authorized to conduct such business within the Commonwealth. As the Plan Improvements are properly installed, the Developer may request the release of portions of the financial security set forth herein as provided by Section 509(j) of the Municipalities Planning Code ("MPC"), 53 PS §1509(j). The financial security shall be released by the Township in accordance with section 510 of the MPC, 53 PS §10510.

4. Permits. The Developer shall obtain all required Municipal, County, State and Federal permits and approvals and shall abide by the rules and regulations governing said permits and approvals in effect at the time of issuance.

5. Construction Site. During and/or prior to construction, the Developer, its contractors, subcontractors and builders shall:

A. Keep public roads, private drives and highways surrounding the property, which are used by vehicles entering and leaving the construction site, in good repair, clean and free of mud and dust, and maintain existing drainage patterns on all roadways;

B. Monitor and manage the construction area daily, keeping the same safe and free and clear of all rubbish, refuse, brush, debris and discarded building materials so as not to create a public nuisance. The Developer may accumulate said material in an area approved by the Township until such time as the accumulated matter is removed from the site by Developer, provided that the Township, in its sole discretion, may require the removal of said material by written communication indicating the reasons therefore, at any time during the development. The Developer shall remove from the site and dispose of all rubbish, refuse, brush, debris and discarded building materials, leaving the Development free and clear of the same prior to the release of any remaining financial security or final acceptable of any public improvements. The burning of rubbish, refuse, brush, debris and discarded building materials is specifically prohibited in the Township; and

C. Make arrangements necessary in order to comply with the applicable requirements and regulations in effect with respect to hauling equipment and building materials. Said requirements may include, but need not be limited to fees and/or bonding requirements.

6. Working Hours. The Developer shall not permit any grading, construction or other physical work to be conducted on the site between the hours of 10:00 p.m. and 7:00 a.m., with the exception that the Developer shall be allowed to permit certain work to be done on the site during the restricted hours so long as said work does not interfere with the peace and enjoyment of adjacent property owners. No work shall be performed on Sunday.

7. Traffic Requirements. The Developer shall, prior to the occupancy of any structure or structures in the Development, install any and all identification and traffic warning and regulatory signage. The Developer shall submit to the Township a traffic circulation plan identifying all proposed identification, warning and regulatory signage. During construction of any and all phases, parking for vehicles related to construction activities shall be arranged and conducted so as not to create a potential traffic hazard.

8. Landscaping of the Property. All landscaping shall be in accordance with a landscape plan which is submitted as part of the Plan. The Developer shall be responsible for such plantings as shown on the landscaping plan.

9. Vegetation Burning Limitations. Any burning of brush, trees and other native vegetation, which is cleared from land during or prior to the process of construction,

comply with all applicable regulations of the Pennsylvania Department of Environmental Protection and Allegheny County Health Department. The Developer shall be solely responsible for all burning operations and such operations shall be conducted in a manner so as not to interfere with airport or highway visibility.

10. Pollution Control-Sedimentation Control. Developer shall obtain a National Pollutant Discharge Elimination System (NPDES) General Permit. Further, where applicable, all erosion and sedimentation controls shall be installed in compliance with an approved Allegheny County Conservation District ("ACCD") Plan and Report and/or in accordance any other permit required by the Department of Environmental Protection prior to any other construction activity occurring on the Property or at the Development. The erosion and sedimentation controls shall be properly maintained through the duration of the Development and until all disturbed areas have been stabilized to the satisfaction of ACCD.

11. Storm Water Management. The Developer agrees to comply with all applicable regulations, approvals and specifications enacted or promulgated by the Federal Government, Pennsylvania Department of Environmental Protection, Allegheny County Conservation District or Township as part of the coordinated, comprehensive stormwater management plan as authorized by the Stormwater Management Act, Act 167 of 1978, 32 P.S. §680.1, et seq.

12. Ownership of Stormwater Management Facilities. Except for stormwater management facilities located within a public road right-of-way, ownership and maintenance of any stormwater management facilities, including but not limited to storm sewers, inlets, stormwater detention systems, and outlet works ("Stormwater System") shall be the sole responsibility of the Developer unless such responsibilities are transferred to the owners and/or home owners association as discussed herein. All legal documentation regarding ownership and maintenance responsibilities of the Stormwater System shall be approved by the Township. Such documents shall specifically identify the owner of the Stormwater System, the manner in which the Stormwater System shall be maintained, providing for inspections of the same, and shall identify the party or parties who shall cause such maintenance to be effected. The Developer may, with prior notice to the Township, transfer ownership and maintenance responsibilities of the Stormwater System to a unit owner and/or home owner's association, provided that Developer shall remain liable for any maintenance unless and until the Township has approved such transfer. Such documentation regarding transfer of ownership and maintenance responsibilities must include provisions for municipal intervention in the event the responsible party fails to maintain the Stormwater System and provide for the assessment of fees related to the cost of such maintenance.

13. As-Built Plans. Four (4) copies of as-built drawings shall be submitted by the Developer to the Township Engineer upon completion of the Development and prior to the final release of posted security. Such as-built drawings shall be legibly marked to properly reflect actual construction and shall be prepared by a licensed engineer, shall accurately show, to scale, the locations of all existing and new facilities as constructed.

14. Notification of Construction: The Developer shall notify the Municipality forty-eight (48) hours prior to the following activities, as applicable:

- A. Excavating, embankment construction;
- B. Stormwater BMP installation;
- C. Waterline installation;
- D. Installation of roadway underdrains subgrade, base course, binder course, wearing course;
- E. Seeding and landscaping;
- F. Storm sewers installation;
- G. Sanitary sewers installation; and
- H. Traffic signals installation.

15. Signs. The Developer shall not erect nor permit any agent of the Developer, including, but not limited to, lending institutions, contractors, builders, real estate agents, etc. to erect any sign on the premises related to the Development unless first obtaining a permit from the Township in accordance with any applicable sign ordinance. Off-site signs are strictly regulated within the Township and the Developer specifically warrants and agrees not to erect nor permit any agent of the Developer including, but not limited to, builders, real estate agents and contractors, etc., to erect the same, except in accordance with all applicable Township ordinances.

16. Liability Insurance. The Developer shall cause its contractors and/or subcontractors to obtain and maintain liability and other insurance coverage in amounts reasonably required by the Township and to furnish certificates of insurance to the Township where contractors are installing improvements located on existing public rights of way and as may be reasonably required by the Township.

17. Dedication and Acceptance of Public Improvements. The Township shall accept dedication of those improvements described as public improvements in the Plan on file, at no cost to it, provided that the following conditions have been met:

- A. Delivery of any required maintenance security set forth herein;
- B. Satisfactory completion of all improvements described aforesaid;
- C. Receipt of a certificate from the Township Engineer that said improvements have been completed in accordance with the approved Plan;

- D. Receipt of a certificate of the Developer that all bills in connection with the improvements have been paid in full;
- E. Complete and satisfactory performance of Developer's obligations under this Agreement, including but not limited to, payment of all expenses incurred by the Township;
- F. Delivery of all As-Built Plans required under the terms of this Agreement; and
- G. Receipt by the Township of copies of all applicable permits required by any governmental body.

18. Instruments of Conveyance. The Developer, upon completion of the Plan Improvements, will prepare and deliver to the Township the proper instruments to convey the improvements described as public improvements in the Plan and accompanying easements or right-of-ways (if required) to the Township, such instruments to be in recordable form. Any costs or recording will be paid by the Developer. The Developer shall solely be, and shall remain, responsible for all applicable requirements imposed upon owners by law and the continuing maintenance of all Plan Improvements as required by law, until the Township accepts dedication of any such Plan Improvements.

19. Maintenance of Dedicated Improvements. Following the acceptance of the dedication by the Township of certain of the Plan Improvements, the Developer will post financial security in the amount of fifteen percent (15%) of the actual cost of construction of such Plan Improvements, guarantying the same against any defects resulting from improper workmanship and/or materials. This guaranty shall extend for a period of eighteen (18) months from the date of acceptance of such improvements and shall provide that, in the event that the Developer does not make such repairs, the Township, after continued failure to repair beyond thirty (30) days written notice to the Developer and the issuer of the financial security, may proceed to repair the same and collect the cost of such repair from the Developer and/or the issuer of financial security.

20. Indemnification. The Developer shall indemnify completely, defend and save harmless the Township, its elected and appointed officers, consultants, agents and employees from any and all costs and damages, losses, claims, suits and actions, including costs of reasonable defense and attorneys' fees which the Township, its elected and appointed officers, consultants, agents and employees may sustain or suffer by reason of Developer failing to adequately and properly perform the terms and conditions of this Agreement, including the construction of the improvements.

21. Traffic Impact Fee. The Developer shall pay to the Township a traffic impact fee in the amount of \$336.00 for each dwelling unit (total traffic impact fees for all 54 dwelling units is \$18,144.00) at the time the Township issues the Developer a building permit.

22. Streetlights. Streetlights, if and as required, shall be installed by the Developer at its expense, and all subsequent operation (electric) charges shall be borne by the Developer or owners of the units benefited thereby. Minimum spacing for said lights shall be in accordance with the requirements provided in any applicable ordinance, rule, regulation or statute. The Developer shall have the option, at Developer's expense, to install individual gas lamp poles or electric lamps for each lot in lieu of street lighting.

23. Professional Consultant Fee Escrow. Within five (5) days after the execution of this Agreement, the Developer shall make an initial payment to the Township in the amount of \$7,500.00, to be utilized by the Township to pay for the reasonable engineering, legal and other professional consulting services, reviews and inspection fees which the Township has incurred or will incur as a result of development of the property. Said amount and all future payments made pursuant to this paragraph of the Developer's Agreement shall be held by the Township in an interest bearing escrow account. The Township shall pay reasonable engineering, legal and other professional consulting fees based on the ordinary and customary fees charged by the professional consultants for work performed for similar services in the Township and shall draw against such escrow account as invoices for engineering and professional consulting services related to the Development are received. Copies of all such invoices shall be provided by the Township to the Developer within ten (10) business days following receipt. As the engineering, legal and other professional consulting costs are paid, the Township shall notify the Developer and the amount needed to be added to the escrow account to maintain its balance of \$7,500.00, and the Developer shall agree to make payment thereof to the Township within five (5) business days after receiving notification. Any amounts remaining in the escrow account, including accrued interest, at the completion of the improvements and release of the performance security, shall be refunded to the Developer.

24. Inspections and Inspection Costs.

A. The Developer hereby gives specific permission for the Township, its employees, agents or contractors to conduct reasonable inspections of its property, subject to compliance with all on-site safety requirements. These inspections may take place at any reasonable time and with any reasonable frequency as the Township deems reasonable and appropriate. Any cancellation or postponement by the Developer of any scheduled inspection by the Township Engineer shall require not less than twenty-four (24) hours' notice. Except if due to Force Majeure, Developer's failure to timely provide such prior notice shall result in a minimum charge by the Township Engineer for four (4) man-hours, which sum Developers shall be obligated to pay to the Township. For purposes of this Agreement, the term "Force Majeure" shall mean any delays due to strikes, riots, acts of God, shortages of labor or materials, war, the presence of Hazardous Substances, the presence of artifacts or items which may be of historical significance, other concealed or unknown conditions in or on the Property, actions or inaction of utility companies (provided that application has been made thereto with commercially reasonable diligence), governmental laws, regulations or restrictions or any other cause of any kind whatsoever which are beyond the reasonable control of Developer.

B. The Developer agrees to pay any and all reasonable inspection costs incurred during the construction and installation of storm sewer and stormwater management improvements as well as any other of the Plan Improvements that the Township may, in its reasonable discretion, request that the Township engineer inspect.

25. Home Owner's Association. The declaration of covenants, conditions and restrictions, charter and/or bylaws of any home owner's association for the Development shall be furnished to the Township for review by the Township Solicitor and approval by the Township prior to the recording thereof. Recording of such documents is required before any certificate of occupancy for any finished duplex or unit is issued by the Township. The Developer shall be responsible for establishing any home owner's association and for the recording of any related documents. Home owner association documents shall, at a minimum, clearly and consistently reflect the private ownership of, and responsibility for maintaining and control of, open space, common utility systems, detention ponds, storm sewers located outside of any right-of-ways and common driveways.

26. Default. In the event the Developer fails to comply with or defaults in the performance of any term, condition or provision of this Agreement, the Plan, any Township Ordinance or any other county, state or federal law or requirement, the Developer, upon written notice by the Township, shall have twenty (20) days of such written notice to cure said non-compliance and/or default. Should Developer fail to cure or remedy such non-compliance or default within twenty (20) days after receipt of written notice thereof, the Township may, in addition to any other remedies contained in this Agreement or that are available at law or equity, (i) draw or make a claim on, or exercise the Township's right to obtain, the proceeds of any bond, irrevocable letter of credit or restrictive or escrow/sequestered account posted as financial security under the terms of this Agreement by Developer in favor of the Township, (ii) revoke any and all permits issued by the Township to Developer related to the Development, and/or (iii) bring, file or institute any appropriate legal or equitable proceeding including, but not limited to, proceedings to obtain damages and/or prevent, restrain, correct or abate any default or non-compliant condition on the Property.

27. Covenant Running with the Land. This Agreement shall constitute a covenant running with the land and may be recorded by either party hereto. If so recorded by the Township, the Developer shall pay for all recordation expenses, provided, however, in such event, the Township shall be responsible to ensure that a Termination of Developer's Agreement is recorded upon the release of Developer's financial security under this Agreement.

28. Miscellaneous.

A. Neither this Agreement nor any term hereof may be changed, waived, discharged or terminated orally, but only by an instrument in writing signed by all

parties hereto.

B. This Agreement may be executed in any number of counterparts and by different parties hereto in separate counterparts, each of which when so executed and delivered shall be deemed an original, but all such counterparts together shall constitute but one and the same instrument; signature pages may be detached from multiple separate counterparts and attached to a single counterpart so that all signature pages are physically attached to the same document. Delivery of an executed signature page of this Agreement or any delivery contemplated hereby by facsimile or electronic transmission shall be as effective as delivery of a manually executed counterpart thereof.

C. It is specifically understood that this Agreement is binding upon the Developer, its successors, assigns, agents, representatives and officers, but that any partial or whole transfer of construction rights, approvals or agreements shall subject the transferee and all transferee's contractors and subcontractors consent to all provisions of this Agreement. It is further understood that the Developer may assign or transfer any Developer obligations of this agreement without the written consent of West Deer Township which consent shall not be unreasonably withheld.

D. Developer agrees that it will execute any document or agreement with respect to the construction of any utilities and other improvements as may be necessary or required by the Township or other regulatory agency or utility provider to complete the Plan Improvements.

(Remainder of Page Left Intentionally Blank)

IN WITNESS WHEREOF, the parties hereto having read, understood and freely agreed to the conditions contained herein, and duly authorized and intending to be legally bound hereby, and to legally bind the successors, assigns, grantees, agents and officers of the parties, do hereby seal and deliver this Agreement on the day and year first written above.

WITNESS:

Township

Township of West Deer

BY: _____ (Seal)

TITLE: _____

DATE: _____

WITNESS/ATTEST:

Developer:

Glasso Development Company, LP

BY: _____

BY: _____ (Seal)

TITLE: _____
(corporate seal)

TITLE: _____

DATE: _____

EXHIBIT A

PLANS, SPECIFICATION AND DRAWINGS

EXHIBIT B
IMPROVEMENTS AND PERFORMANCE BOND/SECURITY

Performance Bonding/Security Required:

1.	Grading	\$ 461,850.00
2.	Storm Sewers	\$ 175,120.00
3.	Erosion and Sedimentation Control	\$ 171,650.00
4.	Roadways	\$ 293,050.00
5.	Sidewalks	<u>\$ 58,920.00</u>
	Total	\$1,160,590.00
	Total (at 110%)	\$1,276,650.00

ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF ALLEGHENY)

On this, the _____ day of _____, 2016, before me, a Notary Public, the undersigned officer, personally appeared _____, who acknowledged himself/herself to be the _____ of the Township of West Deer, and that he/she, as such _____, executed the foregoing instrument for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Notary Public

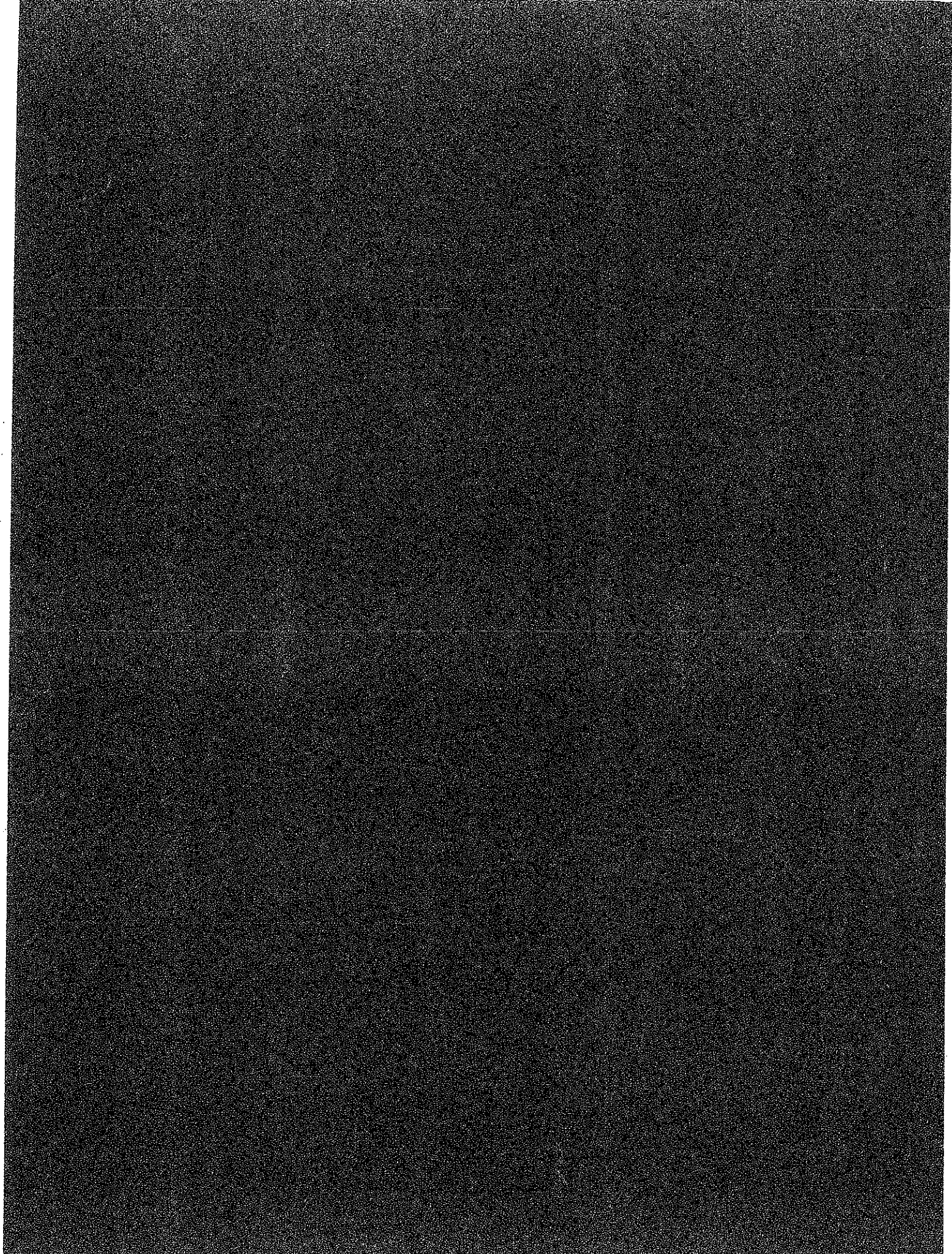
ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF _____)

On this, the _____ day of _____, 2016, before me, a Notary Public, the undersigned officer, personally appeared _____, who acknowledged himself/herself to be the _____ of Glasso Development Company, LP and that he/she, as such _____, executed the foregoing instrument for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Notary Public



ORDINANCE NO. 408: CODE ORDINANCE

ORDINANCE NO. 408

AN ORDINANCE OF THE TOWNSHIP OF WEST DEER TO APPROVE, ADOPT, AND ENACT CODIFICATION; TO PROVIDE FOR THE REPEAL OF CERTAIN LEGISLATION NOT INCLUDED THEREIN; TO SAVE FROM REPEAL CERTAIN OTHER LEGISLATION NOT INCLUDED THEREIN; AND TO PROVIDE PENALTIES FOR TAMPERING WITH THE CODE.

ORDINANCE ATTACHED.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO ADOPT ORDINANCE NO. 408 APPROVING, ADOPTING, AND ENACTING CODIFICATION; TO PROVIDE FOR THE REPEAL OF CERTAIN LEGISLATION NOT INCLUDED THEREIN; TO SAVE FROM REPEAL CERTAIN OTHER LEGISLATION NOT INCLUDED THEREIN; AND TO PROVIDE PENALTIES FOR TAMPERING WITH THE CODE AND TO ADVERTISE THE ORDINANCE IN ACCORDANCE WITH ALL APPLICABLE LAWS.

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

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OFFICIAL

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

ORDINANCE NO. 408

AN ORDINANCE OF THE TOWNSHIP OF WEST DEER TO APPROVE, ADOPT, AND ENACT CODIFICATION; TO PROVIDE FOR THE REPEAL OF CERTAIN LEGISLATION NOT INCLUDED THEREIN; TO SAVE FROM REPEAL CERTAIN OTHER LEGISLATION NOT INCLUDED THEREIN; AND TO PROVIDE PENALTIES FOR TAMPERING WITH THE CODE.

Be it enacted and ordained by the Board of Supervisors of the Township of West Deer, County of Allegheny, Commonwealth of Pennsylvania, and it is enacted and ordained as follows:

**ARTICLE I
Adoption of Code**

§ 1-1. Approval, adoption and enactment of Code.

Pursuant to Article V of the Township of West Deer Home Rule Charter, the codification of a complete body of legislation for the Township of West Deer, County of Allegheny, Commonwealth of Pennsylvania, as revised, codified and consolidated into chapters, articles and sections by General Code, and consisting of Chapters 1 through 212, together with an Appendix, is hereby approved, adopted, ordained and enacted as a single ordinance of the Township of West Deer, which shall be known and is hereby designated as the "Code of the Township of West Deer," hereinafter referred to as the "Code."

§ 1-2. Effect of Code on previous provisions.

The provisions of this Code, insofar as they are substantively the same as those of ordinances and resolutions in force immediately prior to the enactment of this ordinance, are intended as a continuation of such ordinances and resolutions and not as new enactments, and the effectiveness of such provisions shall date from the date of adoption of the prior ordinance or resolution. All such provisions are hereby continued in full force and effect and are hereby reaffirmed as to their adoption by the Board of Supervisors of the Township of West Deer, and it is the intention of said Board of Supervisors that each such provision contained within the Code is hereby reenacted and reaffirmed as it appears in said Code. Only such provisions of former ordinances as are omitted from this Code shall be deemed repealed or abrogated by the provisions of § 1-3

below, and only new or changed provisions, as described in § 1-6 below, shall be deemed to be enacted from the effective date of this Code, as provided in § 1-15 below.

§ 1-3. Inconsistent legislation repealed.

- A. Repeal of inconsistent ordinances. Except as provided in § 1-4, Legislation saved from repeal; matters not affected by repeal, below, all ordinances or parts of ordinances inconsistent with the provisions contained in the Code adopted by this ordinance are hereby repealed as of the effective date given in § 1-15; provided, however, that such repeal shall only be to the extent of such inconsistency, and any valid legislation of the Township of West Deer which is not in conflict with the provisions of the Code shall be deemed to remain in full force and effect.
- B. Repeal of specific ordinances. The Board of Supervisors of the Township of West Deer has determined that the following ordinances are no longer in effect and hereby specifically repeals the following legislation:
- (1) Former Ch. 1, General Provisions, Article III, Violations and Penalties (Ord. No. 268), is hereby repealed as superseded by state law.
 - (2) Former Ch. 77, Animals, Article II, Abandonment (Ord. No. 15), is hereby repealed as superseded by state law.
 - (3) Former Ch. 88, Building Construction (Ord. No. 306), is hereby repealed as superseded by the adoption of the Uniform Construction Code.
 - (4) Former Ch. 102, Disorderly Conduct (Ord. No. 240), is hereby repealed as superseded by state law.
 - (5) Former Ch. 179, Smoking (Ord. No. 257, as amended by Ord. No. 265), is hereby repealed as superseded by county law.
 - (6) Former Ch. 189, Taxation, Article XII, New Home Construction Tax Abatement Program (Ord. No. 264, as amended by Ord. No. 285), is hereby repealed as obsolete.
 - (7) Former Ch. 189, Taxation, Article XII, Real Property Tax Exemptions in Keystone Opportunity Zone (Ord. No. 279), is hereby repealed as obsolete.
 - (8) Former Ch. 193, Trailers and Campgrounds (Ord. No. 6), is hereby repealed as superseded by the new zoning.

§ 1-4. Legislation saved from repeal; matters not affected by repeal.

The adoption of this Code and the repeal of ordinances provided for in § 1-3 of this ordinance shall not affect the following ordinances, rights and obligations, which are hereby expressly saved from repeal; provided, however, that the repeal of ordinances pursuant to § 1-3 or the saving from repeal of ordinances pursuant to this section shall not be construed so as to revive any ordinance previously repealed, superseded or no longer of any effect:

- A. Any ordinance adopted subsequent to March 11, 2015.
- B. Any right or liability established, accrued or incurred under any legislative provision of the Township prior to the effective date of this ordinance or any action or proceeding brought for the enforcement of such right or liability or any cause of action acquired or existing.
- C. Any offense or act committed or done before the effective date of this ordinance in violation of any legislative provision of the Township or any penalty, punishment or forfeiture which may result therefrom.
- D. Any prosecution, indictment, action, suit or other proceeding pending or any judgment rendered prior to the effective date of this ordinance, brought pursuant to any legislative provision of the Township.
- E. Any franchise, license, right, easement or privilege heretofore granted or conferred by the Township or any lawful contract, obligation or agreement.
- F. Any ordinance appropriating money or transferring funds, promising or guaranteeing the payment of money or authorizing the issuance and delivery of any bond of the Township or other instruments or evidence of the Township's indebtedness.
- G. Any ordinance adopting an annual budget or establishing an annual tax rate.
- H. Any ordinance providing for the levy, imposition or collection of special taxes, assessments or charges.
- I. Any ordinance authorizing the purchase, sale, lease or transfer of property or acquiring property by acceptance of deed, condemnation or exercise of eminent domain.
- J. Any ordinance annexing land to the Township.
- K. Any ordinance providing for or requiring the construction or reconstruction or opening of sidewalks, curbs and gutters.
- L. Any ordinance or part of an ordinance providing for laying out, opening, altering, widening, relocating, straightening, establishing grade, changing name, improvement, acceptance or vacation of any right-of-way, easement, street, road,

highway, sidewalk, park or other public place or property or designating various streets as public highways.

- M. Any ordinance establishing water, sewer or other special purpose districts and designating the boundaries thereof; providing for a system of sewers or water supply lines; or providing for the construction, extension, dedication, acceptance or abandonment of any part of a system of sewers or water supply lines.
- N. Any ordinance providing for the making of public improvements.
- O. Any ordinance providing for the salaries and compensation of officers and employees of the Township or setting the bond of any officer or employee.
- P. Any ordinance concerning changes and amendments to the Zoning Map.
- Q. Any ordinance relating to or establishing a pension plan or pension fund for municipal employees.
- R. Any ordinance or portion of an ordinance establishing a specific fee amount for any license, permit or service obtained from the Township.
- S. Any currently effective ordinance providing for intergovernmental cooperation or establishing an intermunicipal agreement.
- T. Any regulations regarding vehicles and traffic.

§ 1-5. Inclusion of new legislation prior to adoption of Code.

All ordinances of a general and permanent nature adopted subsequent to the date given in § 1-4A and/or prior to the date of adoption of this ordinance are hereby deemed to be a part of the Code and shall, upon being printed, be included therein. Attested copies of all such ordinances shall be temporarily placed in the Code until printed supplements are included.

§ 1-6. Changes and revisions in previously adopted legislation; new provisions.

- A. Nonsubstantive changes. In compiling and preparing the ordinances and resolutions of the Township for adoption and revision as part of the Code, certain nonsubstantive grammatical and style changes were made in one or more of said ordinances and resolutions. It is the intention of the Board of Supervisors that all such changes be adopted as part of the Code as if the ordinances and resolutions so changed had been previously formally amended to read as such.
- B. Substantive changes and revisions. In addition to the changes and revisions described above, changes and revisions of a substantive nature, as set forth in Schedule A attached hereto and made a part hereof, are hereby made to various ordinances and resolutions included in the Code. These changes are enacted to

bring provisions into conformity with the desired policies of the Board of Supervisors, and it is the intent of the Board of Supervisors that all such changes be adopted as part of the Code as if the legislation so changed had been previously formally amended to read as such. All such changes and revisions shall be deemed to be in effect as of the effective date of the Code specified in § 1-15.

§ 1-7. Interpretation of provisions.

In interpreting and applying the provisions of the Code, they shall be held to be the minimum requirements for the promotion of the public health, safety, comfort, convenience and general welfare. Where the provisions of the Code impose greater restrictions or requirements than those of any statute, other ordinance, resolution or regulation, the provisions of the Code shall control. Where the provisions of any statute, other ordinance, resolution or regulation impose greater restrictions or requirements, the provisions of such statute, other ordinance, resolution or regulation shall control.

§ 1-8. Titles and headings; editor's notes.

- A. Chapter and article titles, headings and titles of sections and other divisions in the Code or in supplements made to the Code are inserted in the Code and may be inserted in supplements to the Code for the convenience of persons using the Code and are not part of the legislation.
- B. Editor's notes indicating sources of sections, giving other information or referring to the statutes or to other parts of the Code are inserted in the Code and may be inserted in supplements to the Code for the convenience of persons using the Code and are not part of the legislation.

§ 1-9. Filing of copy of Code.

At least one copy of the Code in a post-bound volume shall be filed with the Ordinance Book in the office of the Township Secretary and shall remain there for use and examination by the public. Upon adoption, such copy or copies shall be certified to by the Township Secretary, as provided by law, and such certified copy or copies shall remain on file in the office of the Township Secretary, available to persons desiring to examine the same during all times while said Code is in effect.

§ 1-10. Amendments to Code.

Any and all additions, deletions, amendments or supplements to the Code, when passed and adopted in such form as to indicate the intention of the Board of Supervisors to be a part thereof, shall be deemed to be incorporated into such Code so that reference to the Code shall be understood and intended to include such changes. Whenever such additions, deletions, amendments or supplements to the Code shall be adopted, they

shall thereafter be printed and, as provided hereunder, inserted in the post-bound book containing said Code as amendments and supplements thereto.

§ 1-11. Code books to be kept up-to-date.

It shall be the duty of the Township Secretary or someone authorized and directed by him or her to keep up-to-date the certified copy or copies of the book containing the Code required to be filed in the office of the Township Secretary for the use of the public. All changes in said Code and all legislation adopted by the Board of Supervisors subsequent to the effective date of this codification which the Board of Supervisors shall adopt specifically as part of the Code shall, when finally adopted, be included therein by reference until such changes or new legislation are printed as supplements to said Code books, at which time such supplements shall be inserted therein.

§ 1-12. Publication of notices.

The Township Secretary, pursuant to law, shall cause to be published in the manner required a notice of the introduction of the Code in a newspaper of general circulation in the Township. The enactment and application of this ordinance, coupled with the publication of the notice of introduction, the availability of a copy or copies of the Code for inspection by the public and the filing of an attested copy of this ordinance with the county, as required by law, shall be deemed, held and considered to be due and legal publication of all provisions of the Code for all purposes.

§ 1-13. Altering or tampering with Code; violations and penalties.

It shall be unlawful for anyone to improperly change or amend, by additions or deletions, or to alter or tamper with the Code or any part or portion thereof in any manner whatsoever which will cause the law of the Township to be misrepresented thereby. Any person who violates or permits a violation of this section of this ordinance shall, upon being found liable therefor in a civil enforcement proceeding, pay a fine of not more than \$600, plus all court costs, including reasonable attorneys' fees, incurred by the Township in the enforcement of this chapter. If the defendant neither pays nor timely appeals the judgment, the Township may enforce the judgment pursuant to the applicable Rules of Civil Procedure. Each day a violation exists shall constitute a separate offense. Further, the appropriate officers or agents of the Township are hereby authorized to seek equitable relief, including injunction, to enforce compliance herewith.

§ 1-14. Severability.

The provisions of this ordinance and of the Code adopted hereby are severable, and if any clause, sentence, subsection, section, article, chapter or part thereof shall be adjudged by any court of competent jurisdiction to be illegal, invalid or unconstitutional, such judgment or decision shall not affect, impair or invalidate the remainder thereof but shall be confined in its operation and application to the clause, sentence, subsection,

section, article, chapter or part thereof rendered illegal, invalid or unconstitutional. It is hereby declared to be the intent of the Board of Supervisors that this ordinance and the Code would have been adopted if such illegal, invalid or unconstitutional clause, sentence, subsection, section, article, chapter or part thereof had not been included therein.

§ 1-15. Effective date.

All provisions of this ordinance and of the Code shall be in force and effect on and after 20 April, 2016.

ORDAINED AND ENACTED **this 20th day of April 2016.**

ATTEST:

WEST DEER TOWNSHIP

Township Manager

Chairman of the Board of Supervisors

Approved as to Form:

Township Solicitor

CERTIFICATE

I, the undersigned, hereby certify that the foregoing and attached is a true copy of an Ordinance which was duly enacted at a meeting of the Board of Supervisors of West Deer Township on 20 April 2016, and that at such meeting a quorum was present and acting throughout, after due notice to the members of the Board of Supervisors of West Deer Township and to the public and such meeting was at all times open to the public; that the Ordinance was duly recorded in the West Deer Township Minutes Book and that a summary thereof was published as required by law in a newspaper of general circulation in the Township. I further certify that the Township met the advance requirements of Act No. 1998-93 by advertising the date of the meeting and posting a notice of the meeting at the public meeting place of the Board of Supervisors; that the total number of members of the Board of Supervisors is seven; and the vote upon the Ordinance was called and duly recorded upon the minutes and that the members voted in the following manner:

	<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>
Jeffrey D. Fleming, Chairman				
Richard W. DiSanti, Jr., Vice Chair				
Rick W. Florentine				
Leonard Guerre				
Shirley A. Hollibaugh				
Joyce A. Romig				
Gerry Vaerewyck				

WITNESS my hand and the seal of the Township on this 20th day of April 2016.

[SEAL]

By: _____
Daniel Mator
Township Manager

**Township of West Deer
Code Adoption Ordinance**

**Schedule A
Specific Revisions at Time of Adoption of Code**

A. Penalties. Penalties throughout the Code are hereby standardized at the following maximums:

- (1) For violation of ordinances adopting building, housing, property maintenance, health, fire or public safety codes and for ordinances regulating water services, water pollution, air pollution and noise:

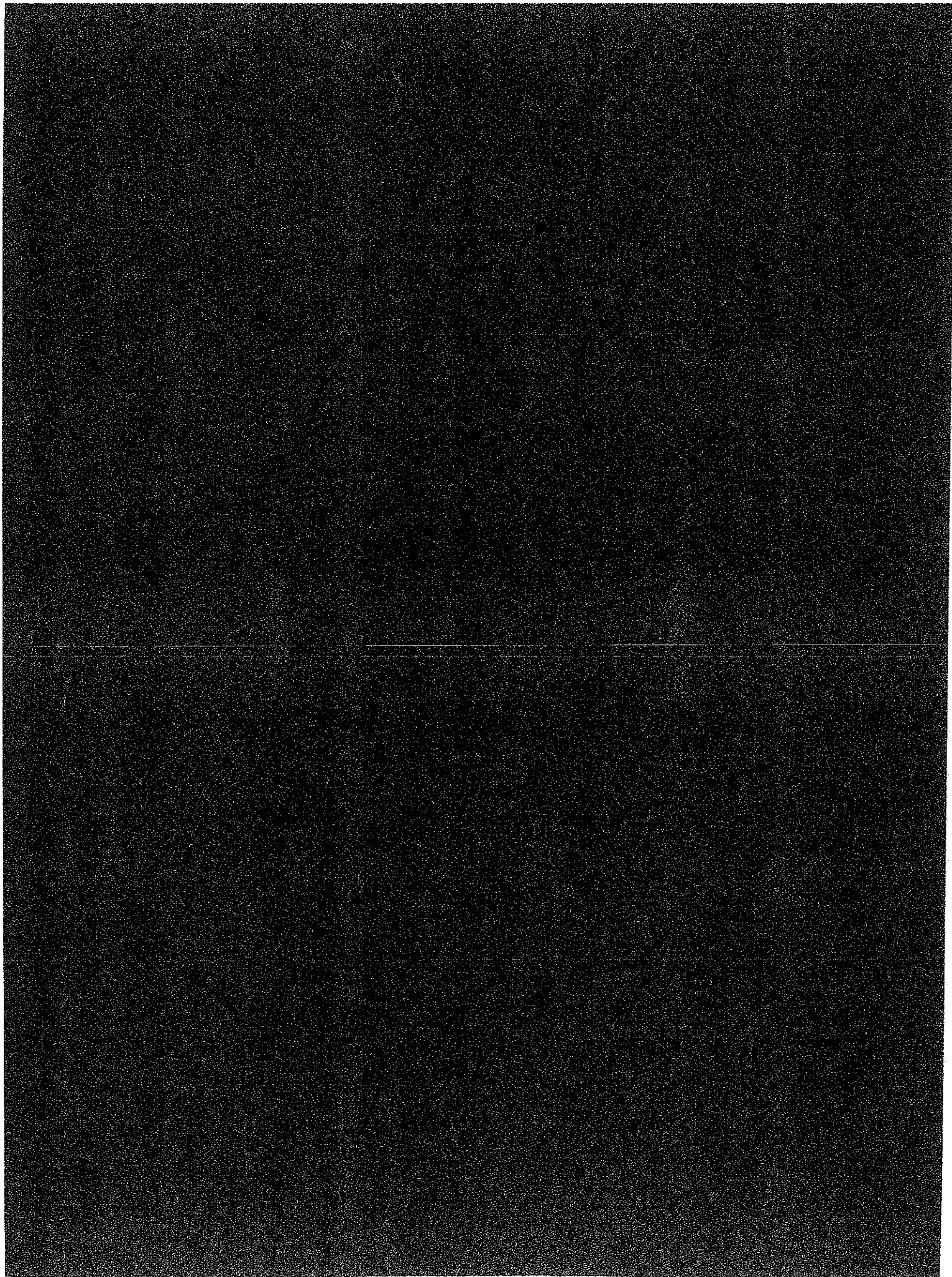
“Any person, firm or corporation who shall violate any provision of this chapter/article, upon conviction thereof in an action brought before a Magisterial District Judge in the manner provided for the enforcement of summary offenses under the Pennsylvania Rules of Criminal Procedure, shall be sentenced to pay a fine of not more than \$1,000, plus costs, and, in default of payment of said fine and costs, to a term of imprisonment not to exceed 90 days. Each day that a violation of this chapter/article continues or each section of this chapter/article which shall be found to have been violated shall constitute a separate offense.”

- (2) For all other enactments, except for those enactments covered by state legislation that contains specific penalty provisions (such as the Vehicle Code, 75 Pa.C.S.A. §101 et seq., the Municipalities Planning Code, 53 P.S. §10101 et seq., for land use ordinances, the Sewage Facilities Act, 35 P.S. §750.1 et seq., for on-lot sewage disposal systems, and the Local Tax Enabling Act with regard to earned income tax ordinances):

“Any person, partnership or corporation who or which has violated or permitted the violation of any provision of this chapter/article, upon being found liable therefor in a civil enforcement proceeding commenced by the Township, shall pay a judgment of not more than \$600, plus all court costs. No judgment shall commence or be imposed, levied or payable until the date of the determination of a violation by a Magisterial District Judge. If the defendant neither pays nor timely appeals the judgment, the Township may enforce the judgment pursuant to the applicable rules of civil procedure, at which time, in addition to any penalties, the violator shall be liable for any attorneys’ fees and costs incurred by the Township. Each day that a violation continues or each section of this chapter/article which shall be found to have been violated shall constitute a separate violation.”

B. Nomenclature.

- (1) The following state/federal agency names are updated throughout:
 - (a) "Department of Environmental Resources" is changed to "Department of Environmental Protection."
 - (b) "Department of Community Affairs" is changed to "Department of Community and Economic Development."
 - (c) "District Justice" is changed to "Magisterial District Judge."
 - (2) References to the Township building official/building inspector/code enforcement officer, etc., are changed to "Building Code Official" throughout.
- C. Fees. Specific fees throughout the Code are removed and replaced with "as set forth from time to time by resolution of the Board of Supervisors."
- D. Ch. 77, Animals. The term "Dog Catcher" is hereby changed to "Animal Control Officer."
- E. Ch. 210, Zoning. References to the Sunshine Act are hereby amended to refer to 656 Pa.C.S.A. § 701 et seq.



PUBLIC WORKS: ZERO TURN MOWER

THE TOWNSHIP RECEIVED THE ATTACHED THREE QUOTES FOR A NEW ZERO TURN MOWER:

- 1) J&J POWER EQUIPMENT(Ferris).....\$10,299.00
- 2) CRITCHLOW ENTERPRISES, INC (Gravely)....\$10,676.66
- 3) VETTORI LP (Hustler).....\$11,332.52

MR. MATOR...

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO AUTHORIZE THE PURCHASE OF THE ZERO TURNING MOWER TO _____ IN THE AMOUNT OF \$ _____.

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

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J & J Power Equipment

1379 Howes Run Road
Tarentum, Pa 15084
(724)224-0991

ATTN: JOHN YOURISH

WEST DEER TWP

FERRIS 15J2002 BVE 3772

5901459 37 HP BRIGGS VANGUARD EFI 72" DEER

12299.00

DEALER DISCOUNT 1000.00

11299.00

BCD ASSIST - 1000.00

10299.00

3-28-2016

724-265-2228

Critchlow Enterprises, Inc.

4825 Route 8

Allison Park, PA 15101

Phone: (724) 443-0260 Fax: (724) 443-0844

Work in Process

69391

Fax # 724 265 2228

WEST DEER TOWNSHIP 109 EAST UNION ROAD RUSSELLTON, PA 15076					
Contact	Phone	Phone	Phone	Phone	Transaction
		(724) 265-3680			Estimate
Person	Account	Estimate Date	Invoice	Department	
Justin	House Account	03/25/16	69391	Parts - Counter Sales	

Model	Year	Make	Model	Stock	Net	Amount
992276- PROTURN 472		GRAU	PRO TURN 472		\$12,699.00	\$12,699.00

VIN

Description	Qty	Reference	Price	Amount
Shipping & Handling Charges	1		\$517.46	\$517.46
Coupon Discount	-1	FLEET BID	\$2,539.80	(\$2,539.80)

Invoice Total \$10,676.66

Sales Tax \$0.00

Grand Total \$10,676.66

Attention: John

Notes:



Customer acknowledges receipt thereof.

Vettori LP
 228 Pittsburgh Street
 Saxonburg, PA 16056
 USA

Voice: 724-352-9289
 Fax: 724-352-9155

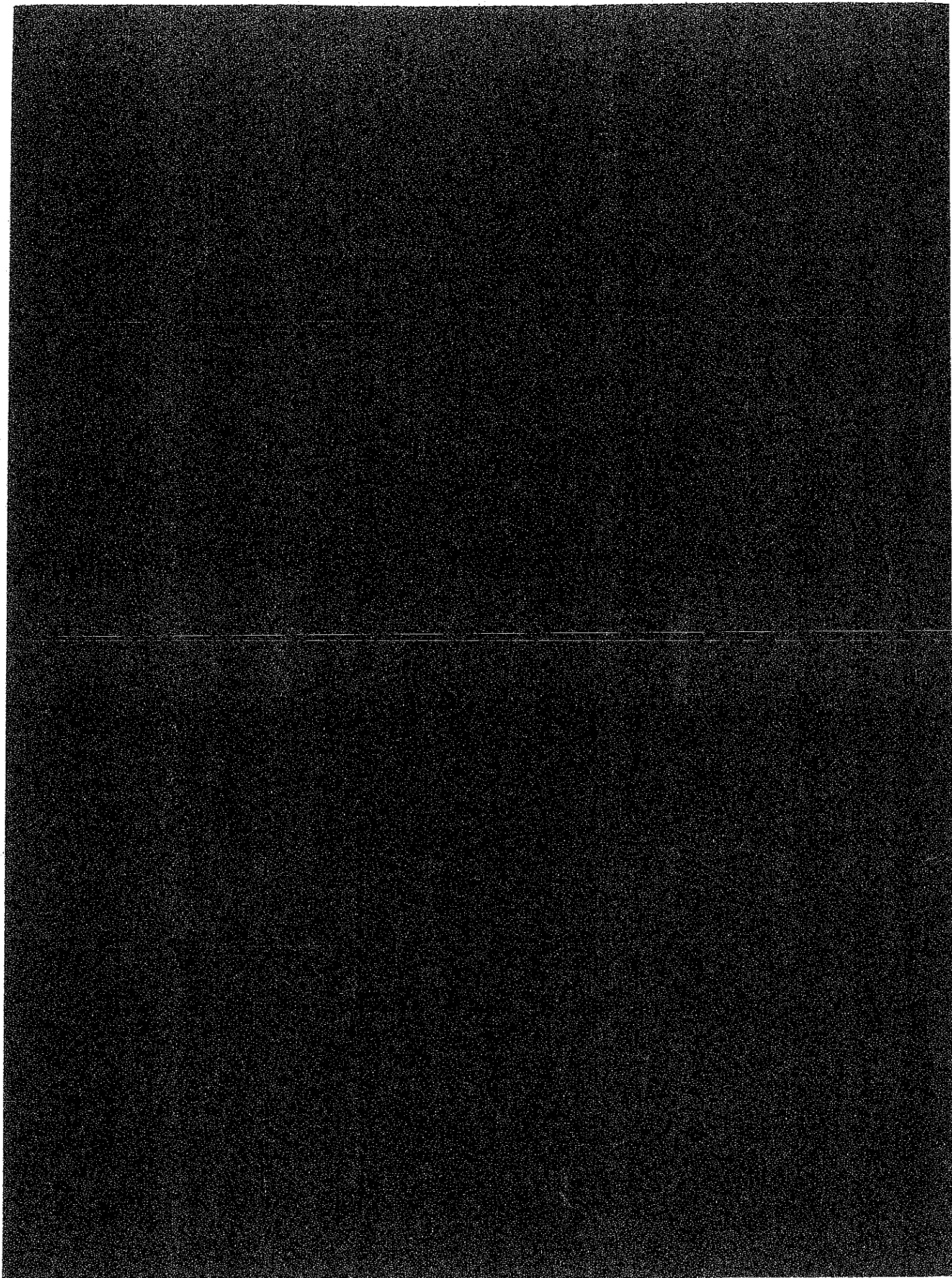
QUOTATION

Quote Number: 232
 Quote Date: Mar 18, 2016
 Page: 1

West Deer Township*
 109 East Union Road
 Cheswick, PA 15024
 USA

QUANTITY	DESCRIPTION	DATE	AMOUNT	NET DUE
westd		4/17/16		Net Due

1.00	eh934968	Hustler Super Z HD, 36 HP Vanguard, 72" VX4 Deck. Grammer Seat w/ROPS & Seatbelt	15,524.00	15,524.00
1.00		Less PA State Contract Discount *PO must be made to: Hustler Turf Equipment, 200 South Ridge Road, Hesston, KS 67062* *To be setup & delivered through Vettori's*	4,191.48	-4,191.48
			Subtotal	11,332.52
			Sales Tax	



ANNOUNCEMENTS

- **2016 WEST DEER COMMUNITY SPRING CLEAN-UP DAY**

The event has been set up to collect trash and debris around the Township as a community.

Saturday, April 30th.

Please arrive at 9 am at the Township Building for a 10 am start.

The rain date will be Saturday, May 7th.

- **WEST DEER TOWNSHIP GOLF SCRAMBLE**

Benefits the West Deer Police K-9 Unit & D.A.R.E. Program

Friday, May 13, 2016

9 a.m. Shotgun Start

Pheasant Ridge Golf Course

Four Man Scramble -- \$85/golfer

- **WEST DEER DOG SHELTER RABIES CLINIC**

Saturday, May 28, 2016 2 pm to 4 pm

Cost: \$10.00

Proceeds benefit the West Deer Dog Shelter

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COMMITTEE REPORTS

Engineering & Public Works Committee:

Chairman – Mr. Florentine

Financial, Legal & Human Resources Committee:

Chairman – Dr. DiSanti

EMS Oversight Committee:

Chairman – Mr. Vaerewyck

OLD BUSINESS

NEW BUSINESS

SET AGENDA / Regular Business Meeting
May 18, 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 and Payroll
 - D. Tax Refunds
9. Police Chief's Report
10. Building Inspector/Code Enforcement Officer's Report
11. Report from the Parks & Recreation Board
12. Engineer's Report
13. MS4/Memorandum of Understanding
14. Old Business
15. New Business
16. Set Agenda/June 15, 2016
17. Comments from the Public
18. Adjournment

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COMMENTS FROM THE PUBLIC

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

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ADJOURNMENT

I MOVE TO ADJOURN AT _____ P.M.

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