

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

**6:00 p.m. PUBLIC HEARING/PROPOSAL FOR ADDITIONS & MODIFICATIONS TO THE AGRICULTURAL SECURITY AREA IN WEST DEER TOWNSHIP – DONALD G. & JANE E. DILLNER**

Chairman Fleming opened the public hearing.

PLEDGE OF ALLEGIANCE

Roll Call taken by Mr. Mator – Quorum present

The public hearing was advertised, the property posted, and notices sent to the landowners within the existing Agricultural Security Areas.

The public hearing was for the following proposal for the additions and modifications to the Agricultural Security Area within West Deer Township, pursuant to the Agricultural Area Security Law, Act 43 of 1981.

OWNERS/APPLICANTS: Donald G. & Jane E. Dillner

<u>LOCATIONS</u>	<u>LOT &amp; BLOCK #</u>	<u>ACREAGE</u>
4140 Sandy Hill Road	2382-L-25	1.61 acres
9 Old Springhouse Lane	2382-R-284	22.5 acres
4120 Sandy Hill Road	2382-M-201	20.09 acres
3700 Sandy Hill Road	2382-R-232	40 acres

TOTAL ACRES: 84.2

ZONING DISTRICT: R – Rural Estate

The Board received copies of all correspondence including the soil surveys. The applicants own and operate a sustainable family farm and have been fruit and vegetable growers in West Deer Township since 1986.

The two properties listed at 9 Old Springhouse Lane and 3700 Sandy Hill Road are already included in the Township's Agricultural Security Area, but are not in the Dillner's name. It would therefore be modified and the two properties listed at 4140 Sandy Hill Road and 4120 Sandy Hill Road would be added.

Both the West Deer Township Planning Commission and the Allegheny County Conservation District were provided a copy of the proposal for their review and recommendation, and had forty-five days to review the proposal.

At the West Deer Township Planning Commission meeting held 28 July 2016, the Planning Commission recommended approval of the proposed additions and modifications to the Agricultural Security Area for

Donald and Jane Dillner (Dillner Farm). The Township did not receive any correspondence from the Allegheny County Conservation District (the forty-five days expired on 29 August 2016).

TOWNSHIP OF WEST DEER  
RESOLUTION NO. 2016-12

RESOLUTION OF THE WEST DEER TOWNSHIP BOARD OF SUPERVISORS ADOPTING AND APPROVING WEST DEER TOWNSHIP, ALLEGHENY COUNTY, PENNSYLVANIA AGRICULTURAL SECURITY AREA PROPOSAL WITH ADDITIONS AND MODIFICATIONS.

At this point, Chairman Fleming opened the floor to public comment.

The Court Reporter was present.

No public comments.

MOTION BY Supervisor DiSanti and SECONDED BY Supervisor Hollibaugh to adopt Resolution No. 2016-12 approving the additions and modifications of the Donald G. and Jane E. Dillner properties to the West Deer Township Agricultural Security Area. The Township is responsible for filing the additions and modifications at the Allegheny County Department of Real Estate office within ten days of the adoption of the Resolution. Motion carried unanimously 7-0.

**ADJOURNMENT PUBLIC HEARING**

MOTION BY Supervisor Vaerewyck and SECONDED BY Supervisor DiSanti to adjourn the public hearing at 6:12 p.m. Motion carried unanimously 7-0.

## **OPEN REGULAR MEETING**

6:30 p.m. -- Chairman Fleming opened and welcomed everyone to the meeting.

### **PLEDGE OF ALLEGIANCE**

Roll Call taken by Mr. Mator – Quorum present.

Mr. Griffith announced the Board held an Executive Session preceding the meeting to discuss certain legal matters impacting the municipality and intend to reconvene into Executive Session following the meeting.

### **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.

- Mrs. Amy Faber, 58 Superior Road, expressed her concerns in regard to the ballfield at the American Legion in Superior and indicated both her and her husband support the Kraliks on the issues they have brought up at the last two meetings. Mrs. Faber discussed: the use of the ballfield; safety concerns; parking issues; the narrow road; the foul ball area; small area for spectators; and the zoning/ordinance in that area.

After some discussion on this matter, Mr. Payne summarized the American Legion lease of the ballfield to Core Athletics and indicated the parking issue will be addressed. He explained that Core Athletics are making every effort to resolve the issue at the ballfield.

### **ACCEPT MINUTES**

MOTION BY Supervisor DiSanti and SECONDED BY Supervisor Florentine to accept the minutes of the August 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**  
**August 31, 2016**

**I - GENERAL FUND:**

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

**Cash and Cash Equivalents:**

Sweep Account	1,153,674.40	<b>1,153,674.40</b>
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**II - SPECIAL REVENUE FUNDS****Cash and Cash Equivalents:****Street Light Fund:**

Sweep Account - Restricted	24,259.96
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**Fire Tax Fund:**

Sweep Account - Restricted	129,708.35
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**State/Liquid Fuels Fund:**

Sweep Account - Restricted	3,240.13
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**157,208.44****Investments:****Operating Reserve Fund:**

Sweep Account - Reserved	575,917.44
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**Capital Reserve Fund:**

Sweep Account - Reserved	346,285.68
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**922,203.12****III - CAPITAL PROJECT FUNDS:****Cash and Cash Equivalents:**

0.00

**0.00****TOTAL CASH BALANCE 08/31/16****2,233,085.96****Interest Earned August 2016****85.50**

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

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

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

**LIST OF BILLS**

Air-Vac, Inc.....	5760.00
Best Wholesale Tire Co., Inc.....	1550.58
Beth’s Barricades .....	998.00
Griffith, McCague & Wallace, PC .....	1206.50
Hei-Way, LLC.....	2197.63
Jordan Tax Service.....	1061.66
Kress Tire.....	1344.30
Markl Supply.....	241.90
MRM Workers’ Comp Fund .....	26694.99
North Eastern Uniforms & Equipment Inc.....	356.94
North Hills COG SRT Vehicle Maintenance .....	1200.00
Office Depot.....	979.59
Shoup Engineering Inc. ....	9750.00
Staley Communications.....	183.47
The Lane Construction Corp.....	6506.00
Toshiba Financial Services.....	606.17
Trib Total Media .....	786.90
Tristani Brothers, Inc.....	444.44
Walsh Equipment .....	2647.51
Youngblood Paving, Inc.....	188782.87

MOTION BY Supervisor DiSanti and SECONDED BY Supervisor Romig 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 Florentine to pay utilities and payroll from September 22, 2016 to October 19, 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 2015 and 2016.

**2015 REAL ESTATE TAX REFUNDS**

<u>NAME</u>	<u>LOT/BLOCK</u>	<u>AMOUNT</u>
Marks, Lee	1667-S-320	\$167.24

**2016 REAL ESTATE TAX REFUNDS**

<u>NAME</u>	<u>LOT/BLOCK</u>	<u>AMOUNT</u>
Bechtold, Carl D. – Christine B.	1361-M-246	\$ 2.34
Bodnar, Robert C. – Elaine	1669-P-382	\$ 33.83
Milbee, Daniel	8000-T-3378	\$ 13.85

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

**POLICE CHIEF'S REPORT**

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

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

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

**PARKS AND RECREATION BOARD REPORT**

Mrs. Beverly Jordan, Chairwoman, was present and provided a summary report on the Parks and Recreation Board:

- Last meeting held on August 24<sup>th</sup>
- Submitted Parks & Recreation Budget to Mr. Mator.
- Attended the Youth Athletic meeting.
- Hunter Safety/September 10<sup>th</sup>
- October 26<sup>th</sup>/Trunk or Treat at East Union, 6 – 8 pm
- December 11<sup>th</sup>/Breakfast with Santa
- Christmas Senior Bingo at the Senior Center
- Next meeting/September 28<sup>th</sup>

**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**

- Nike Site Handicapped Walking Trails – Bid Documents, Specifications, and Plans were prepared for this project. The project will partially use CDBG Grant Funds. Bids are scheduled to be opened on 22 September 2016 at the North Hills COG.
- Nike Site Earthwork – Bid Documents, Specifications, and Plans were prepared for this project. The project will use GEDF Grant Funds. Bids for this project are to be opened on 29 September 2016.
- Development/Subdivision Reviews:
  - Shoff Farms – Revisions of driveway access to Cedar Ridge Road. A review letter was issued to the Township on 31 August 2016.

**SHOAF STREET SIDEWALK REPAIR**

The following quote was received for the repair of twenty feet of sidewalk on Shoaf Street:

<u>BIDDER</u>	<u>TOTAL</u>
Satira Construction, Inc.	\$3,950.00

Mr. Shoup informed the Board he contacted four different companies requesting quotes and received only one. He described the scope of the repair of the sidewalk and its location at the back-end of the loop on Shoaf Street.

Supervisor Vaerewyck commented on the Township receiving only one bid, and asked what the requirement was for bidding. Mr. Mator responded that – for that bid amount – Mr. Shoup’s documented attempts satisfy the legal requirement.

Mr. Vaerewyck stated that he would feel more comfortable receiving more bids, and commented that he could not believe more contractors did not bid on the project.

Supervisor DiSanti stated that – though there was only one bidder – he felt the bid amount received was very reasonable. Chairman Fleming and Supervisor Florentine concurred.

MOTION BY Supervisor DiSanti and SECONDED BY Supervisor Hollibaugh to award the sidewalk repair on Shoaf Street to Satira Construction, Inc., in the amount of \$3,950.00. A roll call vote was taken. Members voting yes, Mr. Guerre, Mrs. Hollibaugh, Dr. DiSanti, Mrs. Romig, Mr. Florentine, and Mr. Fleming. Member voting no, Mr. Vaerewyck. Motion carried, 6 – yes and 1 – no.

**CEDAR GLEN DRIVEWAY REPAIR**

The following quotes were received to re-asphalt the damaged driveway on Cedar Glen Drive:

<u>BIDDERS</u>	<u>TOTAL</u>
WR Cade Paving, Inc.	\$3,250.00
Collins Paving, LLC	\$6,267.00

Mr. Vaerewyck again questioned why the Township did not receive three bids. Mr. Shoup responded he contacted multiple contractors and only received the two quotes.

MOTION BY Supervisor DiSanti and SECONDED BY Supervisor Florentine to award the repair of the driveway on Cedar Glen Drive to WR Cade Paving, Inc., in the amount of \$3,250.00. A roll call vote was taken. Members voting yes, Mrs. Hollibaugh, Dr. DiSanti, Mrs. Romig, Mr. Florentine, Mr. Guerre, and Mr. Fleming. Member voting no, Mr. Vaerewyck. Motion carried, 6 – yes and 1 – no.

**BENJAMIN STREET BRIDGE ADVERTISEMENT**

The Board received the advertisement for the Benjamin Street Bridge Deck Replacement Project. Mr. Shoup explained the project, which consists of the demolition and replacement of the concrete bridge deck on Benjamin Street.

MOTION BY Supervisor Florentine and SECONDED BY Supervisor DiSanti to authorize the advertisement for the Benjamin Street Bridge Deck Replacement Project. Motion carried unanimously 7-0.

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

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

The Board received a letter from Mr. Shoup dated 11 August 2016 recommending the Township accept the above mentioned streets as Township streets.

MOTION BY Supervisor DiSanti and SECONDED BY Supervisor Hollibaugh to adopt Ordinance No. 411 accepting the streets in the Links at Deer Run which include Palmer Way, Links Way, Nicklaus Way, Player Way, and Hogan Way. Motion carried unanimously 7-0.

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

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

MOTION BY Supervisor DiSanti and SECONDED BY Supervisor Florentine to authorize the advertisement of Ordinance No. 412. Motion carried unanimously 7-0.

**BUDGET PROCESS**

Supervisor Vaerewyck commented on the role of the supervisors in the Township Budget process. He stated that he felt their role is to provide direction in the Township – which includes designating priorities like buildings, roads, etc. – but that the supervisors had not been doing that. He explained that he felt that the supervisors should meet earlier and set those priorities, rather than receiving the draft Budget from the Township Manager. Mr. Vaerewyck added that by the time the Board receives the Budget for the budget workshops, there really is no point to discussion, and that the supervisors overlook priorities. Supervisor Vaerewyck cited examples of reasons/ways to set priorities, such as the Comprehensive Plan, and challenged the other members by stating he doubted many of them have even read the document.

MOTION BY Supervisor Vaerewyck that in October we look at priorities in the Township and make sure that they're addressed to Mr. Mator so he knows where the Board would like to see efforts placed in the Township.

Dr. DiSanti commented that the priorities Supervisor Vaerewyck mentioned are discussed on an ongoing basis. He added that he felt items are not being neglected as Mr. Vaerewyck stated, and that he felt the current budgetary process is working fine for the residents of the Township and the Board.

NO SECOND. Motion dies for lack of a second.



**BUDGET ADVERTISEMENTS**

ADVERTISEMENT DATE: October 27, 2016

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

Daniel J. Mator, Jr., Township Manager

ADVERTISEMENT DATE: November 10, 2016

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

The proposed 2016 Budget will be on public display from November 23, 2016 through December 21, 2016 during regular business hours. The Board will consider the adoption of the 2017 Budget on December 21, 2016 at 6:30 p.m. Members of the public are welcome to attend.

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

Daniel J. Mator, Jr., Township Manager

MOTION BY Supervisor DiSanti and SECONDED BY Supervisor Guerre to authorize the advertisements for the 2017 Budget in compliance with the Township Charter. Motion carried unanimously 7-0.

**AUTHORIZE SALE OF PUBLIC WORKS TRUCK**

The Public Works Department has a 2008 GMC 5500 five-ton dump truck, 6.6 liter engine, automatic transmission, 4x4, with 9' angle plow & tailgate spreader.

Mileage: 32,000

Color: Red

Inspection: November 2016

AS IS CONDITION

MOTION BY Supervisor DiSanti and SECONDED BY Supervisor Hollibaugh to authorize the advertisement to sale the 2008 GMC 5 ton dump truck with plow & spreader, as is condition. Motion carried unanimously 7-0.

Dr. DiSanti informed those in attendance that he had no intention of bidding on the vehicle.

**RESOLUTION NO. 2016-13/VACANT PROPERTY**

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

Property location:

- Vacant lot – 314 Poplar Street

MOTION BY Supervisor DiSanti and SECONDED BY Supervisor Guerre to adopt Resolution No. 2016-13 acknowledging that the acquisition and subsequent disposition of parcel with Lot and Block number 2013-J-377 would be in accordance with the Comprehensive Plan of the Municipality. Motion carried unanimously 7-0.

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

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

The Board received a review letter from Mr. Shoup dated 16 September 2016. Mr. Shoup indicated the Sewage Facilities Planning Module is in proper order and recommended the Township adopt the resolution submitted with the planning module and forward the same to the Pennsylvania Department of Environmental Protection.

MOTION BY Supervisor Romig and SECONDED BY Supervisor DiSanti to adopt Resolution #2016-14 which is the Resolution for the PA DEP Sewage Facilities Planning Module for the Concordia at Rebecca Residence – Independent Living. Motion carried unanimously 7-0.

**SHOFF FARMS – AMENDED SUBDIVISION PLAN**

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

The applicant is requesting a modification from Section 6.3.1.G(1) of the Subdivision and Land Development Ordinance which limits access to a private street to five dwelling units.

The subdivision proposal would have a private street serving eight dwelling units. The applicant has demonstrated that the plan could be designed to meet the ordinance requirement; however that design results in less than desirable sight distance at the driveways intersecting Cedar Ridge Road.

Mr. Shoup reviewed the plan and indicated if the Board of Supervisors elects to approve the plan, he would recommend that all of the conditions recommended by the Planning Commission at their 25 August 2016 meeting, be placed on the Board's approval of the plan.

The Planning Commission recommended approval of the one driveway containing eight units that front Cedar Ridge Road with the following conditions:

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



Mr. Vaerewyck expressed concern that the Township went through a lot of time and effort to draft the current zoning regulations, and stated this plan violates the sight distance requirements. He added that Mr. Shoup pointed out the design is less than desirable in regard to sight distance, but the Board denied a business owner who requested a crosswalk because of inadequate sight distance.

Supervisor Vaerewyck also stated that – even though it would be denoted on all the deeds – he guaranteed that twenty years from now the homeowners would be requesting the Township take the road over. He said that the developer is “just doing this so that they can cram a few extra homes into that area.”

In light of the items he mentioned, Mr. Vaerewyck felt that the plan should be turned down, and that the developer should have to come up with a design that complies with Township zoning and has safe sight distances.

Mr. Florentine commented that the Board dealt with people asking to have roads not in compliance with Township standards taken over in the past, and cited the Steeplechase Plan. He explained that the residents came to the Board a few years ago asking for Steeplechase roads to be taken over. He added that the cul-de-sacs there were not in compliance with Township regulations, so the Board denied their request. Supervisor Florentine then stated that if the same thing happened with the Shoff Farms roads in the future, then the Board would again say “no.”

Chairman Fleming addressed Mr. Payne, who explained the plan. Mr. Payne stated the first plan did not meet PennDOT’s approval, but that the plan before the Board is much safer and was approved by PennDOT because of the safer design. He asked the Engineer from Gibson-Thomas Engineering, who was present, to explain the plan.

Mr. John Schleicher, Gibson-Thomas engineer and representative of the Shoff Farms Plan of Lots, pointed out that there is no change to anything in the Plan except the proposed driveway entrance from Cedar Ridge Road. He clarified that there was no change in the number of units, no change in the unit locations, and no change to any of the utilities.

Mr. Schleicher explained that when the plan was originally approved, there was a lot of discussion on the driveway entrances off of Cedar Ridge Road. He pointed out the future public roads within the plan are within the portion of the development which serves forty of the forty-eight units, and that those roads are designed to Township standards. He added that there are also eight units that front Cedar Ridge Road that would be served by what is, in essence, a shared driveway connected to Cedar Ridge Road.

Mr. Schleicher stated that Cedar Ridge Road is a State road, and Gibson-Thomas received PennDOT HOP approval for three separate driveways off of Cedar Ridge Road. He explained that upon field viewing the driveways and preparing to cut the approved driveways, the developer and builder had concerns about the sight distance and the speed on Cedar Ridge Road. Mr. Schleicher said the new plan was created to address the sight distance and speed concerns, and the new approvals were based on the same.

Supervisor DiSanti asked Mr. Schleicher to explain the safety in greater detail, and he added that the plan that is before the Board increased safety substantially due to a greater sight distance in *each* direction which far surpassed PennDOT requirements, as opposed to having one side with too much sight distance and the other barely satisfying State requirements.

After further discussion, MOTION BY Supervisor DiSanti and SECONDED BY Supervisor Florentine to approve the Shoff Farms Amended Subdivision Plan with the above-listed conditions as recommended by the Planning Commission and also with the proposed addition of the one entrance onto Cedar Ridge Road that we reviewed today. Motion carried unanimously 7-0.



**SET PUBLIC HEARING: McINTYRE HEIGHTS PLAN – CONDITIONAL USE FOR PRD**

APPLICANT: Richland Holdings, LLC  
 LOCATION: 38.7 acres on McIntyre Road, Gibsonia, PA 15044  
 ZONING DISTRICT: R-2 Semi-Suburban Residential  
 REQUEST: Requesting a Conditional Use for a Planned Residential Development (PRD) to construct 76 townhouse units and 22 duplex units for a total of 98 units.

MOTION BY Supervisor DiSanti and SECONDED BY Supervisor Romig to set the public hearing for the Conditional Use for a Planned Residential Development for the McIntyre Heights Plan for Wednesday, 19 October 2016 at 6:00 p.m. Motion carried unanimously 7-0.

**SOCIAL MEDIA**

Supervisor Vaerewyck strongly suggested that the Township have a Facebook and Twitter presence. He cited sources such as an article published by the Tribune Review.

Mr. Vaerewyck asked Chief Lape if the Township has any method to contact residents in mass for notifications. Chief Lape replied that the Township works in conjunction with the County to alert residents.

Supervisor Vaerewyck responded that a Twitter account would be useful in doing the same, and cited various examples where other public bodies use Twitter. He also mentioned that Facebook could be used similarly, and reiterated that using social media would be a good way to alert residents and get feedback.

MOTION BY Supervisor Vaerewyck to get a Twitter account and use it as a means of disseminating emergency and other information about the Township out to our Township residents.

NO SECOND. Motion dies for lack of a second.

**ACKNOWLEDGE UNSAFE STRUCTURE: 13 CREST STREET**

- Notice of Unsafe Structure
- Property located at 13 Crest Street, Russellton, PA 15076
- Lot/Block #1512-S-251
- Deed Book 12068, Page 368

The structure was inspected by William Payne, Code Enforcement Officer and determined, pursuant to Township Ordinance 172 that the house located thereon is in a dangerous condition and constitutes a public nuisance. Specifically, the house is in violation of the International Building Code and Article VI of Allegheny Health Department rules and regulations.

Both Supervisor Florentine and Mr. Payne viewed the house and commented on the condition of the house. There is a foot of standing water in the basement and the foundation is real bad. Mr. Payne indicated the structure is very close to the road and also close to a home on Crest Street. Mr. Payne will be sending a certified letter to acknowledge that it is an unsafe structure and proceed to get it on the demolition list.

MOTION BY Supervisor DiSanti and SECONDED BY Supervisor Romig to acknowledge the structure located at 13 Crest Street in Russellton, PA 15076, is an unsafe structure. Motion carried unanimously 7-0.

**COMMITTEE REPORTS**

The Committee Chairperson reported on their Committee updates:

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

**OLD BUSINESS**

- Mrs. Hollibaugh attended and reported on the Allegheny County Association of Township Officials Seven Springs Fall Conference. Mrs. Hollibaugh commented on the following presentations that were given: Chief David DiSanti on Active Shooters' situations; County Executive's Office; Cell Towers; Carnegie Library; and an Ambassador from Cuba was there and discussed relations with the United States.
- Mrs. Hollibaugh also reported she will be attending the COG meeting/dinner the following night.
- Dr. DiSanti questioned any updates on the cell tower in Russellton? Mr. Payne indicated nothing yet.
- Mr. Fleming questioned the Nike Site collapse update. Mr. Shoup commented on this and will get recommendations back to Mr. Fleming.

**NEW BUSINESS**

- None

**SET AGENDA: REGULAR BUSINESS MEETING**

October 19, 2016

6:00 p.m. – Public Hearing/McIntyre Heights Plan – Conditional Use for PRD

6:30 p.m. – Regular Business Meeting

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

20. Rebecca Residence PILOT Agreement
21. Committee Reports
22. Old Business
23. New Business
24. Set Agenda/November 16, 2016
25. Comments from the Public
26. Adjournment

Items Added:

- \*Auditor's Report
- \*Police Union Agreement
- \*Public Works Garage

Dr. DiSanti announced he will be attending a professional conference next month and will not be able to attend the Supervisor's meeting next month.

**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, commented on the budget process, the budget, and the use of the microphones in the meeting room.
- Mr. and Mrs. Alan Kralik, 52 Superior Road were present to continue the discussion of the ballfield at the American Legion, as was discussed at the July and August meetings. Mrs. Nancy Kralik commented on Core Athletics and American Legion and questioned the investigation and civil issue. Mr. Fleming explained that everyone involved (the Kraliks, their neighbors, and American Legion/Core Athletics) should get together and discuss the issues. Core Athletics is willing to help. Much discussion was again held on this issue.

**ADJOURNMENT**

MOTION BY Supervisor Hollibaugh and SECONDED BY Supervisor DiSanti to adjourn the meeting at 8:17 p.m. Motion carried unanimously 7-0. Meeting adjourned.

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Daniel J. Mator, Jr., Township Manager