

**WEST DEER
TOWNSHIP
SUPERVISORS
MEETING**



July 19, 2017

6:30 p.m./Regular Business Meeting

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

**WEST DEER TOWNSHIP
Board of Supervisors
July 19, 2017**

6:30 pm: Regular Business Meeting

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Registered Comments from the Public**
5. **Comments from the Public**
6. **Accept minutes**
7. **Appointed Auditor's Report**
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 and Recreation Board**
12. **Engineer's Report**
13. **Authorization: Cedar Ridge Pipe CCTV and Cleaning**
14. **Site Plan Approval: Starling Hall**
15. **Committee Reports**
16. **Old Business**
17. **New Business**
18. **Set Agenda: August 16, 2017**
19. **Comments from the Public**
20. **Adjournment**

1 Call to Order

2 Pledge of Allegiance

3 Roll Call - Mr. Mator . . .

REGISTERED COMMENTS FROM THE PUBLIC

- None

4

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.

5

ACCEPT MINUTES

ATTACHED ARE THE MINUTES OF THE JUNE 21, 2017 MEETING.

WHAT ACTION DOES THE BOARD WISH TO TAKE?

I MOVE TO ACCEPT THE MINUTES OF THE JUNE 21, 2017 MEETING AS PRESENTED.

MOTION SECOND AYES NAYES

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

6

West Deer Township
Board of Supervisors
21 June 2017
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: Richard W. DiSanti, Jr., Rick W. Florentine, Leonard Guerre, Shirley Hollibaugh, and Gerry Vaerewyck. Members absent: Jeffrey D. Fleming, Chairman; and Joyce A. Romig. Also present were: Cathy Sopko, Administrative Assistant; Barbara Nardis, Finance Officer; Douglas Happel, representing Griffith, McCague, & Wallace; and Sandy Nelko, representing Shoup Engineering.

Vice Chairman DiSanti opened and welcomed everyone to the meeting.

PLEDGE OF ALLEGIANCE

Roll Call taken by Ms. Sopko – Quorum present.

NOTE: Supervisor Vaerewyck was not present for Roll Call and arrived during the meeting shortly after.

REGISTERED COMMENTS FROM THE PUBLIC

- Mrs. Nancy Kralik, Superior Road, was registered but was **not in attendance**.

COMMENTS FROM THE PUBLIC

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

- None

ACCEPT MINUTES

MOTION BY Supervisor Guerre and SECONDED BY Supervisor Hollibaugh to accept the minutes of the 17 May 2017 meeting as presented. Motion carried unanimously 4-0.

NOTE: Supervisor Vaerewyck was present from this point on at the meeting.

MONTHLY FINANCIAL REPORT

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

**TOWNSHIP OF WEST DEER
FINANCE OFFICER'S REPORT****31 May 2017****I - GENERAL FUND:**

	<u>May</u>	<u>YTD</u>	<u>% of Budget</u>
Revenues	1,128,582.56	3,599,754.63	58.78%
Expenditures	450,308.88	1,611,877.44	26.32%

Cash and Cash Equivalents:

Sweep Account	2,344,491.14	2,344,491.14
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II - SPECIAL REVENUE FUNDS**Cash and Cash Equivalents:****Street Light Fund:**

Sweep Account - Restricted	35,978.85	
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Fire Tax Fund:

Sweep Account - Restricted	122,433.39	
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State/Liquid Fuels Fund:

Sweep Account - Restricted	221,701.38	380,113.62
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Investments:**Operating Reserve Fund:**

Sweep Account - Reserved	704,480.37	
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Capital Reserve Fund:

Sweep Account - Reserved	346,287.18	1,050,767.55
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III - CAPITAL PROJECT FUNDS:**Cash and Cash Equivalents:**

0.00	0.00
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TOTAL CASH BALANCE 5/31/17**3,775,372.32****Interest Earned May 2017****247.17**

	<u>5/1/2017</u>		<u>May</u>		<u>5/31/2017</u>
	<u>Debt Balance</u>		<u>Principal</u>		<u>Debt Balance</u>
			<u>Payment</u>		
Mars National - VFC #3	264,445.59	\$	2,607.94		262,444.40

MOTION BY Supervisor Guerre and SECONDED BY Supervisor Vaerewyck to approve the Finance Officer's Report as submitted. Motion carried unanimously 5-0.

LIST OF BILLS

Best Wholesale Tire Co., Inc.....	1340.98
Beth's Barricades	370.00
Griffith, McCague & Wallace, PC	3344.00
Hei-Way, LLC.....	2093.57
Jordan Tax Service, Inc.....	1491.74
Kress Tire.....	251.50
Krigger & Co.....	135.04
MRM Property & Liability Trust	106265.00
MRM Workers' Comp Fund	26694.99
Office Depot.....	649.27
Shields Asphalt Paving Inc.	472288.99
Shoup Engineering Inc.	28587.75
Staley Communications.....	172.47
The HDH Group, Inc.....	12171.00
Toshiba Financial Services.....	606.17
Tristani Brothers, Inc.....	3345.74
Walsh Equipment	10196.16

MOTION BY Supervisor Vaerewyck and SECONDED BY Supervisor Florentine to pay the List of Bills as submitted, and all approved reimbursable items in compliance with generally accepted accounting practices. Motion carried unanimously 5-0.

UTILITIES AND PAYROLL

MOTION BY Supervisor Guerre and SECONDED BY Supervisor Hollibaugh to pay utilities and payroll from 22 June 2017 to 19 July 2017. Motion carried unanimously 5-0.

TAX REFUNDS

The Board is in receipt of the list from the Tax Collector requesting the issuance of a real estate tax refund which also includes a fire tax refund – both the homeowner and the mortgage company paid.

2017 REAL ESTATE TAX REFUND

<u>NAME</u>	<u>LOT/BLOCK</u>	<u>AMOUNT</u>
Filip, Danielle	1214-J-189	\$383.18 + \$40/Fire Tax = \$423.18

MOTION BY Supervisor Florentine and SECONDED BY Supervisor Hollibaugh to issue the tax refunds as submitted by the Tax Collector. Motion carried unanimously 5-0.

POLICE CHIEF'S REPORT

Chief Jon Lape was present and provided a summary report on the Police Department for the month of May 2017. A copy of the report is on file at the Township. Questions/comments followed.

BUILDING INSPECTOR/CODE ENFORCEMENT OFFICER'S REPORT

Mr. Bill Payne was present and provided a summary report on Code Enforcement for the month of May 2017. A copy of the report is on file at the Township. Questions/comments followed.

PARKS AND RECREATION BOARD REPORT

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

- May 25th/Senior Citizen Luncheon
- June 3rd/Fishing Day at Deer Lakes Park
- June 16th/80's in the Park (\$2,930.00)
- May 24th/Regular Meeting & Community Days Meeting

ENGINEER'S REPORT

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

Projects

- 2017 Road Improvement Project
 - Contracts have been executed with Shields Asphalt Paving and Youngblood Paving. Shields Asphalt has completed all of the hot mix asphalt paving except for Benjamin Street, which is awaiting bridge replacement. Youngblood Paving has completed all cold mix asphalt and bituminous seal coat work on their project.
- Benjamin Street Bridge Deck Replacement Project
 - Demolition of the bridge deck occurred during the week of June 12th. The Contractor, Bioni Drilling, plans to perform foundation work the week of June 19th and new bridge deck placement the week of June 26th.
- MS4 Permitting
 - An Application for renewal will be submitted to PADEP in September 2017. A Pollution Reduction Plan is being prepared to reduce stream sediment loading in conjunction with this project.
- Nike Site/Senior Center Parking Lot Projects
 - Contracts have been executed with Martino Inc., and work is scheduled to begin later in the month.

Development/Subdivision Reviews

- Ippolito Site Plan – Reviews of this land development plan were performed and review letters were issued to the Township on 27 April, 25 May, and 12 June 2017.

IPPOLITO SITE PLAN

The Planning Commission approved the Ippolito Site Plan at their 25 May 2017 meeting. The plan is to construct a 10,000 sq. ft. building to consist of an 8,000 sq. ft. warehouse with office space measuring 2,000 sq. ft. The applicant received a twenty-five foot rear yard variance from the Zoning Hearing Board on 15 June 2017. Property is located at 1628 Middle Road Extension and is Zoned S/U Special Use.

The Planning Commission recommended approval of the Ippolito Site Plan subject to satisfying the outstanding issues of the Shoup Engineering review letter dated 25 May 2017.

The Board received the review letter from Shoup Engineering dated 12 June 2017 that the following comments should be considered:

1. The applicant should submit documentation to the Township that the project qualifies for Sewage Facilities Planning Module Exemption.
2. An NPDES Permit will need to be obtained from the Allegheny County Conservation District.
3. The applicant will need to enter into a Stormwater Management Operation and Maintenance Agreement with the Township.

Mr. Payne commented on the site plan.

MOTION BY Supervisor Vaerewyck and SECONDED BY Supervisor Florentine to approve the Ippolito Site Plan as per the Planning Commission's recommendation and contingent on the three items listed in Shoup Engineering review letter dated 12 June 2017. Motion carried unanimously 5-0.

PROMOTION: POLICE SERGEANT

The Board received a memorandum from Chief Lape recommending the promotion of Officer Robert Loper from patrol officer to sergeant.

Chief Lape summarized the process for the promotion of an officer to replace Sergeant Franklin Huffman, who retired in 2016.

As per the recommendation of Chief Lape, MOTION BY Supervisor Hollibaugh and SECONDED BY Supervisor Guerre to promote Robert Loper from patrol officer to sergeant effective 21 June 2017. Motion carried unanimously 5-0.

Chief Lape presented Sgt. Loper with his new badge. Sgt. Loper was present and thanked the Board and also summarized his background and history in West Deer Township.

HIRE PART-TIME POLICE OFFICERS

The Board received a memorandum from Chief Lape recommending the hiring of the following individuals for the position of part-time police officers:

- Joshua O'Connor
- Jay McMahill

The background checks were performed.

Mr. O'Connor was present and summarized his background to the Board.

As per the recommendation by Chief Lape, MOTION BY Supervisor Vaerewyck and SECONDED BY Supervisor Hollibaugh to hire Joshua O'Connor as a part-time police officer of West Deer Township with

the condition he successfully completes all requirements to receive his certification number. Motion carried unanimously 5-0.

Mr. McMahon was present and summarized his background to the Board.

MOTION BY Supervisor Vaerewyck and SECONDED BY Supervisor Florentine to hire Jay McMahon as a part-time police officer of West Deer Township with the condition he successfully completes all requirements to receive his certification number. Motion carried unanimously 5-0.

SALE OF POLICE VEHICLE

The Township advertised for the sale of the 2011 Ford Crown Victoria Police Interceptor – As Is Condition. Sealed bids were received and opened at 2:00 p.m. on 15 June 2017.

The following four bids were received:

<u>BIDDERS:</u>	<u>TOTAL:</u>
1) Chicago Motors, Inc.	\$1,607.00
2) Grace Quality Used Cars, Inc.	\$1,428.00
3) Yousef Dabbagh	\$1,268.00
4) Bayridge Motors, Inc.	\$1,555.00

MOTION BY Supervisor Florentine and SECONDED BY Supervisor Hollibaugh to authorize the sale of the 2011 Ford Crown Victoria Police Interceptor, as is condition to Chicago Motors, Inc., in the amount of \$1,607.00. Motion carried unanimously 5-0.

RESOLUTION NO. 2017-8: DUI GRANT

The Board received a copy of Resolution No. 2017-8 authorizing the Township Manager, Daniel Mator, to sign the DUI Grant on behalf of West Deer Township.

Chief Lape pointed out that it's the sixth year the Township will be applying for the grant and explained the process in submitting the \$50,000.00 grant.

MOTION BY Supervisor Guerre and SECONDED BY Supervisor Florentine to adopt Resolution No. 2017-8. Motion carried unanimously 5-0.

2017 SALVAGE YARD LICENSE: CATANESE BROTHERS SALVAGE

- Property is located at 663 Little Deer Creek Valley Road, Russellton, PA 15076

At the January 18, 2017 meeting, the Board approved the following motion unanimously 7-0:

To approve the Catanese Brothers application for the 2017 Salvage Yard License conditional upon meeting all requirements of the ordinance and given sixty days to comply.

And at the April 19th meeting, the Board approved an additional 30-day extension.

Mr. Payne commented on the Catanese Brothers status indicating two vehicles and debris still remain on the site.

After some discussion, Mr. Payne pointed out his main concern is the debris by the creek and recommended approval upon the condition that they clean up the debris and only then will he issue the license.

At this time, Ms. Annie Catanese suggested there be communication between both sides of the parties involved.

MOTION BY Supervisor Vaerewyck and SECONDED BY Supervisor Guerre to approve the Catanese Brothers Salvage application for the 2017 Salvage Yard License contingent upon correcting the deficiencies Mr. Payne pointed out. Motion carried unanimously 5-0.

VACANCIES: PLANNING COMMISSION MEMBERS

The Township advertised for two vacancies on the Planning Commission. The following residents applied for the vacancies and the Board received a copy of their *Letters of Interest*:

- Suzanne L. Garlena
- Alan M. Banks

MOTION BY Supervisor Florentine and SECONDED BY Supervisor Hollibaugh to appoint Suzanne L. Garlena as a member of the Planning Commission to fill the vacancy of Ted Gall whose term expires 31 December 2018. Motion carried unanimously 5-0.

MOTION BY Supervisor Vaerewyck and SECONDED BY Supervisor Guerre to appoint Alan Banks as a member of the Planning Commission to fill the vacancy of Adam Woods whose term expires 31 December 2018. Motion carried unanimously 5-0.

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. Guerre – North Hills COG Report

OLD BUSINESS

- None

NEW BUSINESS

- Supervisor Guerre announced the Deer Lakes School Board honored the D.A.R.E. officers at their meeting: Officer Gizienski, Officer Loper, and Officer Shurina

SET AGENDA: REGULAR BUSINESS MEETING

19 July 2017

6:00 p.m. – Executive Session

6:30 p.m. – Regular Business Meeting

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Executive Session Held
5. Registered Comments from the Public
6. Comments from the Public
7. Accept Minutes
8. Monthly Financial Report
 - A. Finance Officer's Report
 - B. List of Bills
 - C. Utilities & Payroll
 - D. Tax Refunds
9. Police Chief's Report
10. Building Inspector/Code Enforcement Officer's Report
11. Report from the Parks & Recreation Board
12. Engineer's Report
13. Purchase: iPads
14. Purchase: Board iPad Application
15. Advertisement: Act 172 (Firefighter EIT Credit) Ordinance
16. Authorization: Invitation to East Deer and Frazer (Joint "Community Building")
17. Committee Reports
18. Old Business
19. New Business
20. Set Agenda/July 19, 2017
21. Comments from the Public
22. Adjournment

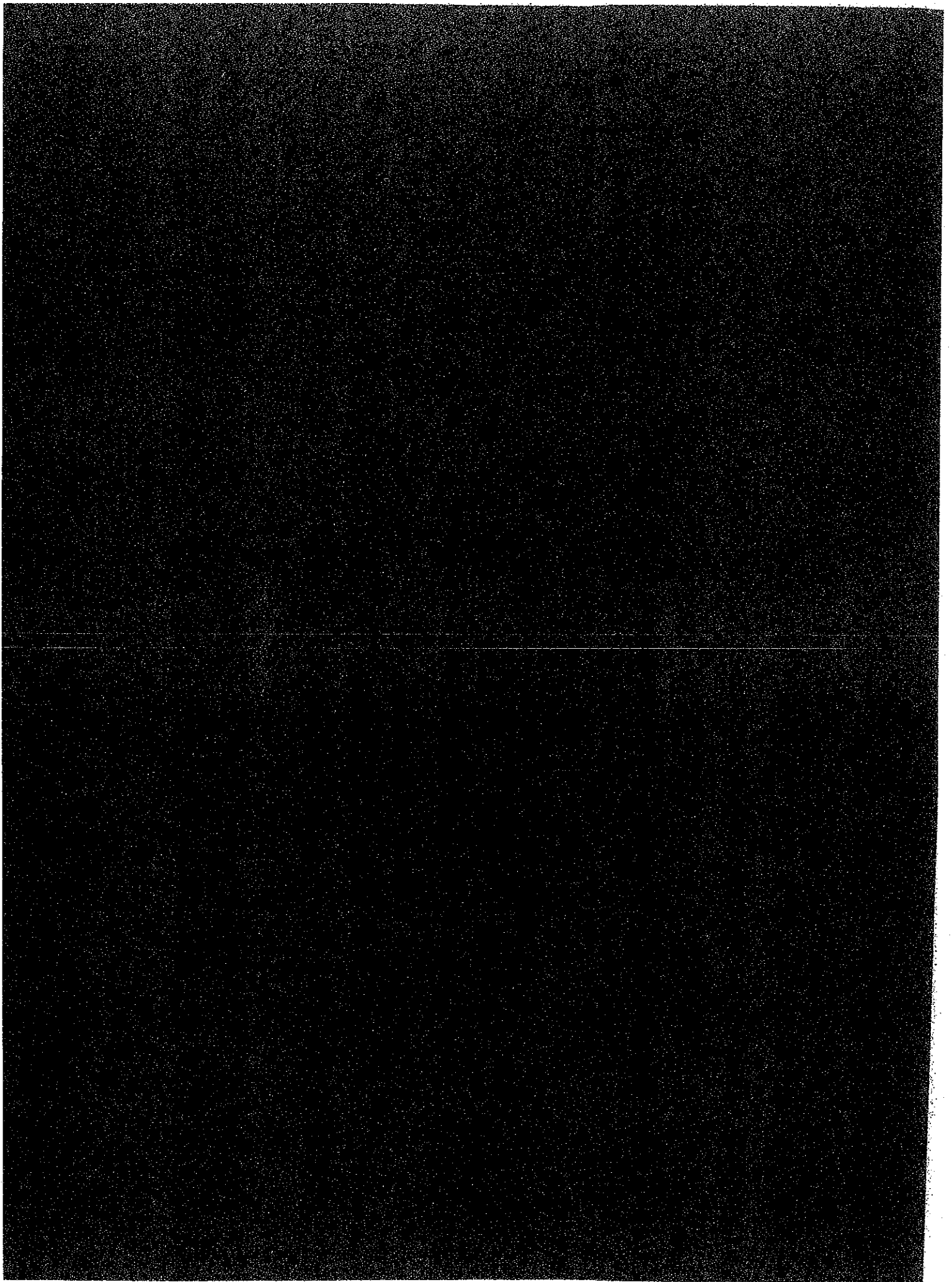
COMMENTS FROM THE PUBLIC

- Mr. Chris Galbraith, 4 Shady Lane, questioned and commented on the status of Starling Hall (Forbes Barn) on Deer Creek Road.

ADJOURNMENT

MOTION BY Supervisor Hollibaugh and SECONDED BY Supervisor Florentine to adjourn the meeting at 7:35 p.m. Motion carried unanimously 5-0. Meeting adjourned.

Daniel J. Mator, Jr., Township Manager



APPOINTED AUDITOR'S REPORT

MR. TURNLEY...

7

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	___	___	___	___

S-A

TOWNSHIP OF WEST DEER
FINANCE OFFICER'S REPORT
June 30, 2017

I - GENERAL FUND:

	<u>June</u>	<u>YTD</u>	<u>% of Budget</u>
Revenues	397,895.63	3,901,531.66	63.71%
Expenditures	1,153,128.46	2,668,851.30	43.58%

Cash and Cash Equivalents:

Sweep Account		<u>1,465,353.42</u>	<u>1,465,353.42</u>
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II - SPECIAL REVENUE FUNDS

Cash and Cash Equivalents:

Street Light Fund:

Sweep Account - Restricted		28,930.33	
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Fire Tax Fund:

Sweep Account - Restricted		107,819.45	
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State/Liquid Fuels Fund:

Sweep Account - Restricted		<u>221,816.95</u>	
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358,566.73

Investments:

Operating Reserve Fund:

Sweep Account - Reserved		704,507.26	
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Capital Reserve Fund:

Sweep Account - Reserved		<u>346,287.44</u>	
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1,050,794.70

III - CAPITAL PROJECT FUNDS:

Cash and Cash Equivalents:

		<u>0.00</u>	<u>0.00</u>
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TOTAL CASH BALANCE 6/30/17

2,874,714.85

Interest Earned June 2017

250.77

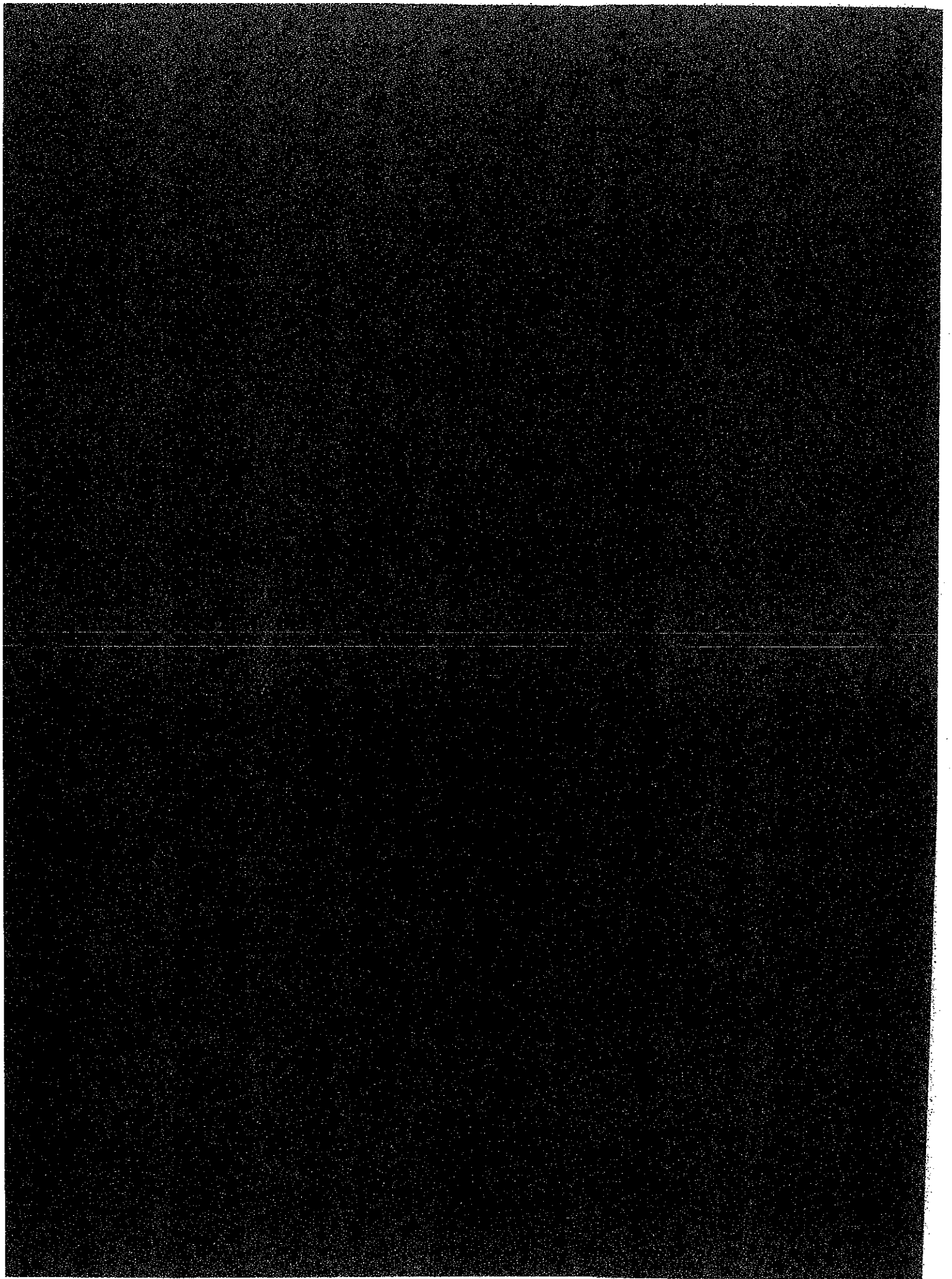
	<u>6/1/2017</u>		<u>June</u>	<u>6/30/2017</u>
	<u>Debt Balance</u>		<u>Principal</u>	<u>Debt Balance</u>
			<u>Payment</u>	
Mars National - VFC #3	262,444.40	\$	2,607.94	260,374.11

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

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

INTEREST EARNED - 2017

	<u>JUNE</u>	<u>YTD</u>
GENERAL FUND	\$93.00	\$278.22
STREET LIGHT FUND	\$1.29	\$4.64
FIRE TAX FUND	\$13.76	\$36.06
OPERATING RESERVE	\$26.89	\$165.40
STATE FUND	\$115.57	\$522.69
CAPITAL RESERVE	<u>\$0.26</u>	<u>\$1.26</u>
TOTAL INTEREST EARNED	<u><u>\$250.77</u></u>	<u><u>\$1,008.27</u></u>



B) LIST OF BILLS

WHAT ACTION DOES THE BOARD WISH TO TAKE?

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

MOTION SECOND AYES NAYES

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

8-B

Due Dates: 07/15/2017 thru 07/15/2017

Vendor	Name/Desc	Acct#/Proj	Invoice#	Amount Due	Discount	Cancelled	Paid	Un-Paid	Check#	Check Amt.
Name: ALLEGANCE TECHNOLOGY PARTNERS										
00553	BEST WHOLESALE TIRE	410.374	9495	127.65				127.65		
	Police:Car #33-align	0617	06/12/2017	07/15/2017	07/07/2017					
00553	BEST WHOLESALE TIRE	410.374	9508	40.68				40.68		
	Police:2016 Explorer	0617	06/13/2017	07/15/2017	07/07/2017					
00553	BEST WHOLESALE TIRE	410.374	9525	42.65				42.65		
	Police:Car #37-011 c	0617	06/14/2017	07/15/2017	07/07/2017					
00553	BEST WHOLESALE TIRE	410.374	9538	42.65				42.65		
	Police:Car #38-011 c	0617	06/15/2017	07/15/2017	07/07/2017					
00553	BEST WHOLESALE TIRE	410.374	9555	137.00				137.00		
	Police:Car #32-freon	0617	06/16/2017	07/15/2017	07/07/2017					
00553	BEST WHOLESALE TIRE	410.374	9655	42.65				42.65		
	Police:2017 Explorer	0617	06/29/2017	07/15/2017	07/07/2017					
Name: BEST WHOLESALE TIRE CO, INC										
00014	BETH'S BARRICADES	430.245	63433	65.00				65.00		
	Road: No Outlet Sign	0617	06/07/2017	07/15/2017	06/27/2017					
00014	BETH'S BARRICADES	430.245	63827	320.00				320.00		
	Road: U-Channel 8' G	0617	06/15/2017	07/15/2017	06/27/2017					
00014	BETH'S BARRICADES	430.245	64092	905.00				905.00		
	Road:Signs/Hidden Dr	0617	06/27/2017	07/15/2017	06/29/2017					
00014	BETH'S BARRICADES	430.245	64321	228.00				228.00		
	Road:Cross St Bracke	0717	07/10/2017	07/15/2017	07/13/2017					
Name: BETH'S BARRICADES										
				1518.00				1518.00		
Name: CULVERTS, INC										
00238	CULVERTS, INC	430.611	IN00123903	2000.00				2000.00		
	Road:2'x4' H-20 Bike	0617	06/13/2017	07/15/2017	06/19/2017					
00238	CULVERTS, INC	430.611	IN00124444	3360.00				3360.00		
	Road: M Frames/2'x4'	0617	06/28/2017	07/15/2017	07/05/2017					
Name: CULVERTS, INC										
				5360.00				5360.00		

ACCOUNTS PAYABLE - UNPAID VOUCHER REGISTER

By Name
Cutoff as of: 12/31/9999

Time: 2:23 pm
Date: 07/13/2017
Page: 2

Due Dates: 07/15/2017 thru 07/15/2017

Vendor	Name/Desc	Acct#/Proj	Invoice#	Amount Due	Discount	Cancelled	Paid	Un-Paid	Check#	Check Amt.
10315	GRIFFITH, MCCAGUE & Legal Services-Gener	404.111	271840	902.50				902.50		
10315	GRIFFITH, MCCAGUE & Legal Services-Rtch1	404.111	271841	427.50				427.50		
Name: GRIFFITH, MCCAGUE & WALLACE, PC				1330.00				1330.00		
00005	HEI-WAY, LLC	430.372	70706043	401.51				401.51		
	Road: Cold Patch	0717	07/07/2017							
Name: HEI-WAY, LLC				401.51				401.51		
00638	INDUSTRIAL NETWORKIN	407.272	INV-1543892	4185.71				4185.71		
	Police: Modums for C	0617	06/29/2017							
Name: INDUSTRIAL NETWORKING SOLUTIONS				4185.71				4185.71		
00106	JORDAN TAX SERVICE,	403.140	6-C-#178	1222.78				1222.78		
	Delinquent R E Tax C	0616	06/16/2017							
00106	JORDAN TAX SERVICE,	403.140	6-C-#179	4.55				4.55		
	Municipal Claims-Mos	0616	06/16/2017							
00106	JORDAN TAX SERVICE,	403.140	6-C-#180	53.06				53.06		
	Municipal Claims-Dem	0616	06/16/2017							
Name: JORDAN TAX SERVICE, INC.				1280.39				1280.39		
00362	KRESS TIRE	410.374	9441-12	525.08				525.08		
	Police: CAR #33-Tire	0617	06/08/2017							
00362	KRESS TIRE	410.374	9441-25	82.00				82.00		
	Police: CAR #38-Moun	0617	06/09/2017							
00362	KRESS TIRE	410.374	9441-7	82.00				82.00		
	Police: CAR #31-Moun	0617	06/08/2017							
00362	KRESS TIRE	410.374	9441-8	82.00				82.00		
	Police: CAR #37-Moun	0617	06/08/2017							
00362	KRESS TIRE	454.374	9450-28	218.00				218.00		
	Park: Tire/Mower	0717	07/07/2017							
Name: KRESS TIRE				989.08				989.08		

ACCOUNTS PAYABLE - UNPAID VOUCHER REGISTER

By Name
Cutoff as of: 12/31/9999

Time: 2:23 pm
Date: 07/13/2017
Page: 3

Due Dates: 07/15/2017 thru 07/15/2017

Vendor	Name/Desc	Acct#/Proj	Invoice#	Amount Due	Discount	Cancelled	Paid	Un-Paid	Check#	Check Amt.
00580	KRIGGER & CO Park: Trimmer head	454.374	476450	43.86				43.86		
		0617	06/29/2017							
				07/15/2017						
Name: KRIGGER & CO										
00481	MARK C TURNLEY	402.311	7/1/17	1000.00				1000.00		
	Balance Due: Decembe	0717	07/01/2017							
				07/15/2017						
Name: MARK C TURNLEY										
00640	MARTINO, INC	454.281	#1	19692.00				19692.00		
	Pmt #1-Nike Site Par	0717	07/13/2017							
				07/15/2017						
Name: MARTINO, INC										
00205	NORTH EASTERN UNIFOR	410.191	37423	164.96				164.96		
	Tedesco: cargo pants	0617	06/07/2017							
				07/15/2017						
00205	NORTH EASTERN UNIFOR	410.190	37429	820.05				820.05		
	Lape:shirts/cargo pa	0617	06/07/2017							
				07/15/2017						
00205	NORTH EASTERN UNIFOR	410.190	37555	91.95				91.95		
	Gizenski: shoes/pun	0617	06/14/2017							
				07/15/2017						
Name: NORTH EASTERN UNIFORMS & EQUIP INC.										
00053	NORTH HILLS COG SRT	410.450	81	1200.00				1200.00		
	2017 Pro-Rata SRT Ve	0617	06/23/2017							
				07/15/2017						
Name: NORTH HILLS COG SRT VEHICLE MAINTENANCE										
00657	OFFICE DEPOT	406.210	938356753001	70.44				70.44		
	Office Supplies	0617	06/20/2017							
				07/15/2017						
00657	OFFICE DEPOT	406.210	938357234001	28.48				28.48		
	Office supplies	0617	06/20/2017							
				07/15/2017						
00657	OFFICE DEPOT	403.550	938357235001	94.98				94.98		
	Tax collector: Chair	0617	06/20/2017							
				07/15/2017						
Name: OFFICE DEPOT										
00830	SHOUP ENGINEERING IN	454.375	17-213	4232.00				4232.00		
	Engineering:Nike Sit	0617	06/26/2017							
				07/15/2017						
00830	SHOUP ENGINEERING IN	454.280	17-214	123.75				123.75		
	Engineering:GEDF nik	0617	06/26/2017							
				07/15/2017						

By Name
Cutoff as of: 12/31/9999

Time: 2:23 pm
Date: 07/13/2017
Page: 4

Due Dates: 07/15/2017 thru 07/15/2017

Vendor	Name/Desc	Acct#/Proj	Invoice#	Amount Due	Discount	Cancelled	Paid	Un-Paid	Check#	Check Amt.
00830	SHOUP ENGINEERING IN Engineering: Ippolit 0617	408.319	17-221 06/30/2017	49.50				49.50		N
00830	SHOUP ENGINEERING IN Engineering: Miscell 0617	408.313	17-222 06/30/2017	698.75				698.75		N
00830	SHOUP ENGINEERING IN Engineering: Forbes- 0617	408.319	17-223 06/30/2017	123.75				123.75		N

Name: SHOUP ENGINEERING INC.

5227.75

5227.75

00674	STALEY COMMUNICATION POL: 3 Police Radios 0617	410.327	4601307 06/30/2017	3119.02				3119.02		N
00674	STALEY COMMUNICATION Road:Antenna/Instal1 0617	410.328	531073 06/29/2017	315.91				315.91		N
00674	STALEY COMMUNICATION Road:Antenna/Convert 0617	430.327	531113 06/29/2017	374.65				374.65		N
00674	STALEY COMMUNICATION POL:Radio Equip Main 0717	410.328	87598 07/03/2017	115.00				115.00		N
00674	STALEY COMMUNICATION Road:Radio Equip Mai 0717	430.327	87599 07/03/2017	57.47				57.47		N

Name: STALEY COMMUNICATIONS

3982.05

3982.05

00577	TOSHIBA FINANCIAL SE Lease & Maintenance 0717	406.261	67225102 07/02/2017	366.42				366.42		N
00577	TOSHIBA FINANCIAL SE Lease & Maintenance 0717	410.261	67225102 07/02/2017	239.75				239.75		N

Name: TOSHIBA FINANCIAL SERVICES

606.17

606.17

00067	TRISTANI BROTHERS, I Road:Trk #8-Inspect/ 0617	430.374	170626 06/30/2017	3412.54				3412.54		N
00067	TRISTANI BROTHERS, I Road:2010 F550-Inspe 0617	430.374	170627 06/30/2017	1069.78				1069.78		N

Name: TRISTANI BROTHERS, INC.

4482.32

4482.32

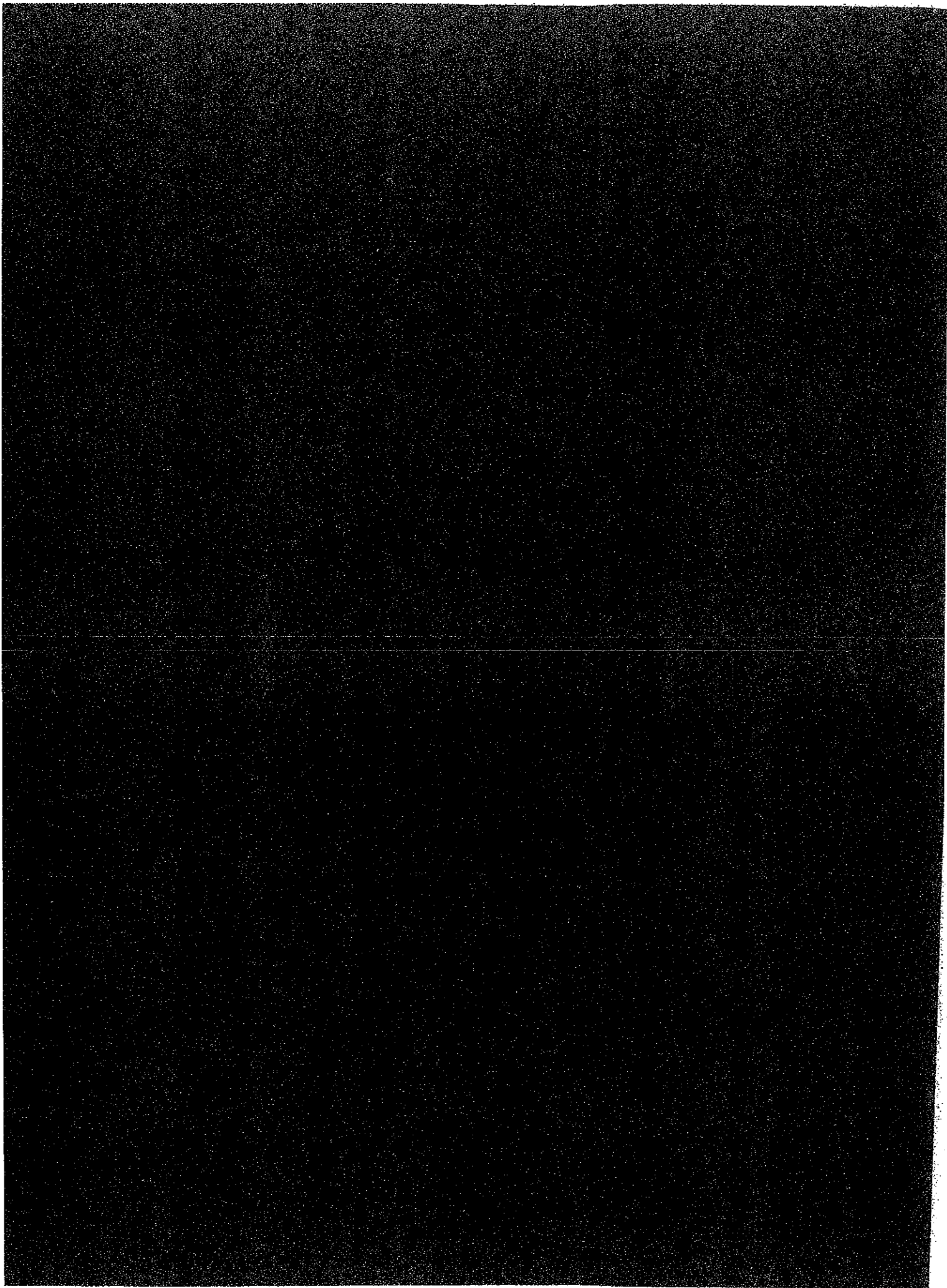
00074	WALSH EQUIPMENT Road:2 Snow Plows fo 0617	430.740	E04952 06/23/2017	12916.00				12916.00		N
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By Name
Cutoff as of: 12/31/9999

Time: 2:23 pm
Date: 07/13/2017
Page: 5

Due Dates: 07/15/2017 thru 07/15/2017

Vendor	Name/Desc	Acct#/Proj	Invoice#	Amount Due	Discount	Cancelled	Paid	Un-Paid	Check#	Check Amt.
00074	WALSH EQUIPMENT Road: 6' Cables	430.374 0617	P91190 06/23/2017	314.52		07/15/2017 06/27/2017		314.52		N
00074	WALSH EQUIPMENT Road: Cap	430.374 0617	P91370 06/29/2017	22.03		07/15/2017 07/05/2017		22.03		N
Name: WALSH EQUIPMENT				13252.55				13252.55		
00059	WINE CONCRETE PRODUC Catch Basins:4" Rise 0617	430.611 0617	78475 06/24/2017	2986.80		07/15/2017 06/27/2017		2986.80		N
Name: WINE CONCRETE PRODUCTS, INC.				2986.80				2986.80		
FINAL TOTALS:				72612.92				72612.92		



C) UTILITIES & PAYROLL

WHAT ACTION DOES THE BOARD WISH TO TAKE?

I MOVE TO PAY UTILITIES AND PAYROLL FROM JUNE 22, 2017 TO JULY 19, 2017.

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

8-C

D) TAX REFUNDS

THE BOARD IS IN RECEIPT OF THE ATTACHED LIST FROM THE TAX COLLECTOR REQUESTING THE ISSUANCE OF REAL ESTATE TAX REFUNDS DUE TO ASSESSMENT CHANGES BY ALLEGHENY COUNTY FOR THE YEARS 2016 AND 2017.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

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

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

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

8-D

WEST DEER TOWNSHIP

REAL ESTATE TAX REFUNDS FOR BOARD APPROVAL
June 2017
Refunds Due to County Change Orders

Date: 06/22/17

Time: 09:51:51

Payable to: PAHOLICH ROBERT M | BARBARA C (W) **Lot & Block** 1838-G-153
128 TARENTUM CULMERVILLE LITTLE DEER CREEK RD
TARENTUM PA 15084 TARENTUM PA 15084

Refund of 268.34 due for tax year: 2016

Orig Value:	159,500	Orig Tax:	311.06
New Value:	21,900	New Tax:	42.72
Exoneration:	137,600	Refund:	268.34

WEST DEER TOWNSHIP

REAL ESTATE TAX REFUNDS FOR BOARD APPROVAL

Date: 06/22/17

Time: 11:41:55

June 2017

Refunds Due to County Change Orders

Payable to: ALLAMAN DONALD P | JANET R (W)
108 SHEPHARD RD
GIBSONIA PA 15044

Lot & Block 1834-K-57
134 SHEPHARD RD
GIBSONIA PA 15044

Refund of 25.78 due for tax year: 2017

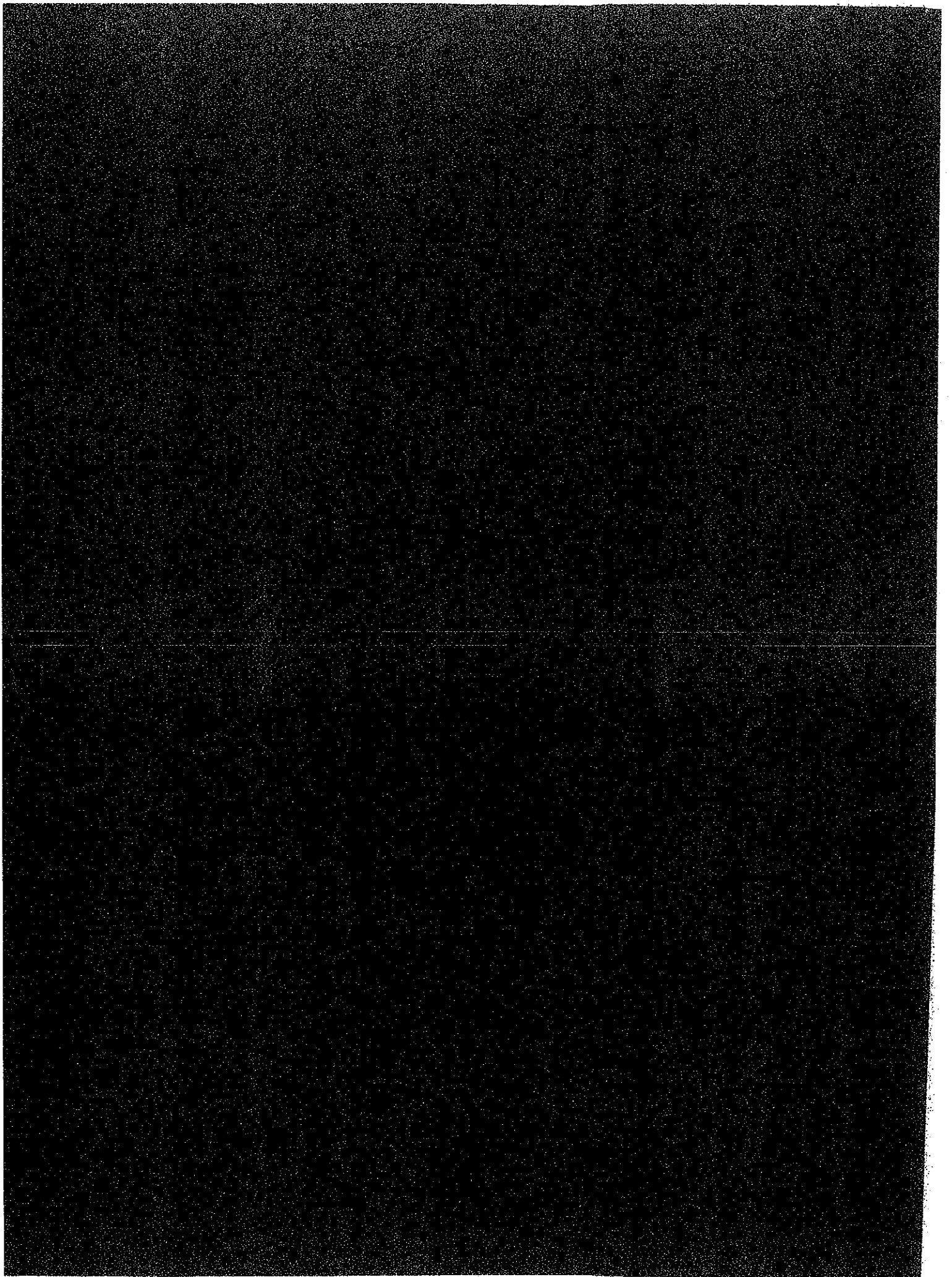
Orig Value:	84,700	Orig Tax:	248.18
New Value:	75,900	New Tax:	<u>222.40</u>
Exoneration:	8,800	Refund:	25.78

Payable to: PORRECA JACK A | JUDITH C (W)
1136 LINKS WAY
GIBSONIA PA 15044

Lot & Block 2011-E-85-1136
1136 LINKS WAY
GIBSONIA PA 15044

Refund of 97.58 due for tax year: 2017

Orig Value:	202,500	Orig Tax:	593.37
New Value:	169,200	New Tax:	<u>495.79</u>
Exoneration:	33,300	Refund:	97.58



POLICE CHIEF'S REPORT

CHIEF LAPE.....

9

OFFICER'S MONTHLY REPORT

TO: Jonathan D. Lape, Chief of Police
FROM: Pam Tedesco, Administrative Assistant
SUBJECT: OFFICER'S MONTHLY REPORT
DATE: July 11, 2017

Attached is the Officer's Monthly Report for June 2017.

PT
Attachment

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

OFFICERS MONTHLY REPORT
JUNE 2017

	<u>CURRENT MONTH</u>	<u>PREVIOUS MONTH TO DATE</u>	<u>YEAR TO DATE</u>
REPORTABLE CALLS FOR SERVICE	61	404	465
CALLS FOR SERVICE/FIELD CONTACTS	295	1382	1677
ALL OTHER CALLS	496	2342	2838
TOTALS CALLS FOR SERVICE	852	4128	4980
<u>ARRESTS</u>			
ADULT	9	31	40
JUVENILE	0	1	1
TRAFFIC CITATIONS	20	184	204
NON TRAFFIC CITATIONS	2	21	23
PARKING CITATIONS	0	4	4
WARNINGS	15	34	49
<u>PERSONNEL</u>			
GRIEVANCES FILED BY PLICE OFFICERS	0	0	0
CITIZENS COMPLAINTS ON POLICE OFFICERS	0	0	0
LETTERS COMMENDING POLICE OFFICERS	0	2	2
<u>VEHICLE REPORTS</u>			
TOTAL MILES TRAVELED	9923	48896	58819
GALLONS OF GASOLINE USED	700.3	3912	4612.3
REPAIRS/MAINTENANCE	1235.35	6430.61	7665.96
<u>OVERTIME PAID</u>			
COURT (OFF DUTY)	19	18.5	37.5
PRELIMINARY HEARINGS	8.5	22	30.5
PRETRIAL	0	0	0
INVESTIGATIONS	9	33.5	42.5
ARRESTS	8	32	40
SPEED CHECKS	0	0	0
PRIVATE CONTRACTS	0	9	9
MISC. HOURS - FILLED SHIFTS	0	26.5	26.5
MISC. HOURS - ADMIN. HOURS	0	0	0
ALL OTHER MISC. HOURS - see below	0	5	5
TOTAL HOURS	44.5	146.5	191

OFFICERS MONTHLY REPORT
JUNE 2017

	2016 YEAR TO DATE	2017 YEAR TO DATE
REPORTABLE CALLS FOR SERVICE	382	465
CALLS FOR SERVICE/FIELD CONTACTS	1648	1677
ALL OTHER CALLS	2824	2838
TOTAL CALLS FOR SERVICE	4854	4980

ARRESTS

ADULT	39	40
JUVENILE	3	1
TRAFFIC CITATIONS	312	204
NON TRAFFIC CITATIONS	12	23
PARKING CITATIONS	0	4
WARNINGS	98	49

PERSONNEL

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

VEHICLE REPORTS

TOTAL MILES TRAVELED	59950	58819
GALLONS OF GASOLINE USED	5135.6	4612.3
REPAIRS/MAINTENANCE	6660.68	7665.96

OVERTIME

COURT (OFF DUTY)	103	37.5
PRELIMINARY HEARINGS	63 1/2	30.5
PRETRIAL	0	0
INVESTIGATIONS	46	42.5
ARRESTS	24	40
SPEED CHECKS	0	0
PRIVATE CONTRACTS	0	9
MISC. HOURS - FILLED SHIFTS	18	26.5
MISC. HOURS - ADMIN. HOURS	0	0
ALL OTHER MISC. HOURS	25 1/2	5
TOTAL HOURS	280	191

**Points of Interest
Month of June 2017**

Budget as of June 30, 2017 – 44.90%

CHIEF JONATHAN LAPE –

- June 1 - attended an AC Chiefs meeting**
- June 5/6 – assisted Hampton Township PD with interviews**
- June 8 - conducted interviews for the sergeants promotion**
- June 9 - conducted part-time officer interviews**
- June 13 - conducted part-time officer interviews**
- June 22 - Chief attended an award ceremony for Sgt. Mikus**
- June 28 - attended a COG meeting and a community days parks & rec meeting**

OFFICER EDWARD NEWMAN – K9 REPORT –

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

June 6 - Sgt. Mikus attended training at the Oakland Postal Building. Operators worked on interior and movements, low light, no light and force on force operations.

June 19- 23 - Officer Petosky attended the North Hills SRT training class entitled “SWAT Tactical Command Decision Making and Leadership.

June 23 – Sgt. Mikus attended training at the Allegheny County Police Academy. Operators received instruction on the state police ROOK. The ROOK is an armor track vehicle used to lift operators into a 2nd story entry point. Operators then trained with the ROOK, conducted firearms drills on the range and practiced entries at the academy fire tower.

SCHOOL DISTRICT DETAILS –

June 7 – traffic and crowd control Deer Lakes commencement ceremony

June 13/20 – school board meeting detail

June 20 – Officers Gizienski, Loper & Shurina were recognized by the DL School Board for their work throughout the schools in the district

SPECIAL DETAILS/MISCELLANEOUS DETAILS –

June 2 - Sgts. Bailey/Mikus – Officers Loper, Newman & Wikert attended a Refresher Field Sobriety/Standard Checkpoint Procedures course

June 1 & 2 – a Click It/Ticket detail was held

June 3 – a roving checkpoint was held in Shaler/Ross/Etna

June 9 – Sgt. Bailey & Officer Dobson attend a DUI Conference

June 14 – Sgt. Bailey attended Aggressive Driving Training

June 16 – a DUI checkpoint was held in McCandless Township

June 19-23 – Officer Petosky attended training entitled “SWAT Command Decision Training-Making & Leadership 1”

June 19-22 – Officer Burk attended a National Child Passenger Safety Certification course

CORRESPONDENCE –

June 6 – correspondence to Timothy Capilongo relative to the posting of a No Outlet sign on Miller Road

June 13 – correspondence to Mr. & Mrs. Joshua Martin relative to the posting of a Hidden Driveway sign on Bakerstown Culmerville Road

Drug Enforcement Administration

United States
Department of Justice

PRESENTS THIS

CERTIFICATE *of* APPRECIATION

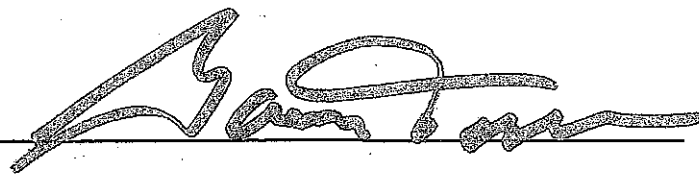
To

DARREN MIKUS

DETECTIVE SERGEANT
WEST DEER TOWNSHIP POLICE DEPARTMENT

FOR

YOUR OUTSTANDING
CONTRIBUTIONS TO DEA'S MISSION



GARY TUGGLE
SPECIAL AGENT IN CHARGE
JUNE 22, 2017

DEER LAKES SCHOOL DISTRICT

Certificate of Special School Board Recognition

Awarded to:

Officer Tina Gizenski

In sincere appreciation for your dedicated service to
the Deer Lakes School District

Awarded on this day: June 20th 2017

Clara Salvi

Ms. Clara Salvi
President, Board of School Directors

[Signature]

Dr. Jangil Logue-Belden
Superintendent of Schools

DEER LAKES SCHOOL DISTRICT

Certificate of Special School Board Recognition

Awarded to:

Officer Robert Loper

In sincere appreciation for your dedicated service to
the Deer Lakes School District

Awarded on this day: June 20th 2017

Clara Salvi

Ms. Clara Salvi
President, Board of School Directors



Dr. Jayell Logue-Belden
Superintendent of Schools

DEER LAKES SCHOOL DISTRICT

Certificate of Special School Board Recognition

Awarded to:

Officer Michael Shurina

In sincere appreciation for your dedicated service to
the Deer Lakes School District

Awarded on this day: June 20th 2017

Clara Salvi

Ms. Clara Salvi
President, Board of School Directors

[Signature]

Dr. Kayell Logue-Belden
Superintendent of Schools



TOWNSHIP OF WEST DEER POLICE DEPARTMENT



JONATHAN D. LAPE
Chief of Police

109 East Union Road • Box 2 • Russellton, PA 15076
www.westdeertownship.com / wdpd@westdeertownship.com

Emergency: 911
Office: 724-265-1100
Fax: 724-265-1140

June 6, 2017

Mr. Timothy Capilongo
34 Miller Road
Cheswick, PA 15024

Dear Mr. Capilongo:

Per the message I left on your voicemail this morning, be advised the West Deer Township Road Department will post a "No Outlet" sign on Miller Road. The sign will be posted at the earliest convenience of the road department.

Please advise if you have any further questions regarding this matter.

Sincerely,

Jonathan D. Lape
Chief of Police

JDL/PT

cc: Mr. Daniel Mator, Manager
West Deer Township Board of Supervisors
Mr. John Yourish, Road Foreman



TOWNSHIP OF WEST DEER POLICE DEPARTMENT



JONATHAN D. LAPE
Chief of Police

109 East Union Road • Box 2 • Russellton, PA 15076
www.westdeertownship.com / wdpd@westdeertownship.com

Emergency: 911
Office: 724-265-1100
Fax: 724-265-1140

June 13, 2017

Mr. & Mrs. Joshua Martin
4364 Bakerstown Culmerville Road
Gibsonia, PA 15044

Dear Mr. & Mrs. Martin:

I'm writing in reference to our previous correspondence of May 25, 2017 relative to your request for a "Hidden Driveway" sign. We've been granted permission by PENN DOT, see attached, to post the sign and will do so at the earliest convenience of the road department.

Feel free to contact me should you have any questions or concerns relative to this matter.

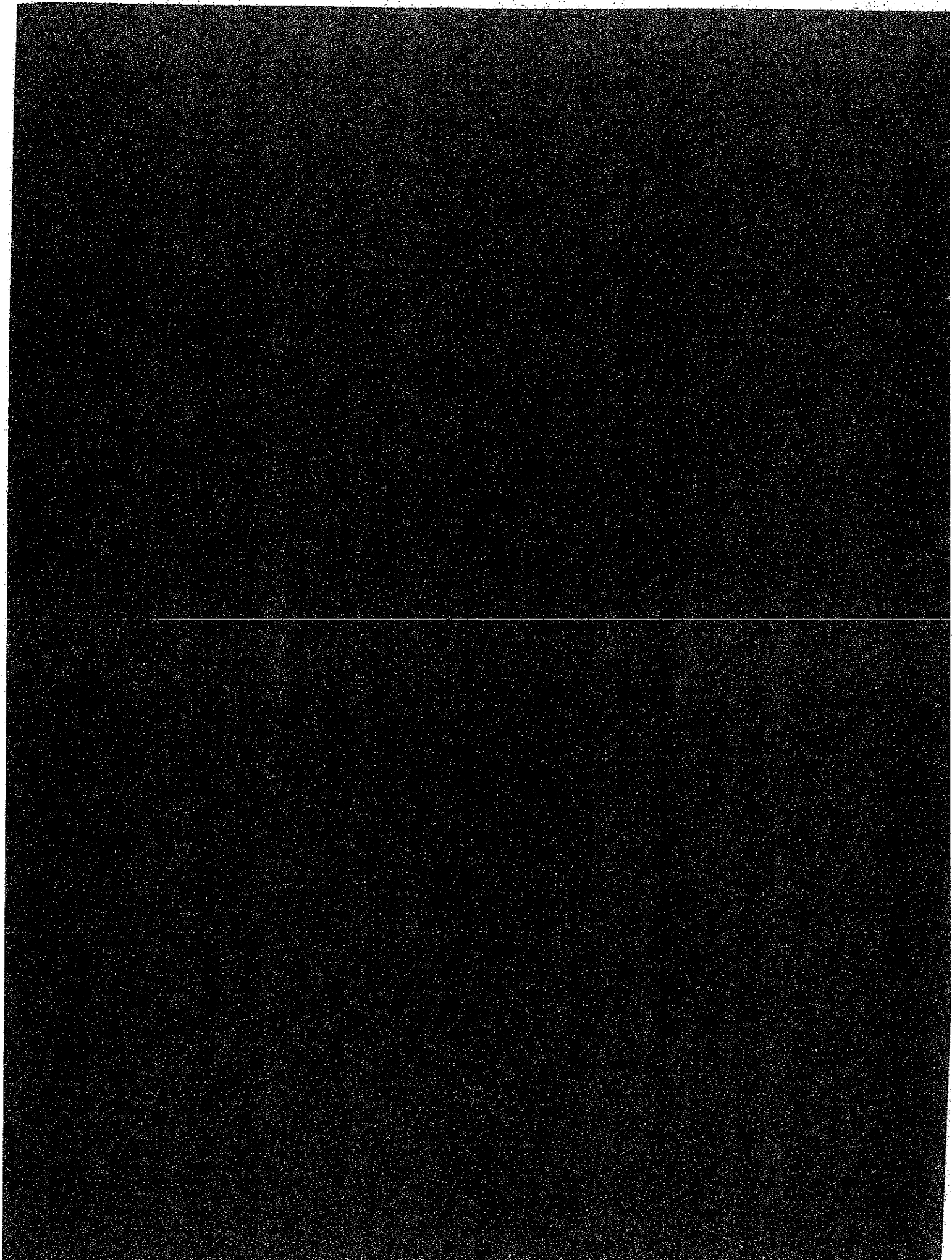
Sincerely,

Jonathan D. Lape
Chief of Police

JDL/PT

Attachment

cc: Mr. Daniel Mator, Manager
West Deer Township Board of Supervisors
Mr. John Yourish, Road Foreman



BUILDING INSPECTOR / CODE ENFORCEMENT OFFICER'S REPORT


MR. PAYNE.....

10

Code Enforcement

June 30, 2017

1. Issued 28 Occupancy Permits
2. Issued 33 Building Permits
3. Performed 65 site inspections
4. Planning commission had a workshop meeting for Deer Creek Carving for a road side carving workshop along 910. The Planning Commission recommended preparing a formal site plan before they could recommend approval to Board of Supervisors. Agenda items included Starling Hall located at 997 Deer Creek Road. The PC recommended approval contingent with the following:
 - a. Create a minimum of 48" height mounding on the northern property line.
 - b. Provide a mixture of three (3) different species of trees.
 - c. Provide a minimum of 21 evergreens (at least 3 different species) interspersed between the trees on the north and western border.
 - d. Needs to satisfy the outstanding issues of Shoup Engineering review letter dated June 22, 2017.
5. No Zoning Hearing Board meeting was held. There will be one tomorrow July 20th on a side yard variance in the Magil Housing Plan.
6. Attended a continuing education class on Hoarding.



William Payne
Code Enforcement Officer

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

Date	Permit #	Lot Block	Applicant Name	Street Address	Use	Compliance
6/5/2017	O17-096	1357-B-179	PAUL & KATHERINE SIKORA	179 STEEPLECHASE	Quad	No
6/5/2017	O17-097	1668-R-204	Laurie NOLKER	238 ASH LN	Single Family Home	No
6/6/2017	O17-099	1670-L-30	KEVIN & DEBORAH SZYMANSKI	1414 SANDSTONE DR	Single Family Home	No
6/6/2017	O17-100	1670-H-315	US BANK NA TRSTE	1903 SAXONBURG BLVD	Single Family Home	No
6/6/2017	O17-101	1357-K-72	EILEEN KUNKLE	305 LUKE CT	Townhome	No
6/7/2017	O17-098	2382-L-048	PAUL & VIRGINIA ALEXANDRUNAS	4085 SANDY HILL RD	Renovations	No
6/7/2017	O17-102	2195-N-020	COREY & JENNIFER McPHERSON	264 SHUSTER RD	Single Family Home	No
6/8/2017	O17-103	1510-D-20		871 ASHLEY RD		Yes
6/8/2017	O17-104	1361-S-360	JAMES & TINA KORN	9 OAK ST		No
6/8/2017	O17-105	1214-A-123	ROSEMARY STUMPP	300 RIDGE VIEW CT		Yes
6/8/2017	O17-106	1219-N-336	GRIFFIN WATTS	1006 MACARTHUR DR		No
6/8/2017	O17-107	2013-N-017	ROCCO DELLER, JR.	456 POPLAR ST		No
6/12/2017	O17-108	1362-A-010	TOBY & SARA KREIDLER	70 CREIGHTON RUSSELLTON		No
6/13/2017	O17-109	1213-M-285	MARY KATE McLAUGHLIN	4834 SPRING VALLEY DR		No
6/15/2017	O17-110	1356-M-241	Freddie Mac	546 PARTRIDGE RUN RD		No
6/15/2017	O17-110	1356-M-241	SHANE PRYAL	546 PARTRIDGE RUN RD		No
6/21/2017	O17-111	1361-D-109	RICHARD TIBENSKY / GERIANN GEORGE	735 LITTLE DEER CREEK RD		No
6/21/2017	O17-112	1357-K-8	RICHARD & THERESA GOELLER	408 RACHAEL CT		No
6/21/2017	O17-113	1670-S-061	ROBERT DEVANDO	281 MCKRELL RD		No
6/21/2017	O17-114	1213-M-231	PATRICK FARABAUGH / STEPHANIE KOSSLER	4825 SPRING VALLEY DR		No
6/26/2017	O17-115	1666-R-100-32A	BRENNAN BUILDERS, INC.	359 SADDLEBROOK LANE		Yes
6/27/2017	O17-116	1360-L-150	ANGEL MOORE	106 SUNSET DR		No
6/27/2017	O17-117	1361-S-080	HUMAN SERVICES HOUSE	105-108 CEDARWOOD CIR		No
6/27/2017	O17-118	1669-S-35	DAN RYAN BUILDERS	895 ASHLEY RD.		Yes
6/28/2017	O17-119	1357-A-228	DONNA KLAAS	204 PINTAIL RD		No
6/29/2017	O17-120	1668-R-364	NEAL BAMHART	202 PINE LANE		No
6/29/2017	O17-121	1360-H-188	DAVID SULLIVAN	322 LINDEN DR		No

6/29/2017	O17-122	1359-D-395	JULIE HOUGH	35 GRUBBS RD	No
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Total Fees Collected by Month

June - \$625.00

Total Fees Collected

Grand Total - \$625.00

West Deer Township
109 East Union Road
Cheswick, PA 15024

WD Permit Report
From 06/01/2017 To 07/01/2017

Building Permit Report

Permit Date	Permit Number	Permit Type	Parcel Owner	Legal Address	Parcel ID	Cost of Construction	Fee Collected
6/1/2017	P17-092	Deck	ERIC & LICIA MCLAUGHLIN	1412 SANDSTONE DR	1670-L-032	\$6,000.00	\$45.00
6/1/2017	P17-093	Fence	ROBERT & SAEBRA MCCLELLAND	4006 CRESTWOOD DR	1508-J-032	\$3,200.00	\$30.00
6/2/2017	P17-094	Accessory Structure	DAVID M & NANCY HIEBER	235 ASH LANE	1668-R-210	\$700.00	\$20.00
6/5/2017	P17-095	Single Family Dwelling	DAN RYAN BUILDERS	879 ASHLEY RD.	1510-D-12	\$326,000.00	\$928.80
6/5/2017	P17-096	Fence	Katie and Tim Jones	4301 PARADISE DR	1508-J-389	\$2,900.00	\$30.00
6/6/2017	P17-097	Structural Alteration	Marie Grzybek, Judith Sims Paula Figgs	545 State Route 908 Ext.	1672-P-331	\$25,000.00	\$140.00
6/7/2017	P17-098	Grading	DELL M & LINDA J CROMIE	1967 SAXONBURG BLVD	1670-R-159	N/A	\$50.00
6/7/2017	P17-099	Deck	ROBERT HARFORD	4772 BAYFIELD RD	1214-N-18	\$1,500.00	\$25.00
6/12/2017	P17-100	Addition	LINKS DEVELOPMENT COMPANY INC	377 SADDLEBROOK RD	1666-R-100-30C	\$20,000.00	\$132.00
6/12/2017	P17-101	Addition	LINKS DEVELOPMENT COMPANY INC	373 SADDLEBROOK RD	1666-R-100-30D	\$20,000.00	\$132.00
6/12/2017	P17-102	Single Family Dwelling		3544 Cedar Ridge Road	1214-E-313	\$281,500.00	\$745.50
6/12/2017	P17-103	Fence	BRANDY UHL	1439 SANDSTONE CT	1670-K-33	\$8,600.00	\$60.00
6/12/2017	P17-104	Single Family Dwelling		3542 Cedar Ridge Road	1214-E-311	\$256,200.00	\$716.10
6/12/2017	P17-105	Fence	GARY N & LORI ROSSICK	386 PARTRIDGE RUN RD	1357-A-381	\$2,605.74	\$30.00
6/13/2017	P17-106	Driveway	Frey Family	4358 GIBSONIA RD	1507-M-250	N/A	\$15.00
6/13/2017	P17-107	Structural Alteration	CARL & JESSICA GAZZO	4640 BAKERSTOWN CULMERVIL	2194-L-394	\$2,836.00	\$30.00
6/16/2017	P17-108	Deck	FRANK SWITALSKI	3549 HUNTERTOWN RD	1214-F-144	\$4,200.00	\$40.00
6/16/2017	P17-109	Structural Alteration	STARTING FRESH RENTALS, LLC	188 MILLERSTOWN CULMERVIL	2014-M-275	\$500.00	\$5.00
6/16/2017	P17-110	Addition	NACOLE WERRIES	125 STARR RD	1361-C-248	\$80,000.00	\$283.80
6/19/2017	P17-111	Pole Building/Barn	DAVID A & JUANITA W ALLISON	4958 BAKERSTOWN CULMERVIL	2195-M-292	\$4,200.00	\$40.00

West Deer Township
109 East Union Road
Cheswick, PA 15024

WD Permit Report
From 06/01/2017 To 07/01/2017

Permit Date	Permit Number	Permit Type	Parcel Owner	Legal Address	Parcel ID	Cost of Construction	Fee Collected
6/19/2017	P17-112	Other	ROBERT ZELHART	4059 CRESTWOOD DR	1507-H-31	\$4,456.00	\$40.00
6/20/2017	P17-113	Addition	FREDERICK LINN	13 BAIRDFORD RD	2010-E-132	\$6,500.00	\$154.00
6/20/2017	P17-114	Other	CHARLES W & JANET D EICHNER	20 CHRISTINE DR	1216-S-301	\$7,000.00	\$50.00
6/21/2017	P17-115	Other	JAMES E & JOYCE OSWALD	2097 SAXONBURG BLVD	1511-E-204	\$3,000.00	\$30.00
6/22/2017	P17-116	Solar Panel	THOMAS MCCARTHY	3534 HUNTERTOWN RD	1214-F-113	\$12,495.00	\$505.00
6/22/2017	P17-117	Solar Panel	VERNON H & ANNETTE BELLES JR	4302 PARADISE DR	1508-J-367	\$9,639.00	\$310.00
6/22/2017	P17-118	Solar Panel	RICHARD & PAMELA BURGOON	3516 HUNTERTOWN RD	1214-E-029	\$11,067.00	\$310.00
6/22/2017	P17-119	Solar Panel	SCOTT & BERNADETTE PRENNI KALLEN	34 ASHLEY RD	1510-G-193	\$9,282.00	\$310.00
6/22/2017	P17-120	Solar Panel	EDWARD W & SUSAN HARDY	19 RIDGE DR	1511-K-017	\$13,923.00	\$440.00
6/22/2017	P17-121	Solar Panel	CAROL J ROSS	3508 SUNNYVALE DR	1214-J-234	\$12,852.00	\$375.00
6/28/2017	P17-122	Pole Building/Barn	RYAN & KAREN CARLISLE	343 EAST UNION RD	1217-D-65	\$20,000.00	\$115.00
6/28/2017	P17-123	Garage	ANDREW & HOLLY BALINT	20 ASHLEY RD	1510-G-236	\$48,000.00	\$255.00
6/30/2017	P17-124	Deck	SCOTT & LINDA FULMER	243 EAST UNION RD	1360-M-297	\$2,600.00	\$30.00
Total:						\$1,206,755.74	\$6,422.20

33

West Deer Township
109 East Union Road
Cheswick, PA 15024

WD Inspection Report
From 06/01/2017 To 06/30/2017

Date	Inspection Type	Address	Legal Address	Parcel ID	Status	Inspector
6/1/2017	Complaint Follow Up	332 HICKORY ST, CURTISVILLE, PA, 15032	332 HICKORY ST	2012-H-245		William Payne
6/2/2017	Footer	1015 YORK WAY, GIBSONIA, PA, 15044	1020 YORK WAY	1510-H-241	Open	William Payne
6/5/2017	Complaint Follow Up	33 MILLERSTOWN CULMERVILLE, TARENTUM, PA, 15084	33 MILLERSTOWN CULMERVILLE	2013-M-219	Passed	William Payne
6/6/2017	Framing	1452 Sandstone Ct W, Tarentum, Pa, 15084	1452 SANDSTONE CT	1670-K-57	Passed	William Payne
6/7/2017	Site Inspection	4085 SANDY HILL RD, GIBSONIA, PA, 15044	4085 SANDY HILL RD	2382-L-048	Passed	William Payne
6/7/2017	Footer	201 LAGER DR, GIBSONIA, PA, 15044	201 LAGER DR	1356-H-037	Passed	William Payne
6/7/2017	Fireblocking	0 SADDLEBROOK LANE, GIBSONIA, PA, 15044	369 SADDLEBROOK LANE	1666-R-100-31C	Passed	William Payne
6/7/2017	Insulation	0 SADDLEBROOK LANE, GIBSONIA, PA, 15044	369 SADDLEBROOK LANE	1666-R-100-31C	Passed	William Payne
6/8/2017	Electrical/Plumbing	871 ASHLEY RD., GIBSONIA, PA, 15044	871 ASHLEY RD	1510-D-20	Passed	William Payne
6/8/2017	Fire/Safety Inspection	871 ASHLEY RD, GIBSONIA, PA, 15044	871 ASHLEY RD	1510-D-20	Passed	William Payne
6/8/2017	Final	871 ASHLEY RD., GIBSONIA, PA, 15044	871 ASHLEY RD	1510-D-20	Passed	William Payne
6/8/2017	Footer	1410 SANDSTONE DR, TARENTUM, PA, 15084	1410 SANDSTONE DR	1670-L-74	Passed	William Payne
6/8/2017	Final	506 SHADOW CT, GIBSONIA, PA, 15044	506 SHADOW CT	1667-N-53	Passed	William Payne
6/12/2017	Footer	1412 SANDSTONE DR, TARENTUM, PA, 15084	1412 SANDSTONE DR	1670-L-032	Passed	William Payne
6/12/2017	Framing	151 Macbeth Dr, New Kensington, Pa, 15068	545 State Route 908 Ext.	1672-P-331	Failed	William Payne
6/12/2017	Drywall	226 East Union Road, Cheswick, Pa, 15024	226 East Union Road	1360-H-377	Passed	William Payne
6/13/2017	Foundation	1015 YORK WAY, GIBSONIA, PA, 15044	1020 YORK WAY	1510-H-241	Passed	William Payne
6/13/2017	Footer	4304 PARADISE DR, GIBSONIA, PA, 15044	4304 PARADISE DR	1508-J-371	Passed	William Payne
6/14/2017	Footer	2163 Saxonburg Blvd., CHESWICK, PA, 15024	2163 Saxonburg Blvd.	1511-J-134	Passed	William Payne
6/14/2017	Footer	181 MC INTYRE RD, GIBSONIA, PA, 15044	181 MC INTYRE RD	1667-K-329	Passed	William Payne

West Deer Township
109 East Union Road
Cheswick, PA 15024

WD Inspection Report
From 06/01/2017 To 06/30/2017

Inspection Date	Inspection Type	Parcel Owner	Parcel Owner Mailing	Legal Address	Parcel ID	Status	Inspector
6/14/2017	Framing		4304 PARADISE DR, GIBSONIA, PA, 15044	4304 PARADISE DR	1508-J-371	Failed	William Payne
6/15/2017	Framing		317 RIDGE VIEW CT, GIBSONIA, PA, 15044	317 RIDGE VIEW CT	1214-E-343	Passed	William Payne
6/16/2017	Footer		1370 WASHINGTON PIKE, BRIDGEVILLE, PA, 15017	879 ASHLEY RD.	1510-D-12	Passed	William Payne
6/16/2017	Framing		151 Macbeth Dr, New Kensington, Pa, 15068	545 State Route 908 Ext.	1672-P-331	Passed	William Payne
6/16/2017	Footer		1015 YORK WAY, GIBSONIA, PA, 15044	1015 YORK WAY	1510-H-243	Passed	William Payne
6/16/2017	Footer		3549 HUNTERTOWN RD, ALLISON PARK, PA, 15101	3549 HUNTERTOWN RD	1214-F-144	Passed	William Payne
6/19/2017	Framing		1412 SANDSTONE DR, TARENTUM, PA, 15084	1412 SANDSTONE DR	1670-L-032	Cancelled	William Payne
6/19/2017	Complaint Follow Up		348 OAK RD, GIBSONIA, PA, 15044	348 OAK RD	1668-M-080	Passed	William Payne
6/19/2017	Complaint Follow-Up		33 MILLERSTOWN CULMERVILLE, TARENTUM, PA, 15084	33 MILLERSTOWN CULMERVILLE	2013-M-219	Passed	William Payne
6/20/2017	Footer		4772 Bayfield, Allison Park, Pa, 15101	4772 BAYFIELD RD	1214-N-18	Failed	William Payne
6/20/2017	Complaint Follow Up		125 LAGER DR, GIBSONIA, PA, 15044	125 LAGER DR	1357-J-298		
6/20/2017	Footer		3526 COUNTRYWOOD DR, ALLISON PARK, PA, 15101	3526 COUNTRYWOOD DR	1214-J-65	Passed	William Payne
6/20/2017	Fire/Safety Inspection		4304 PARADISE DR, GIBSONIA, PA, 15044	4304 PARADISE DR	1508-J-371	Passed	William Payne
6/20/2017	Framing		4304 PARADISE DR, GIBSONIA, PA, 15044	4304 PARADISE DR	1508-J-371	Passed	William Payne
6/21/2017	Drywall		800 S. WASHINGTON ST, EVANS CITY, PA, 16033	359 SADDLEBROOK LANE	1666-R- 100-32A	Passed	William Payne
6/21/2017	Framing		115 HEMPHILL RD, TARENTUM, PA, 15084	115 Hemphill Road	2197-R-146	Failed	William Payne
6/21/2017	Complaint Follow Up		546 PARTRIDGE RUN RD, GIBSONIA, PA, 15044	546 PARTRIDGE RUN RD	1356-M-241	Passed	William Payne
6/21/2017	Complaint Follow Up		8200 Jones Branch Dr., West McLean, Virginia, 22103	546 PARTRIDGE RUN RD	1356-M-241	Passed	William Payne
6/21/2017	Complaint Follow Up		546 PARTRIDGE RUN RD, GIBSONIA, PA, 15044	546 PARTRIDGE RUN RD	1356-M-241	Failed	William Payne
6/21/2017	Complaint Follow Up		8200 Jones Branch Dr., West McLean, Virginia, 22103	546 PARTRIDGE RUN RD	1356-M-241	Failed	William Payne

West Deer Township
109 East Union Road
Cheswick, PA 15024

WD Inspection Report
From 06/01/2017 To 06/30/2017

Inspection Date	Inspection Type	Parcel Owner	Parcel Owner Mailing	Legal Address	Parcel ID	Status	Inspector
6/21/2017	Fireblocking		317 RIDGE VIEW CT, GIBSONIA, PA, 15044	317 RIDGE VIEW CT.	1214-E-343	Passed	William Payne
6/21/2017	Insulation		317 RIDGE VIEW CT, GIBSONIA, PA, 15044	317 RIDGE VIEW CT.	1214-E-343	Passed	William Payne
6/21/2017	Footer		125 STARR RD., RUSSELLTON, PA, 15076	125 STARR RD	1361-C-248	Passed	William Payne
6/21/2017	Footer		4772 Bayfield, Allison Park, Pa, 15101	4772 BAYFIELD RD	1214-N-18	Passed	William Payne
6/26/2017	Framing		367 SADDLEBROOK LANE, GIBSONIA, PA, 15044	367 SADDLEBROOK LANE	1666-R- 100-31A	Passed	William Payne
6/26/2017	Electrical/Plumbing		800 S. WASHINGTON ST, EVANS CITY, PA, 16033	359 SADDLEBROOK LANE	1666-R- 100-32A	Passed	William Payne
6/26/2017	Fire/Safety Inspection		800 S. WASHINGTON ST, EVANS CITY, PA, 16033	359 SADDLEBROOK LANE	1666-R- 100-32A	Passed	William Payne
6/26/2017	Framing		1412 SANDSTONE DR, TARENTUM, PA, 15084	1412 SANDSTONE DR	1670-L-032	Passed	William Payne
6/26/2017	Framing		201 LAGER DR, GIBSONIA, PA, 15044	201 LAGER DR	1356-H-037	Failed	William Payne
6/26/2017	Foundation		373 SADDLEBROOK RD, GIBSONIA, PA, 15044	373 SADDLEBROOK RD	1666-R- 100-30D	Passed	William Payne
6/26/2017	Foundation		0 SADDLEBROOK RD, GIBSONIA, PA, 15044	377 SADDLEBROOK RD	1666-R- 100-30C	Passed	William Payne
6/26/2017	Footer		0 SADDLEBROOK RD, GIBSONIA, PA, 15044	377 SADDLEBROOK RD	1666-R- 100-30C	Passed	William Payne
6/26/2017	Foundation		0 SADDLEBROOK RD, GIBSONIA, PA, 15044	379 SADDLEBROOK RD	1666-R- 100-30B	Passed	William Payne
6/26/2017	Footer		0 SADDLEBROOK RD, GIBSONIA, PA, 15044	379 SADDLEBROOK RD	1666-R- 100-30B	Passed	William Payne
6/26/2017	Foundation		0 SADDLEBROOK RD, GIBSONIA, PA, 15044	375 SADDLEBROOK RD	1666-R- 1000-30A	Passed	William Payne
6/26/2017	Footer		0 SADDLEBROOK RD, GIBSONIA, PA, 15044	375 SADDLEBROOK RD	1666-R- 1000-30A	Passed	William Payne
6/27/2017	Final		1370 WASHINGTON PIKE, BRIDGEVILLE, PA, 15017	895 ASHLEY RD.	1669-S-35	Failed	William Payne
6/27/2017	Electrical/Plumbing		1370 WASHINGTON PIKE, BRIDGEVILLE, PA, 15017	895 ASHLEY RD.	1669-S-35	Failed	William Payne
6/27/2017	Fire/Safety Inspection		1370 WASHINGTON PIKE, BRIDGEVILLE, PA, 15017	895 ASHLEY RD.	1669-S-35	Passed	William Payne
6/29/2017	Drywall		317 RIDGE VIEW CT, GIBSONIA, PA, 15044	317 RIDGE VIEW CT.	1214-E-343	Passed	William Payne
6/29/2017	Final		1370 WASHINGTON PIKE, BRIDGEVILLE, PA, 15017	895 ASHLEY RD.	1669-S-35	Passed	William Payne

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

**WD Inspection Report
From 06/01/2017 To 06/30/2017**

Inspection Date	Inspection Type	Parcel Owner	Parcel Owner Mailing	Legal Address	Parcel ID	Status	Inspector
6/29/2017	Electrical/Plumbing		1370 WASHINGTON PIKE, BRIDGEVILLE, PA, 15017	895 ASHLEY RD.	1669-S-35	Passed	William Payne
6/30/2017	closest inspection		1370 WASHINGTON PIKE, BRIDGEVILLE, PA, 15017	895 ASHLEY RD.	1669-S-35	Passed	William Payne
6/30/2017	Framing		1410 SANDSTONE DR, TARENTUM, PA, 15084	1410 SANDSTONE DR	1670-L-74	Passed	William Payne
6/30/2017	Final		1410 SANDSTONE DR, TARENTUM, PA, 15084	1410 SANDSTONE DR	1670-L-74	Passed	William Payne
6/30/2017	Insulation		367 SADDLEBROOK LANE, GIBSONIA, PA, 15044	367 SADDLEBROOK LANE	1666-R- 100-31A	Passed	William Payne
6/30/2017	Framing		2097 SAXONBURG BLVD, CHESWICK, PA, 15024	2097 SAXONBURG BLVD	1511-E-204	Passed	William Payne

West Deer Township
109 East Union Road
Cheswick, PA 15024

WD Inspection Report
From 06/01/2017 To 06/30/2017

Count by Status

Status	Count
Cancelled	2
Failed	1
Open	8
Passed	1
Total:	53

WEST DEER TOWNSHIP PLANNING COMMISSION
JUNE 22, 2017

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

Absent Members: Robert Bechtold, Adam Woods, and Ted Gall, William Payne (Code Enforcement Officer)

Other Attendees: Scott Shoup, Shoup Engineering

WORKSHOP MEETING

Deer Creek Carving Co.

(Represented by Ryan Benedetti, Owner)

Seeking guidance to use roadside property (owned by Allison Park Contractors) on Gibsonia Road to create a workshop for his chainsaw carved sculptures. Proposing a 10 x 20 foot tent. Works freelance as an artist doing wood carvings. Looking for a space to work as he lives in the Grouse Run plan and chainsaw noise would be disruptive to the neighborhood. Also, wood needs to be delivered – usually logs are delivered on a flatbed which they just dump and he cannot dump in his yard. Space would be mostly workspace with some selling. Chainsaws are used on carvings but Dremmel tools are mainly used for detail work. Tent would be back from main road. Tent would have frame wall and door that can be locked. No security fence as of now – if he would store his saws on-site then he would do security fence. Has no set hours of operation and would not be open at night. Electricity would be tied into Allison Park Contractors.

Planning concerns are: would this be a distraction for drivers, does it fit for the use of the property. Feels it does not fit the definition of roadside stand as defined in the zoning ordinance, but could fit under SU zone (special use). Advised Mr. Benedetti to prepare a formal site plan depicting tent site on property, parking, and setbacks. This would be needed before the Planning Commission could recommend approval to the Board of Supervisors.

AGENDA MEETING

Minutes from May 25, 2017 were submitted and stand approved.

Starling Hall, 997 Deer Creek Road

(Represented by Ariel & Brandon Forbes, Owner, and John Schleicher, Gibson-Thomas Engr.)

Shoup Engineering review letter, dated June 22, 2017, was submitted with the following concerns:

1. Is outdoor lighting proposed at barn? Need lighting plan photometrics for site.
2. Agreement between owners and Township needed for stormwater management.
3. Highway occupancy permit required.
4. Need correct number of trees shown on plan.
5. NPDES permit needed if disturbing more than 1 acre.

Per Mr. Schleicher changes from last month's submittal include: 2-way driveway to the northern most access portion back to the parking area, mounding all around business portion with 3 foot minimum and 6 foot maximum mound. Added cross sections: one in vicinity of building and other in parking lot. Will not be able to see headlights in adjoining properties. Stormwater retention size was increased to the north – retaining for 2 year storm. 0.0 foot candles located at property line.

Landscaping: Moved parking a minimum of 30 feet from property line to make mounds a littler wider. Height and width of mounds will be varied. Mr. Schmidt suggested mixing in some evergreens with the red sunset maple trees that are outlined on the drawing. The evergreens would conceal the headlights to neighbors better than trees, especially during the fall and winter seasons when the leaves would fall from the maple trees.

Mr. Butala concerned with no mounding to the west of the property (Mr. Corrado's property and his future buildings). Mr. Schleicher explained that there are mature woods to west and southwest that will remain undisturbed. The Greystone screening that was discussed last month (8-10 ft. surrounding fence) is not feasible for this project. Mr. Butala stated his concern still is with Mr. Corrado's property, especially if he would construct a new building and feels lights would not be shielded from the parking lot. Was explained that the hall's property slopes the other way. There's approximately a 20 foot elevation from highpoint to parking lot.

Mr. Schmidt asked if any consideration can be given to adding evergreen trees when mound is 2-3 feet high and maple trees when mound is 5+ feet high. A mixture of different species should be used to avoid blight. Evergreen suggestion was Norway Spruce, White Pine, or Blue Spruce, to be planted on lower areas of mound at 20 foot intervals. Would fill in void left by trees. Agreed to a minimum of 21 evergreens and 21 trees. Evergreens to be placed in northern and western boundaries. Minimum of 5 ft. high evergreen to be planted.

The follow residents' voiced concerns and questions:

- *Chris Galbraith (4 Shady Lane)*: His house is located on the northern side, 300 feet from the proposed parking lot. Can see parking lot from his house. Feels that a 3 foot mound is not sufficient. Has full vision to barn and maple trees won't block the headlights in the fall/winter. Questioned if parking has to meet the building setbacks (*Mr. Schmidt answered it does not*). Has installed curbing on northside of property. His house sits below Deer Creek Road and gets all the water from Deer Creek Road. Will French drain be installed around mound to prevent water from rolling into his property? Shady Lane is a private lane and he installed 20" storm sewer to keep property from completely flooding out. Feels he will get extra water from this project. Also, constructing a parking lot in a rural estate zone will downgrade the value of neighbor's property. Biggest concern is the stormwater and dust from parking lot.

Mr. Shoup explained that all stormwater from parking lot, driveway and area of barn will drain into the Hall's detention pond - discharge from the detention pond by travelling slightly south and connects to a Penn Dot catch basin. Mr. Galbraith still concerned about the extra water that the mounds will create. Mr. Schmidt doesn't feel that extra water will be created by mounds. Property would be graded towards road and to detention pond. Mounds are an additional protection against water running onto neighbor's property.

- *Joe Wisniewski (934 Deer Creek Rd.)*: Questioned if the proposed "outhouse" (restrooms) met the setbacks? (*Mr. Schmidt answered it does*). Will it be inspected by fire department? Feels that barn will be very hot inside and doesn't know how 200 people could be

the occupancy limit. Mr. Schmidt clarified that the Planning Commission is only in charge of the outside of the building.

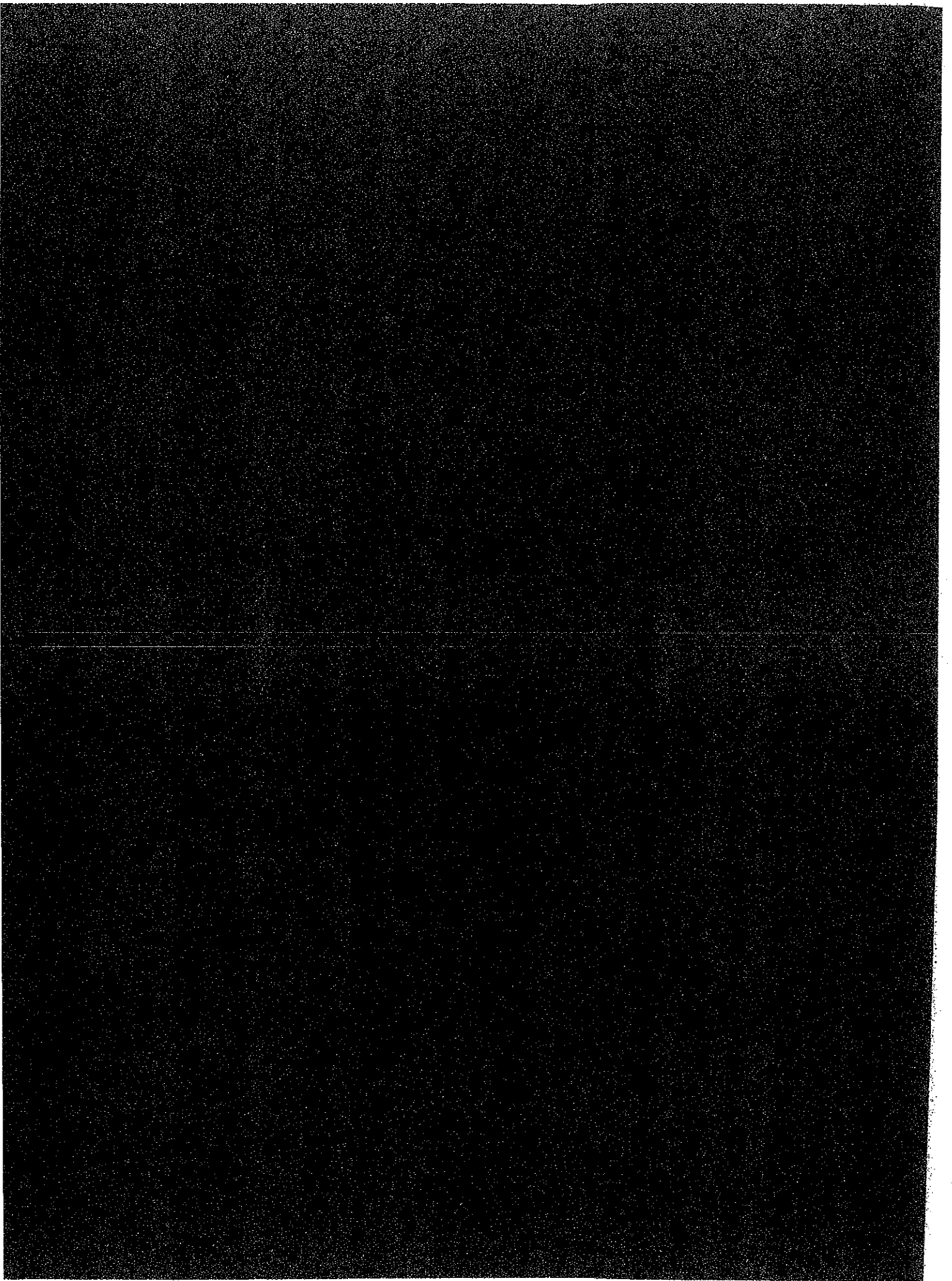
Planning Commission
June 22, 2017

Professional Code Services will do the inspections for the inside and will make sure that everything is done to code.

First motion by Mr. Butala and second motion by Mr. Phelps to **RECOMMEND APPROVAL** contingent with the following:

1. Create a 48 inch height mounding on the northern line.
2. Provide a mixture of three (3) different species of trees.
3. Provide a minimum of 21 evergreens (at least 3 different species) interspersed between the trees on the northern and western border.
4. Need to satisfy the outstanding issues of Shoup Engineering review letter dated June 22, 2017.

Voting was unanimous.



REPORT FROM THE PARKS AND RECREATION BOARD

MRS. JORDAN.....

11

ENGINEER'S REPORT

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

MR. SHOUP.....

12



SHOUP ENGINEERING
FOR OVER 50 YEARS

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

JUNE 2017 ENGINEER'S REPORT
WEST DEER TOWNSHIP
Prepared July 12, 2017

VIA EMAIL

1. MEETING ATTENDANCE

Shoup Engineering attended and participated in the following meetings:

- Board of Supervisors Meeting – June 21, 2017
- Planning Commission – June 22, 2017

2. DEVELOPMENTS/PROJECTS

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

- 2017 Road Improvement Project – Contracts have been executed with Shields Asphalt Paving and Youngblood Paving. Shields Asphalt has completed all of the hot mix asphalt paving except for Benjamin Street, awaiting bridge replacement. Youngblood Paving has completed all cold mix asphalt and bituminous seal coat work on their project.
- Benjamin Street Bridge Deck Replacement Project – Bridge deck replacement is scheduled to occur on July 13, 2017 with guiderail and paving work to follow.
- MS4 Permitting – an Application for renewal will be submitted to PADEP in September 2017. A Pollution Reduction Plan is being prepared to reduce stream sediment loading in conjunction with this project.
- Nike Site/Senior Center Parking Lot Projects – Contracts have been executed with Martino Inc. and work is scheduled to begin this month.

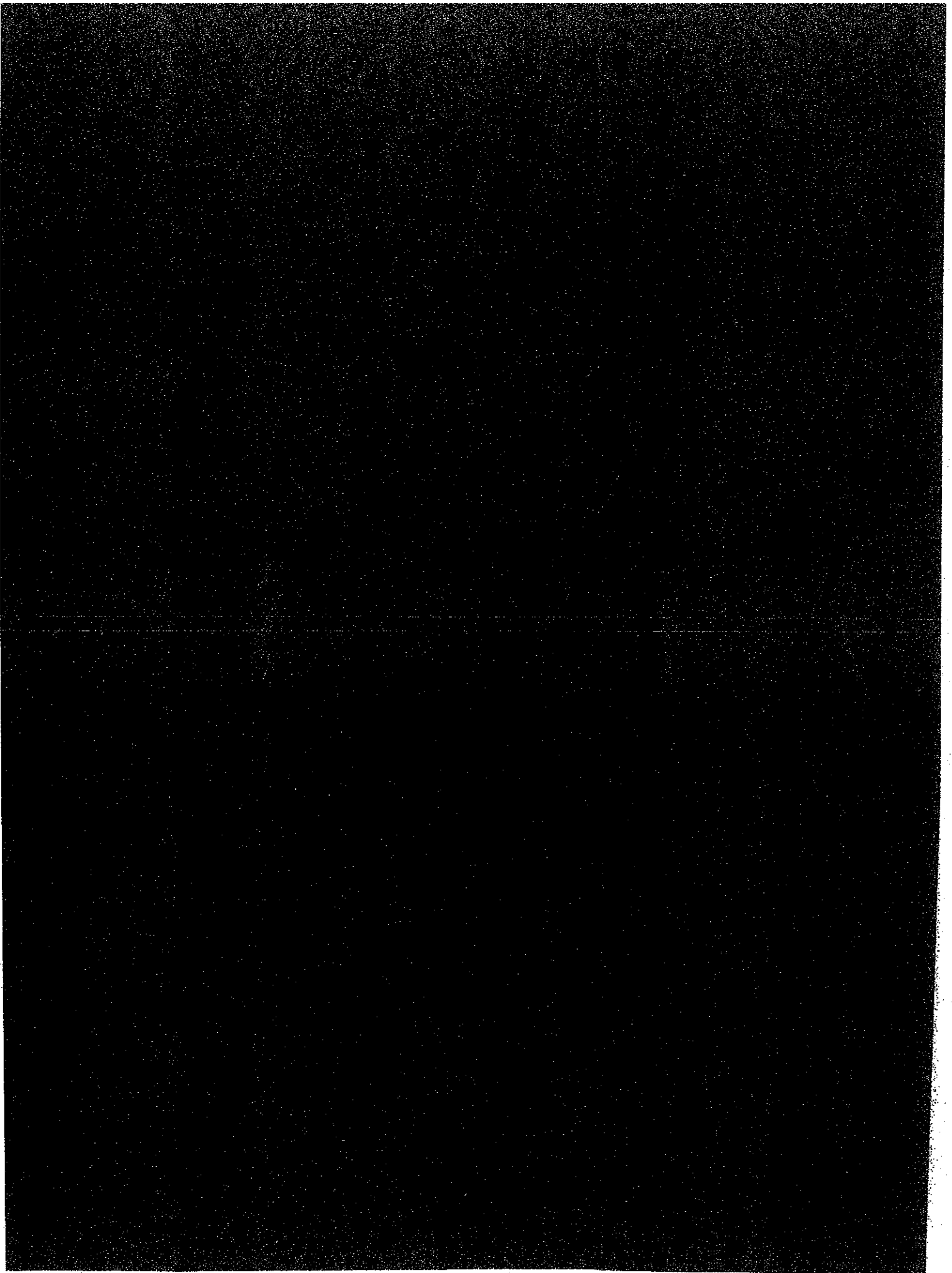
Development/Subdivision Reviews: The following subdivision and land development plan projects had been reviewed, and review letters were issued to the Township as noted:

- Starling Hall – Reviews of this land development plan were performed and review letters were issued to the Township on April 27, June 22 and July 13, 2017.

Respectfully Submitted,

SHOUP ENGINEERING, INC.

Scott A. Shoup, P.E.
Township Engineer



AUTHORIZATION: CEDAR RIDGE PIPE CCTV AND CLEANING

AS PART OF THE 2018 ROAD AND STORMWATER PROGRAMS, THE PUBLIC WORKS COMMITTEE MET WITH A CONTRACTOR TO DISCUSS LINING CERTAIN STORMWATER PIPES IN THE CEDAR RIDGE PLAN. IN ORDER TO RECEIVE AN ACCURATE PROPOSAL, THE PIPES IN QUESTION NEED TO BE CLEANED AND VIDEOED.

A PROPOSAL FROM INSIGHT PIPE CONTRACTING, LLC IS ATTACHED.

MR. SHOUP.....

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO AUTHORIZE INSIGHT PIPE CONTRACTING, LLC TO COMPLETE THE CLEANING AND CCTV RECORDING OF THE CEDAR RIDGE ROADS LISTED IN THEIR PROPOSAL AT A COST OF \$11,361.86.

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

13

June 20, 2017

Shoup Engineering, Co.
Attn: Scott Shoup
329 Summerfield Drive
Baden, PA 15005

Email: shoupeng@comcast.net
Office: (724) 869-9560

**RE: Light Cleaning & CCTV Inspection of 15" – 30" Storm Sewers – 2016-2017 NHCOC Rates
West Deer Township**

Dear Scott,

Below is the price quote for the above referenced project. In order to proceed with this work, please sign in the space provided, and return to our office via fax at 724-452-3226 at your earliest convenience.

We appreciate the opportunity to provide our services. Please contact our office if you have any questions.

PRICE QUOTE

<u>Quantity</u>	<u>Description</u>	<u>Price</u>
Per LF	Internal video inspection, CCTV of approximately 4,540 LF of 15" thru 30" diameter storm sewers. Work to be performed by a certified operator in NASSCO approved PACP coded software. Includes DVDs and reports of the inspection.	Per Attachment A
Per LF	Light cleaning with high pressure combination sewer truck of approximately 4,540 LF of 15" thru 30" diameter storm sewers. (Light cleaning to be defined as up to two jet hose passes. (Does not include removal of roots or mineral deposits.)	Per Attachment A

Notes:

1. Minimum 4,540 LF to be billed for this job per mobilization.
2. No fuel surcharge will be applied to this job.
3. Price **does not** include IPC employees being paid Prevailing Wage.
4. Others to supply access to all manholes for 20 Ton 2-Wheel drive Vehicle.
5. Others to supply water for pipe cleaning.
6. Others to provide dump site for debris removed from the cleaning operations.
If no dump site provided, then township will pay for tipping fees at landfill and an hourly rate of \$250.00/hour will apply for transporting debris to and from landfill.
7. Others responsible for providing manifest for debris if one is required by landfill.
8. Price includes traffic control and others to acquire work easements and permits for the execution of the work.
9. Others to provide bypass pumping of sewer line segments.

- 10. The existing condition of the pipe will determine the amount of roots/debris that can be removed. The pipe condition may also cause the root removal/cleaning equipment to become lodged. If this does occur, others will be responsible for the removal of the equipment and/or Insight Pipe Contracting, LLC's time and material to remove the equipment.
- 11. Proof of general liability insurance to be provided upon request (excluding additional insured).
- 12. Neither Insight Pipe Contracting, LLC, nor any of its representatives, agents or insurance carriers will be responsible for any host pipe failures or collapses during any of the cleaning and/or CCTV activities. If this does occur, others will be responsible for the removal of the equipment and/or Insight Pipe Contracting, LLC's time and material to remove the equipment.

The signing of this price quote constitutes the agreement to the terms and conditions and becomes the contract between Insight Pipe Contracting, LLC and its customer. The customer also agrees to complete a credit application and provide a copy of its Performance and Payment bonds, if applicable. If a separate contract or written agreement is required by the customer this price quote will be amended to reflect the change in scope, terms and conditions of such contract or agreement. Upon review and approval of the credit application the contract will be executed and the information forwarded to our Operations Department for scheduling.

PRICE QUOTE VALID FOR 60 DAYS

Insight Pipe Contracting, LLC will only store electronic and hard copies of CCTV reports, documents and project data for 60 days after completion of project. Full and final payment is to be made to Insight Pipe Contracting LLC within 30 days after completion of the above mentioned work (video evidence to confirm date and completion of project). A finance charge of 1.5% per month will apply if past due and all costs incurred in the collection of past due invoices to be paid by the customer.

Sincerely,

Robert Carpenter

Robert Carpenter
Service Representative

Authorized Signature to Proceed with Work

Date

Print

Title

Purchase Order Number

Bill to Information (if different from above):

Company Name

Address

Phone Number

ATTACHMENT A

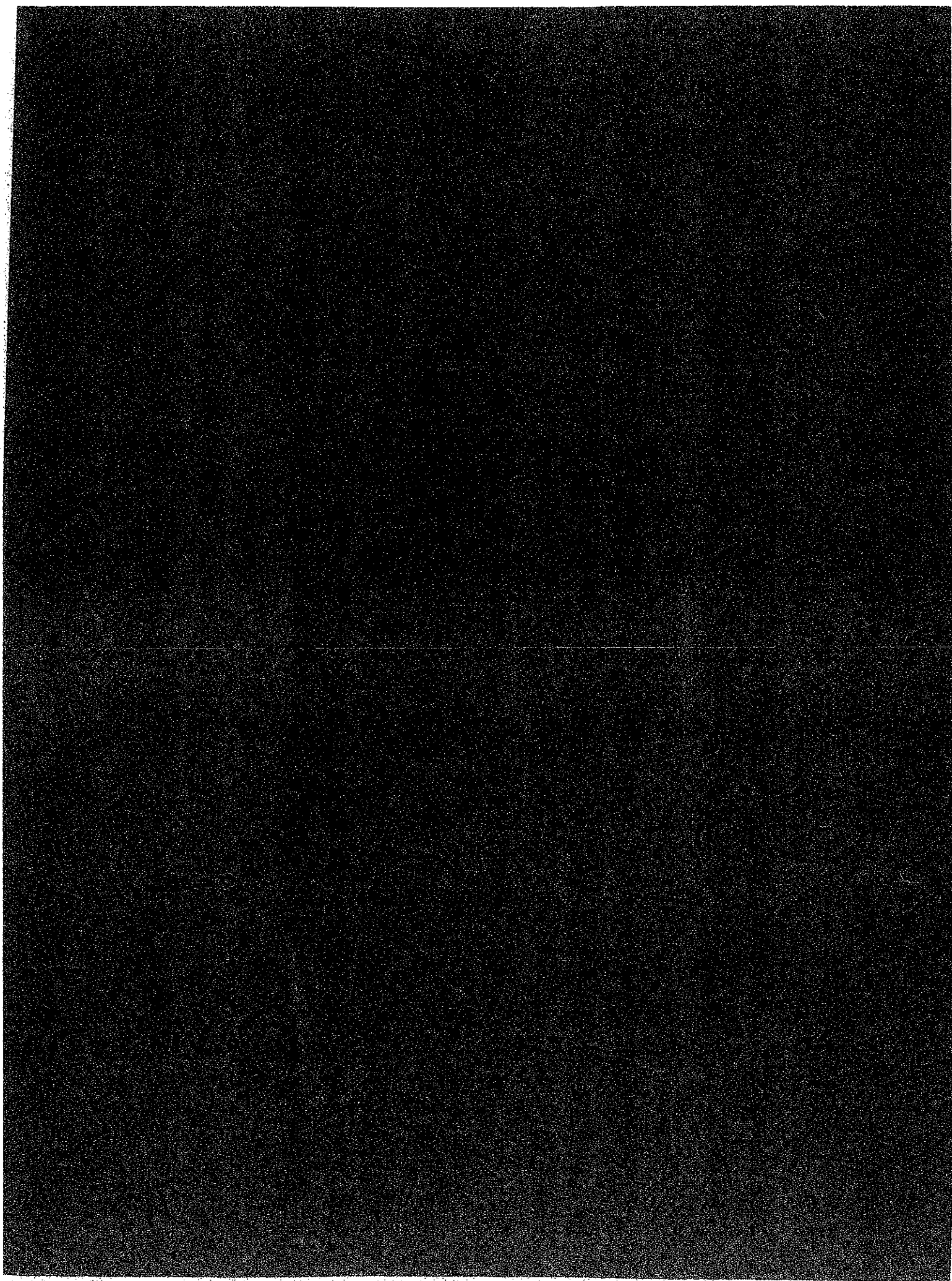
North Hills COG Rates 2016-2017 WEST DEER TOWNSHIP

CCTV		LIGHT CLEANING												
Length/LF	Dia	TV-\$/LF	Subtotal	LF	Price/LF	Subtotal	BIC	Price/BIC	Subtotal	Total	Multiplier	TOTAL		
1	Cedar Ridge	3,150	15"	\$1.50	\$4,725.00	3,150	\$	0.40	\$1,260.00		\$350.00	\$5,985.00	1.22	\$7,301.70
2	Cedar Ridge	460	18"	\$1.60	\$736.00	460	\$	0.40	\$184.00		\$350.00	\$920.00	1.22	\$1,122.40
3	Cedar Ridge	490	24"	\$1.80	\$882.00	490	\$	0.60	\$294.00		\$350.00	\$1,176.00	1.22	\$1,434.72
4	Cedar Ridge	440	30"	\$2.00	\$880.00	440	\$	0.80	\$352.00		\$350.00	\$1,232.00	1.22	\$1,503.04
		4,540			\$7,223.00	4,540			\$2,090.00			\$9,313.00		
										Total		\$11,361.86		

*NHCOG Heavy Cleaning Rate of \$1.75/LF for the 15", \$2.00/LF for the 18", \$5.00/LF for the 24" and \$6.00/LF for 30" at the associated multiplier rate will be charged for any line requiring heavy cleaning.

MULTIPLIER of 1.22 X is used for Paved Areas in Roadway

Others to remove obstacle/possible water line in section MH 3908/MH 4600. Others to uncover MH 4600.



SITE PLAN APPROVAL: STARLING HALL

THE PLANNING COMMISSION APPROVED THE STARLING HALL SITE PLAN AT THEIR JUNE 22, 2017 MEETING.

PROPERTY LOCATION: 997 DEER CREEK ROAD
GIBSONIA, PA 15044

ZONING DISTRICT: R – RURAL ESTATE

THE SITE PLAN CONVERTS THE EXISTING BARN INTO A PLACE OF ASSEMBLY FOR WEDDING EVENTS AND OTHER GATHERINGS.

THE PLANNING COMMISSION RECOMMENDED APPROVAL WITH THE FOLLOWING CONDITIONS:

1. Create a 48 inch height mounding on the northern line.
2. Provide a mixture of three (3) different species of trees.
3. Provide a minimum of 21 evergreens (at least 3 different species) interspersed between the trees on the northern and western border.
4. Satisfying the outstanding issues of Shoup Engineering review letter dated June 22, 2017. (ATTACHED)

ALSO ATTACHED IS THE REVIEW LETTER FROM SHOUP ENGINEERING DATED JULY 13, 2017 THAT THE FOLLOWING COMMENTS SHOULD BE CONSIDERED:

1. A stormwater management Operation and Maintenance Agreement must be entered into with the Township.
2. Pennsylvania Department of Transportation Highway Occupancy Permits will be required for the site driveways and stormwater system.
3. An NPDES Permit must be secured from the Allegheny County Conservation District prior to the initiation of any earthmoving activity.

MR. SHOUP.....

14

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO APPROVE THE STARLING HALL SITE PLAN AS PER THE PLANNING COMMISSION'S RECOMMENDATION AND ITEMS LISTED IN SHOUP ENGINEERING REVIEW LETTER DATED JULY 13, 2017.

	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 June 22, 2017

Project Name: STARLING HALL SITE PLAN

Property Location: 997 Deer Creek Road
Zoned: R (Rural Estate)

Seeking approval for converting barn into a place of assembly for wedding events and other gatherings.

Planning Commission voted to **RECOMMEND APPROVAL** with the following conditions:

1. Create a 48 inch height mounding on the northern line.
2. Provide a mixture of three (3) different species of trees.
3. Provide a minimum of 21 evergreens (at least 3 different species) interspersed between the trees on the northern and western border.
4. Satisfying the outstanding issues of Shoup Engineering review letter dated June 22, 2017.



SHOUP ENGINEERING
FOR OVER 50 YEARS

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

July 13, 2017

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

Via email

Re: Starling Hall
Land Development Plan (Plans latest revised July 10, 2017)

Dear Mr. Payne,

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

1. A stormwater management Operation and Maintenance Agreement must be entered into with the Township.
2. Pennsylvania Department of Transportation Highway Occupancy Permits will be required for the site driveways and stormwater system.
3. An NPDES Permit must be secured from the Allegheny County Conservation District prior to the initiation of any earthmoving activity.

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., P.L.S.

cc: Daniel Mator, via email
John Schleicher, Gibson Thomas Engineers, via email



Pittsburgh Office
9951 Old Perry Highway
Wexford, PA 15090
Phone: 724-935-8188
Fax: 724-935-8189
GTEWexfordPA@gibson-thomas.com

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

July 10, 2017

Re: Starling Hall
Land Development Plans (Plans latest dated June 15, 2017)

Dear Mr. Payne,

Attached is one set of revised plans and accompanying information addressing items in Shoup Engineering review letter, dated June 22, 2017 for the Starling Hall Plan Review. The following is an item-by-item address to those comments:

1. Are new wall-mounted outdoor light fixtures proposed at the barn? If so, a description of the lighting should be provided. Likewise a Lighting Plan showing the photometrics of the site should be provided to the Township.

Response: The lighting photometric plan has been added to the plan set and there is a 0.0 Fc rating at the property lines.

2. A stormwater management Operation and Maintenance Agreement must be entered into with the Township.

Response: To be executed accordingly.

3. Pennsylvania Department of Transportation Highway Occupancy Permits will be required for the site driveways and stormwater system.

Response: Permit has been applied for and issuance is forthcoming.

4. The Landscaping Plan notes that 21 Red Sunset Maples are proposed, but only 20 are shown. Also, the caliper of the proposed trees should be noted.

Response: The plan has been revised accordingly.

ESTABLISHED 1916

Latrobe (Corporate) 724-539-8562	Harrisburg 717-612-9880	Indiana 724-471-2246	Clarion 724-526-2190	Richmond 804-672-4421	Ft. Myers 239-776-2908
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5. If earth disturbance exceeds 1 acre, an NPDES Permit must be secured from the Allegheny County Conservation District.

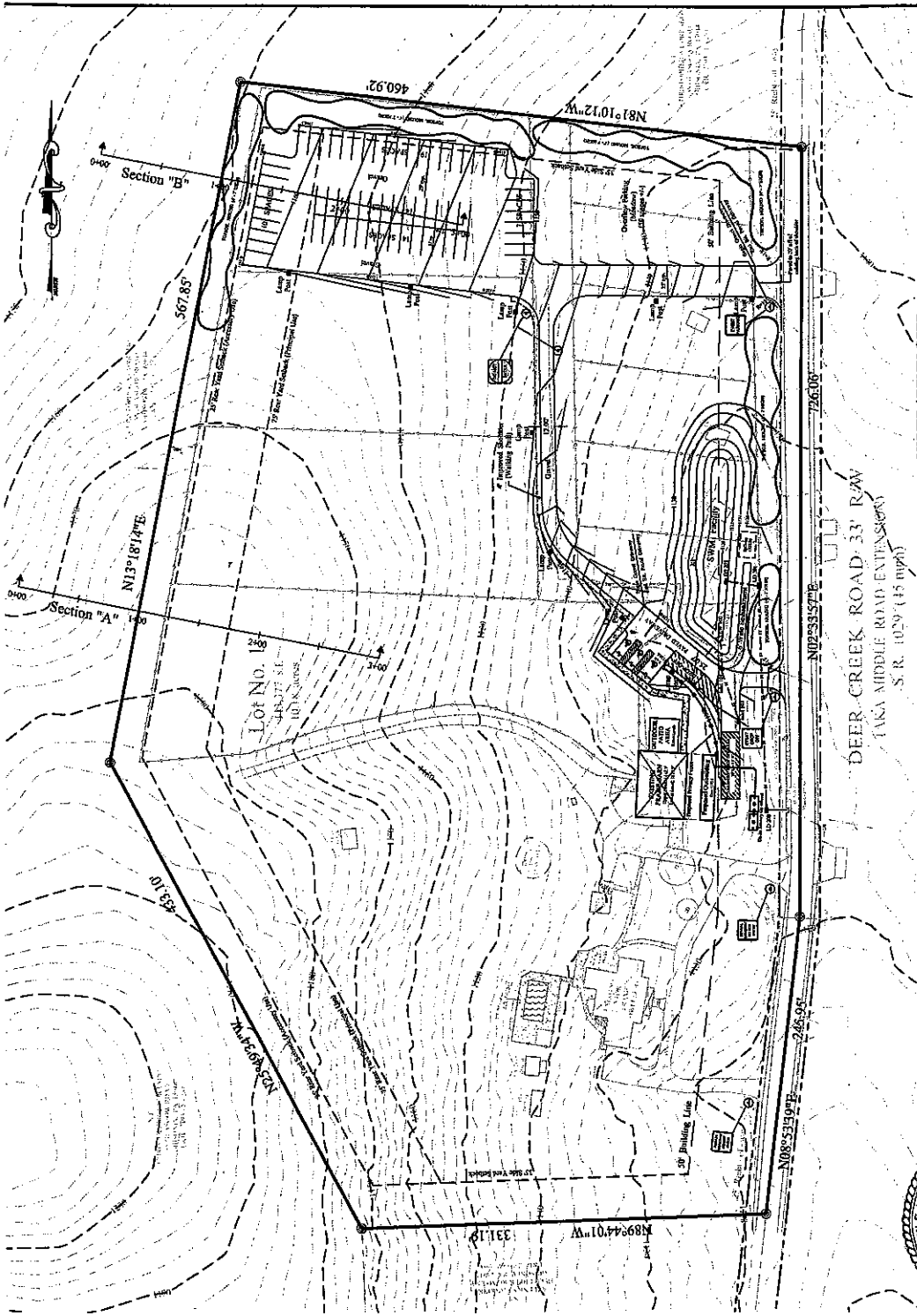
Response: Permit has been applied for and issuance is forthcoming.

Should there be any further questions or comments, please do not hesitate to contact this office.

Very Truly Yours,

Gibson-Thomas Engineering Co., Inc.


Brandon S. Wilttrout, EIT



TOTAL PLAN AREA: 10.18 acres
 Zoning: District: R- Rural Estate District
 Conditional Use: Piece of Assembly
 (Conditional Use allowed under Current Order No. SA 15-000330)

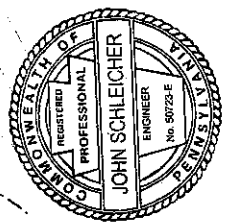


GIBSON-THOMAS ENGINEERING, CO.
 981 OLD FERRY HIGHWAY
 WEST DEER TWP., PA 19380
 PH: 281-331-8188 FAX: 281-331-8189

OWNER / DEVELOPER:
BRANDON & ARIEL FORBES
 897 DEER CREEK ROAD
 GIBSONIA, PA 19044
 PH: 412-515-5300
 DBV: 19795 Page: 477
 L&B: 2191-K-390

LAND DEVELOPMENT PLAN
STARLING HALL
 SITUATE IN
 WEST DEER TWP., ALLEGH. CO., PA
 MADE FOR
BRANDON & ARIEL FORBES

DATE	REVISION BY	REVISIONS
03-24-2017	JSSW	Stamp Received Letter dated 4-27-2017
07-26-2017	BSW	Stamp Received Letter dated 06-23-2017
09-13-2017	BSW	Stamp Received Letter dated 09-13-2017



STARLING HALL
 Lot 14a, 14b, R- Rural Estate

Property	Value	Area	Notes
Density	0.02 to 0.10	40.1	
Building Height	35 ft. max	66,321 sq ft	
Lot Area	53,059 sq ft min.	595 sq ft	
Lot Width	300 ft. min.	50 ft.	
Front Yard	50 ft. min.	75 ft.	
Rear Yard (Principal Use)	75 ft. min.	25 ft.	
Rear Yard (Subsidiary Use)	25 ft. min.	35 ft.	
Side Yard (Subsidiary Use)	35 ft. min.	55 ft.	
Required Open Space	N/A	N/A	

- NOTES:**
1. THE PLAN SHALL BE SUBJECT TO PERMITS OF CONSENT REQUIRED BY SA ZONING.
 2. CONTRACTOR TO FIELD VERIFY ALL UTILITY LOCATIONS PRIOR TO EXCAVATION.
 3. A GEOTECHNICAL ENGINEER SHALL OPERATE ALL DRAINAGE ACTIVITY, INCLUDING AND PROVIDING DRAINAGE, TRENCHES, BERTHS, AND SLOPES TO BE MAINTAINED THROUGHOUT THE PROJECT.
 4. ACCORDING TO THE LOCAL JURISDICTIONS THAT MAY DEVELOP, THE CONTRACTOR SHALL PROVIDE THE NECESSARY PERMITS FOR THE PROJECT.
 5. THE CONTRACTOR SHALL PROVIDE THE NECESSARY PERMITS FOR THE PROJECT.
 6. THE CONTRACTOR SHALL PROVIDE THE NECESSARY PERMITS FOR THE PROJECT.
 7. THE CONTRACTOR SHALL PROVIDE THE NECESSARY PERMITS FOR THE PROJECT.
 8. THE CONTRACTOR SHALL PROVIDE THE NECESSARY PERMITS FOR THE PROJECT.
 9. THE CONTRACTOR SHALL PROVIDE THE NECESSARY PERMITS FOR THE PROJECT.
 10. THE CONTRACTOR SHALL PROVIDE THE NECESSARY PERMITS FOR THE PROJECT.

PARKING REQUIREMENTS:
 Zoning Ordinance Section 110-000000(046): Off-street parking and loading requirements

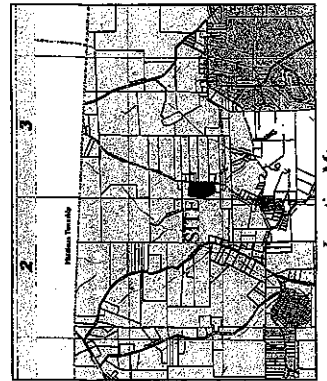
Required: **1** space for every 100 sq ft of gross building area

Minimum: **1** space for every 100 sq ft of gross building area

Maximum: **2** spaces per 100 sq ft of gross building area

Notes: **1** of total spaces required, including 1/10th space for every 100 sq ft of gross building area

2 Total parking to be provided for every 100 sq ft of gross building area



Location Map
 N.T.S.
 (From West Deer Zoning Map)



SHOUP ENGINEERING

FOR OVER 50 YEARS

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

June 22, 2017

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

Via email

Re: Starling Hall
Land Development Plan (Plans revised dated June 15, 2017)

Dear Mr. Payne,

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

1. Are new wall-mounted outdoor light fixtures proposed at the barn? If so, a description of the lighting should be provided. Likewise a Lighting Plan showing the photometrics of the site should be provided to the Township.
2. A stormwater management Operation and Maintenance Agreement must be entered into with the Township.
3. Pennsylvania Department of Transportation Highway Occupancy Permits will be required for the site driveways and stormwater system.
4. The Landscaping Plan notes that 21 Red Sunset Maples are proposed, but only 20 are shown. Also, the caliper of the proposed trees should be noted.
5. If earth disturbance exceeds 1 acre, an NPDES Permit must be secured from the Allegheny County Conservation District.

A written response should be provided as to how the above comments have been addressed.

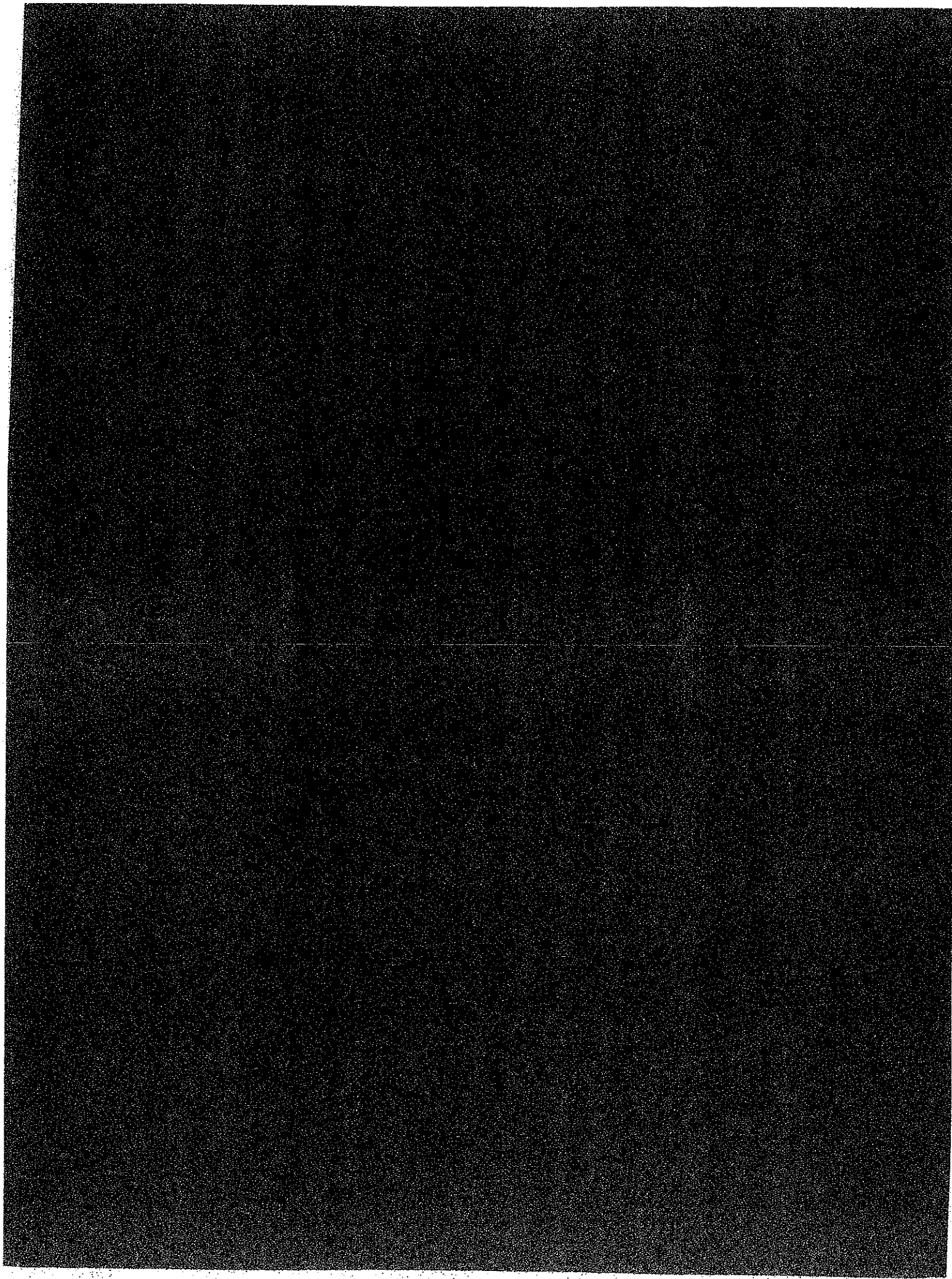
If you should have any questions, please do not hesitate to contact me at your convenience.

Sincerely,

SHOUP ENGINEERING INC.

Scott A. Shoup, P.E., P.L.S.

cc: Daniel Mator, via email
John Schleicher, Gibson Thomas Engineers, via email



COMMITTEE REPORTS

Engineering & Public Works Committee

Chairman – Mr. Florentine

Financial, Legal & Human Resources Committee

Chairman – Dr. DiSanti

EMS Oversight Committee

Chairman – Mr. Vaerewyck

North Hills COG Report:

Mr. Guerre

15

OLD BUSINESS

16

NEW BUSINESS

**SET AGENDA / Regular Business Meeting
August 16, 2017**

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. Resolution: Police Union Labor Agreement
14. Advertisement: Act 172 (Firefighter EIT Credit) Ordinance
15. Authorization: Invitation to East Deer and Frazer (Joint "Community Building")
16. Purchase: iPads
17. Purchase: Board iPad Application
18. Authorization: Advertisement for Nike Site Backfilling/Landscaping
19. Authorization: Advertisement for Nike Site Pavilion Bids
20. Committee Reports
21. Old Business
22. New Business
23. Set Agenda: September 20, 2017
24. Comments from the Public
25. Adjournment

18

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.

19

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	___	___	___	___

20