

WEST DEER TOWNSHIP SUPERVISORS MEETING



September 18, 2019

6:00pm: Executive Session

6:30pm: Regular Business Meeting

Members present:
Dr. DiSanti _____
Mrs. Jordan _____
Mr. Karpuzi _____
Mr. Maudhuit _____
Mrs. Romig _____
Mr. Vaerewyck _____
Mrs. Hollibaugh _____

WEST DEER TOWNSHIP
Board of Supervisors
September 18, 2019

6:00 pm: Executive Session
6:30 pm: Regular Business Meeting

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Executive Session Held
5. Registered Comments from the Public
6. Comments from the Public
7. Accept Minutes
8. Monthly Financial Report
 - A. Finance Officer's Report
 - B. List of Bills
9. Police Chief's Report
10. Public Works Foreman's Report
11. Engineer's Report
12. Building Inspector/Code Enforcement Officer's Report
13. Report from the Parks & Recreation Board
14. Appointment: Parks & Recreation Board Vacancy
15. Approval: Brnardic-Union Road Plan of Lots Subdivision
16. Approval: David Michael Plan of Lots
17. Authorization: Sale of Public Works Truck
18. Authorization: Set Public Hearing (Zoning Map Corrections)
19. Authorization: C2P2 Nike Park Development – Restrooms Renovation Project
Advertisement
20. Committee Reports
21. Old Business
22. New Business
23. Set Agenda/October 16, 2019
24. Comments from the Public
25. Adjournment

1 Call to Order

2 Pledge of Allegiance

3 Roll Call - Mr. Mator . . .

4 Executive Session Held

REGISTERED COMMENTS FROM THE PUBLIC

- Mrs. Kathy Ehnot, 42 Michael Road
Speeding on Michael Road

5

COMMENTS FROM THE PUBLIC

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

6

ACCEPT MINUTES

ATTACHED ARE THE MINUTES OF THE AUGUST 21, 2019 MEETING.

WHAT ACTION DOES THE BOARD WISH TO TAKE?

I MOVE TO ACCEPT THE MINUTES OF THE AUGUST 21, 2019 MEETING AS PRESENTED.

MOTION SECOND AYES NAYES

MRS. JORDAN	___	___	___	___
MR. KARPUZI	___	___	___	___
MR. MAUDHUIT	___	___	___	___
MRS. ROMIG	___	___	___	___
MR. VAEREWYCK	___	___	___	___
DR. DISANTI	___	___	___	___
MRS. HOLLIBAUGH	___	___	___	___

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The West Deer Township Board of Supervisors held their Regular Meeting at the West Deer Township Municipal Building. Members present: Shirley Hollibaugh, Chairwoman; Beverly Jordan; Arlind Karpuzi; Shawn Maudhuit; Joyce A. Romig; and Gerry Vaerewyck. Member absent: Richard W. DiSanti, Jr. Also present were: Daniel J. Mator, Jr., Township Manager; Barbara Nardis, Finance Officer; Douglas Happel, representing Griffith, McCague, & Wallace; and Scott Shoup, representing Shoup Engineering.

PLEDGE OF ALLEGIANCE

Chairwoman Hollibaugh opened and welcomed everyone to the meeting.

Roll Call taken by Mr. Mator – Quorum present.

Mr. Happel announced the Board held an Executive Session at 6:00 p.m. to discuss numerous personnel issues involving hiring certain positions and people in the Township.

REGISTERED COMMENTS FROM THE PUBLIC

- Mrs. Janet Dietrich, 392 Deer Creek Valley Road
 - Mrs. Dietrich addressed the Board, and expressed her concern regarding loud noise/music in the Township in general, and in regard to JB's Roadside Bar & Grill on Saxonburg Boulevard specifically. Mrs. Dietrich passed out handouts and indicated she is nine-tenths of a mile from the establishment.
 - She explained there is live entertainment almost every weekend, it's extremely loud, and that the lyrics she hears are very offensive to her because of her Christian faith. Mrs. Dietrich added that there are twenty-six dates of live entertainment scheduled over four months.
 - Mrs. Dietrich went to the bar and was told that they quit the music by 11 p.m. She talked to Officer Rigous – who was sympathetic – but he was under the impression there was no noise ordinance in the Township. She said he advised her not to go back to the bar by herself to call 911 if there is a problem.
 - She proposed it is time the Township adopt a noise ordinance, and commented on various noise ordinances in Pennsylvania. She also discussed: amplified noise, exemptions such as church bells, decibels, measuring the sound, etc.
 - Mrs. Dietrich would appreciate the Board looking into a noise ordinance for the Township. She said she would be willing to do more research on it and thanked the Board.

COMMENTS FROM THE PUBLIC

- Mrs. Kathy Ehnott, 42 Michael Road
 - Mrs. Ehnott expressed her concerns on speeding on Michael Road (especially at the upper end).
 - She requested painted lines, speed bumps, and stop signs be installed on the road.
 - Mrs. Ehnott also presented a petition from residents on Michael Road in regard to the speeding.

After some discussion and a response from the Chief, no further action was taken at this time.

ACCEPT MINUTES

MOTION BY Supervisor Jordan and SECONDED BY Supervisor Karpuzi to accept the minutes of the 17 July 2019 meeting as presented. A roll call vote was taken. Members voting yes: Mrs. Jordan, Mr. Karpuzi, Mr. Maudhuit, Mrs. Romig, and Mrs. Hollibaugh. Member abstaining: Mr. Vaerewyck (absent from the meeting). Motion carried, 5-yes, 0-no, and 1-abstention.

MONTHLY FINANCIAL REPORT

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

TOWNSHIP OF WEST DEER
FINANCE OFFICER'S REPORT
31 July 2019

I - GENERAL FUND:

	<u>July</u>	<u>YTD</u>	<u>% of Budget</u>
Revenues	369,244.45	4,512,957.52	70.75%
Expenditures	509,708.00	3,329,302.62	52.19%

Cash and Cash Equivalents:

Sweep Account		1,382,618.82	
			1,382,618.82

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

Sweep Account - Restricted		53,473.15	
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Fire Tax Fund:

Sweep Account - Restricted		68,505.19	
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State/Liquid Fuels Fund:

Sweep Account - Restricted		109,831.09	
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231,809.43

Investments:**Operating Reserve Fund:**

Sweep Account - Reserved		195,812.60	
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Capital Reserve Fund:

Sweep Account - Reserved		1,346,371.70	
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1,542,184.30

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

		0.00	
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0.00

TOTAL CASH BALANCE 7/31/19

3,156,612.55

Interest Earned July 2019

10,142.08

	7/1/2019 Debt Balance	July Principal Payment	7/31/2019 Debt Balance
Mars National - VFC #3	\$179,680.80	\$2,607.94	\$177,916.97
NexTier Bank VFC #2	\$432,060.74	\$2,680.96	\$430,729.16

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

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

MOTION BY Supervisor Jordan and SECONDED BY Supervisor Romig to approve the Finance Officer’s Report as submitted. Motion carried unanimously 6-0.

LIST OF BILLS

Hei-Way, Inc.	1173.38
Tristani Brothers, Inc.	929.48
Stephenson Equipment, Inc.	6073.31
Lindy Paving Inc.	891.00
Jordan Tax Service, Inc.	1670.99
Northeast Paving	8372.20
Hampton Concrete Products Inc.	135.00
Kress Tire	1197.00
Best Wholesale Tire Co., Inc.	760.20
Toshiba Financial Services	486.02
Krigger & Co.	319.95
Office Depot	870.42
Bearcom	194.97
Shoup Engineering Inc.	1045.50
Griffith, McCague & Happel, PC	1931.50

MOTION BY Supervisor Vaerewyck and SECONDED BY Supervisor Jordan to pay the List of Bills as submitted, and all approved reimbursable items in compliance with generally accepted accounting practices. Motion carried unanimously 6-0.

TAX REFUNDS

The Board is in receipt of a list from the Tax Collector requesting the issuance of Real Estate Tax refunds due to assessment changes by Allegheny County for the Years 2019 and 2018.

2019 REAL ESTATE TAX REFUNDS

<u>NAME</u>	<u>LOT/BLOCK</u>	<u>AMOUNT</u>
DiPasquale, Georgina / Smith	1361-M-305	\$ 50.11
Mazurek, Ronald J /Jacqueline	1214-E-343	\$ 57.43
Stephan, Alyson M.	1361-H-272	\$ 97.58
Beck Land Company LP	2196-M-25	\$164.09

2018 REAL ESTATE TAX REFUND

Mazurek, Ronald J /Jacqueline	1214-E-343	\$ 57.43
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MOTION BY Supervisor Jordan and SECONDED BY Supervisor Karpuzi to issue the tax refunds as submitted by the Tax Collector. Motion carried unanimously 6-0.

POLICE CHIEF'S REPORT

Chief Jon Lape was present and provided a summary report on the Police Department for the month of July 2019. A copy of the report is on file at the Township. Questions and comments followed. Mrs. Jordan thanked the Chief and his Department for a great job during Community Days.

PUBLIC WORKS FOREMAN'S REPORT

Mr. John Yourish was present and provided a summary report on the Public Works Department for the months of July/August 2019. A copy of the report is on file at the Township. Questions and comments followed. Mrs. Jordan thanked Mr. Yourish and his Department for a job well done at Community Days.

DUMPSTER AT NIKE SITE – There was much discussion held in regard to the dumpster at the Nike Site for Deer Lakes Youth Football. A discussion was held in regard to putting up cable/locks and the keys given to D. L. Football, Mr. Yourish, Mr. Morrow, and Mr. Mator. Cameras will be installed in the near future.

ENGINEER'S REPORT

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

Projects

- DCNR C2P2 Project
 - Mr. Shoup stated the design of various improvements to the park had been completed, and bids for two projects were opened on 19 August 2019.

Development/Subdivision Reviews

- Loehlein Plan
 - Mr. Shoup notified the Board that a review – with a letter dated 12 August 2019 – of the Lot Line Revision Plan has been performed and submitted to the Township.

Mr. Shoup also updated the Board on the Betts property at 11 Betty Lane from the prior month (wet area in their back yard). He indicated he and Mr. Yourish inspected the area and that – though the area is naturally prone to wetness – he felt the Road Department could perform minimal work to help the situation a bit.

BUILDING INSPECTOR/CODE ENFORCEMENT OFFICER'S REPORT

Mr. Bill Payne was present and provided a summary report on Code Enforcement for the month of July 2019. A copy of the report is on file at the Township. Questions and comments followed.

Mr. Vaerewyck thanked Mr. Payne for dealing with a pig situation in Russellton.

REPORT FROM THE PARKS AND RECREATION BOARD

Mrs. Amy Stark, Chairwoman, was present and provided a summary report on the Parks and Recreation Board. A copy of the report is on file at the Township. Questions and comments followed.

Mrs. Jordan thanked Mrs. Stark for her help with Community Days and all of her work and involvement with the Parks & Recreation Board.

Mrs. Hollibaugh also thanked the Parks & Recreation Board, the Police Department and the Road Department for such a great Community Days.

ACCEPTANCE: 2020 MINIMUM MUNICIPAL OBLIGATIONS (MMOs)

The Board received the 2020 Minimum Municipal Obligations reports for the Police and Municipal Employee Pension Plans. As per State Law, the Board simply has to acknowledge receipt of the reports by September 30th.

MOTION BY Supervisor Jordan and SECONDED BY Supervisor Romig to acknowledge receipt of the 2020 Minimum Municipal Obligations for the Police and Municipal Employee Pension Plans. Motion carried unanimously 6-0.

ADOPT RESOLUTION NO. 2019-4: FEE RESOLUTION

At its last meeting, the Board of Supervisors expressed concern over public safety volunteers being charged to rent Township pavilions, and requested amending the Township’s Fee Schedule.

Department Heads also submitted requests for revisions based on what the Township currently charges for some services, and what the Township currently has to pay to provide those services.

The Board received copies of the Resolution and Fee Schedule. The following modifications are being recommended:

1. To standardize the Road Opening fees.
2. To increase the Zoning Hearing Board fees.
3. To permit West Deer Township public safety volunteers – Fire and EMS – to rent the park pavilion at no charge (retroactive to 1 January 2019).

TOWNSHIP OF WEST DEER
 ALLEGHENY COUNTY, PENNSYLVANIA
 RESOLUTION NO. 2019-4

A RESOLUTION ESTABLISHING VARIOUS TOWNSHIP FEES

Mrs. Jordan questioned the meaning of the public safety volunteers, and asked if it meant each individual volunteer belonging to the organizations could take advantage of the provision, or just the organization. Mr. Mator explained the attached fee schedule read “West Deer Public Safety,” which meant the public safety organizations – such as the West Deer Fire Companies and West Deer EMS – and would not apply to the individual volunteers.

After further discussion, MOTION BY Supervisor Karpuzi and SECONDED BY Supervisor Jordan to adopt Resolution No. 2019-4 establishing the Township Fees and to amend the Fee Schedule to read: West Deer Nonprofit Organizations and West Deer Public Safety Organization – No Fee. Motion carried unanimously 6-0.

ADOPTION: RESOLUTION NO. 2019-5 (GEDF GRANT)

State Representative Bob Brooks and his staff have been working with the Township Manager to receive additional GEDF funding for Bairdford Park. It is a requirement of the GEDF Program to have the governing body adopt a concurring resolution authorizing the Township Manager to file the application.

MOTION BY Supervisor Jordan and SECONDED BY Supervisor Karpuzi to adopt Resolution No. 2019-5 formally requesting a GEDF Grant, and designating the Township Manager as the authorized official to file all applications, documents, and forms between West Deer Township and the Redevelopment Authority of Allegheny County. Motion carried unanimously 6-0.

APPROVAL: ALLEGHENY COUNTY WINTER MAINTENANCE AGREEMENT

The Board received the County Winter Maintenance Agreement for the 2019-2020, 2020-2021, & 2021-2022 winter seasons.

MOTION BY Supervisor Maudhuit and SECONDED BY Supervisor Karpuzi to accept the County Winter Maintenance Agreement as presented. Motion carried unanimously 6-0.

APPROVAL: MILITARY BANNER PROGRAM

Over the last two meetings, the Board of Supervisors has discussed – and has taken action – toward implementing a Military Banner Program within West Deer Township. The parameters recommended by the Financial and Legal Committee were:

1. Applications where current residents could pay a set fee to have immediate family members (as well as current residents) – who are active duty or veterans of the armed services – honored on military banners hung on existing poles in the Township.
2. An initial run of banners on poles on Little Deer Creek Valley Road from Catanese Service Station to Shop N' Save, and on Starr Road/East Union Road from Little Deer Creek Valley Road to Saxonburg Boulevard.
3. Poles assigned randomly unless a request is made for a specific pole on a first-come, first-serve basis.
4. To obtain written agreements from the electric providers granting permission to use the poles.
5. Hung by the Public Works Department in Spring using a lift borrowed from the School District.
6. Two-year terms, with the option of maintaining a waitlist for the program.

The Board received a copy of a draft application.

At this time Supervisor Vaerewyck commented that, ten years ago, Deer Lakes Football created a similar program along East Union Road with banners. He stated it was a fiasco. He explained that there were trees in front of the poles which covered many of the banners, and people back then complained that the trees needed trimmed, banners were damaged, etc. Mr. Vaerewyck stated it was a constant hassle, the banners didn't last long, and they gave up on the program.

Supervisor Vaerewyck stated he felt it is great idea to honor our veterans, and that the military banners do look nice in a sidewalk community, but said that is not what West Deer has.

Chairwoman Hollibaugh pointed out that Supervisor DiSanti put a lot of work into the program.

Supervisor Jordan stated she felt it was a great idea to honor the veterans, and indicated the Township isn't going to hang the banners just anywhere.

Mr. Karpuzi said he spoke with Mr. Martinez from the American Legion and indicated he is excited for the veterans to participate in the program.

Mr. Mator read the following three changes to the application that was submitted by Dr. DiSanti:

- 1) Fee is \$120.00 not \$100.00
- 2) Three-year terms not two-year.

- 3) Native born can still participate.

MOTION BY Supervisor Karpuzi and SECONDED BY Supervisor Jordan to authorize the Township Manager to implement the Military Banner Program in West Deer Township, effective 1 January 2020. A roll call vote was taken. Members voting yes: Mr. Maudhuit; Mrs. Romig; Mrs. Jordan; Mr. Karpuzi; and Mrs. Hollibaugh. Member voting no: Mr. Vaerewyck. Motion carried, 5-yes and 1-no.

AUTHORIZATION: ADVERTISEMENT OF ORDINANCE NO. 432 (ZONING MAP CORRECTIONS)

It has come to the Township's attention that the following five parcels were incorrectly shaded and need corrected on the Official Township Zoning Map.

- 1) Property owned by TOA Rose Ridge, L.P. / Costantini, Lot & Block #1216-E-281, located at 4769 Gibsonia Road, Allison Park 15101, totaling 164.5820 acres
 - a. The parcel is currently *both* R-1 Rural Residential and R-2 Semi-Suburban Residential.
 - b. The entire parcel should be R-2 Semi-Suburban Residential.
- 2) Property owned by Kress Development Corp., Lot & Block #2009-K-100, located on Bakerstown Culmerville Road, Gibsonia, PA 15044, totaling 38.1500 acres
 - a. The parcel is currently *both* R-2 Semi-Suburban Residential and R-Rural Estate.
 - b. The entire parcel should be R-2 Semi-Suburban Residential.
- 3) Property owned by Daniel B. Pierce Property Group, LLC, Lot & Block #1215-R-148, located at 4802 Gibsonia Road, Allison Park, PA 15101, totaling 10.7126 acres
 - a. The parcel is currently *both* R-2 Semi-Suburban Residential and SU Special Use.
 - b. The entire parcel should be SU Special Use.
- 4) Property owned by Andretta Kobik, Lot & Block #2196-K-267, located at 4989 Bakerstown Culmerville Road, Tarentum, PA 15084, totaling 22.9200 acres
 - a. The parcel is currently *both* R-Rural Estate and R-2 Semi-Suburban Residential.
 - b. The entire parcel should be R-2 Semi-Suburban Residential.
- 5) Property owned by Bessemer & Lake Erie Railroad Company, Lot & Block #1219-P-125, located at Deer Creek Valley Road, Tarentum, PA 15084, totaling 169.2910 acres
 - a. The portion located between Dawson Road and Bakerstown Culmerville Road is currently *both* R-1 Rural Residential and I-Industrial.
 - b. The entire parcel should be I-Industrial.

ORDINANCE NO. 432

AN ORDINANCE OF THE TOWNSHIP OF WEST DEER, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, CORRECTING FIVE ERRONEOUSLY SHADED PARCELS WITHIN THE OFFICIAL ZONING MAP.

The Board will set a public hearing at their September 18th meeting.

Discussion was held on corrections which may be made in the future.

MOTION BY Supervisor Jordan and SECONDED BY Supervisor Karpuzi to authorize the advertisement of Ordinance No. 432 correcting five erroneously shaded parcels within the Official Zoning Map. Motion carried unanimously 6-0.

AUTHORIZATION: ADVERTISEMENT OF SALE OF PUBLIC WORKS TRUCK

Public Works Foreman John Yourish requested the Board to authorize the advertisement of the sale of the following Public Works truck:

2011 Ford F550 Super Duty 5-Ton Dump Truck with tailgate salt spreader and angle plow with carbide blades, in AS IS CONDITION.

MOTION BY Supervisor Jordan and SECONDED BY Supervisor Karpuzi to authorize the advertisement for the sale of the 2011 Dump Truck. Motion carried unanimously 6-0.

AUTHORIZATION: OPTION YEARS OF SOLID WASTE COLLECTION AND RECYCLABLE CONTRACT

The Township is currently in a contract with Morrow Refuse, Inc., to collect refuse and recyclables from 1 September 2017 through 31 December 2019. That agreement has an option year provision for 2020, 2021, 2022.

<u>Contract Prices</u>	<u>Option Years</u>
2017 -- \$16.00/month	2020 -- \$17.00/month
2018 -- \$16.50/month	2021 -- \$17.50/month
2019 -- \$17.00/month	2022 -- \$18.00/month

The Senior Citizens Sticker Program would remain the same at \$2.00/sticker.

The Board received a letter from Mr. John Morrow, President, expressing a desire on the part of Morrow Refuse to exercise the option years.

Mr. John Morrow was present.

Mrs. Jordan commented on the perceived lack of communication with residents, and there was much discussion between Mr. Morrow and the Board.

The Board discussed amending the contract/option for one year instead of the three option years to see if the lack of communication improves with the residents. The Board indicated they have no problem with the rates.

Mr. Happel read from the contract that each contract extension shall be agreed by all parties by August 30th of each subsequent year. Mr. Happel advised that this means the Board can extend it for one year, and can extend it again in August of the next year.

Mr. Morrow felt the contract options were for three years and he also commented on the contract prices.

Mr. Happel indicated the extended options will need consent by both parties. After much discussion was held, Mr. Morrow and the Board agreed on the one option year.

MOTION BY Supervisor Vaerewyck and SECONDED BY Supervisor Jordan to authorize the exercising of Option Year 2020, with Morrow Refuse, Inc., for Residential Solid Waste Collection and Disposal and Recyclable Material Collection as per the 2017 Agreement. A roll call vote was taken. Motion carried unanimously 6-0.

Mr. Happel requested Mr. Morrow and Mr. Mator to have a written consent by both parties.

AWARD: C2P2 NIKE PARK DEVELOPMENT – MAIN PARKING LOT LANDSCAPING PROJECT BIDS

A budgeted and approved part of the current phase of the 2015 Park Master Plan is the Landscaping of the Nike Site. A copy of the Park Master Plan and supporting documentation was included as part of the Board's July agenda. This award was bid through a sealed-bid process administered by the Township Engineer and approved by the DCNR.

<u>BIDDER</u>	<u>BID AMOUNT</u>
1. Hollibaugh Landscaping, Inc.	\$155,000.00

Mr. Shoup explained the Nike Park Development – Main Parking Lot Landscaping Project/bids.

MOTION BY Supervisor Jordan and SECONDED BY Supervisor Vaerewyck to award the Nike Site C2P2 Landscaping Project to Hollibaugh Landscaping, Inc., at a cost of \$155,000.00 subject to DCNR grant approval. A roll call vote was taken. Members voting yes: Mrs. Jordan; Mr. Karpuzi; Mr. Maudhuit; Mrs. Romig; and Mr. Vaerewyck. Member abstaining: Mrs. Hollibaugh. Motion carried, 5-yes, 0-no, and 1-abstention.

AWARD: C2P2 NIKE PARK DEVELOPMENT – OVERFLOW PARKING LOT AND PAVILIONS/PLAYGROUND PARKING LOT PROJECT BIDS

A budgeted and approved part of the current phase of the 2015 Park Master Plan is a parking lot for the new playground and pavilion area – and senior center overflow parking – at the Nike Site.

A copy of the Park Master Plan and supporting documentation was included as part of the Board's July Agenda. This award was bid through a sealed-bid process administered by the Township Engineer and approved by the DCNR.

<u>BIDDER</u>	<u>BID AMOUNT</u>
1. Holbein, Inc.	\$122,478.00
2. A. Folino Construction, Inc.	\$124,585.00
3. Shields Asphalt Paving, Inc.	\$129,260.70

Mr. Shoup explained the Nike Park Development – Overflow Parking Lot and Pavilions/Playground Parking Lot Project/bids.

MOTION BY Supervisor Jordan and SECONDED BY Supervisor Karpuzi to award the Nike Site C2P2 Parking Lot Paving Project to Holbein, Inc., at a cost of \$122,478.00 subject to DCNR grant approval. Motion carried unanimously 6-0.

AWARD: POLICE INTERCEPTOR SUV AND FINANCING

The Township received the quote from Tri Star Motors for a 2020 Ford Police Interceptor SUV at a cost of \$44,653.31. Tri Star is a participant in the ShaCOG Purchasing Alliance.

The Board also received the following financing proposals:

<u>NAME</u>	<u>RATE</u>
Laurel Capital Corporation	3.60%
FNB Leasing	4.75%
Real Lease	6.16%

Mr. Vaerewyck stated he is making his standard comment that the Township is paying \$5,000.00 in financing charges for something the Township can pay for in cash and indicated he is not commenting on the purchase but commenting on the financing. Chief Lape corrected Mr. Vaerewyck by stating the financing is only \$500 per year.

MOTION BY Supervisor Karpuzi and SECONDED BY Supervisor Jordan to authorize the purchase of one 2020 Ford Police Interceptor SUV to Tri-Star Motors in the amount of \$44,653.31 and to obtain the financing through Laurel Capital Corporation for three years at the rate of 3.60%. A roll call vote was taken. Members voting yes: Mr. Maudhuit; Mrs. Romig; Mrs. Jordan; Mr. Karpuzi; and Mrs. Hollibaugh. Member voting no: Mr. Vaerewyck. Motion carried, 5-yes and 1-no.

COMMITTEE REPORTS

The Committee Chairperson reported on their Committee updates:

- 1) Mr. Vaerewyck – EMS Committee
- 2) Mrs. Romig – Engineering & Public Works Committee
- 3) Dr. DiSanti – ABSENT – Financial, Legal & Human Resources Committee
- 4) Mrs. Jordan – Parks & Recreation Committee
- 5) Mr. Karpuzi – Zoning, Planning & Code Committee
- 6) Mr. Karpuzi – North Hills COG Report

OLD BUSINESS

- None

NEW BUSINESS

- None

SET AGENDA: REGULAR BUSINESS MEETING

18 September 2019

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. Tax Refunds
9. Police Chief's Report
10. Public Works Foreman's Report
11. Engineer's Report
12. Building Inspector/Code Enforcement Officer's Report
13. Report from the Parks and Recreation Board
14. Appointment: Parks & Recreation Board

15. Authorization: Hiring of Part-time Police Officer
16. Award: C2P2 Bairdford Park Landscaping/Wall Bids
17. Award: C2P2 Nike Site Restroom
18. Set Public Hearing: Zoning Map Corrections
19. Committee Reports
20. Old Business
21. New Business
22. Set Agenda / 16 October 2019
23. Comments from the Public
24. Adjournment

COMMENTS FROM THE PUBLIC

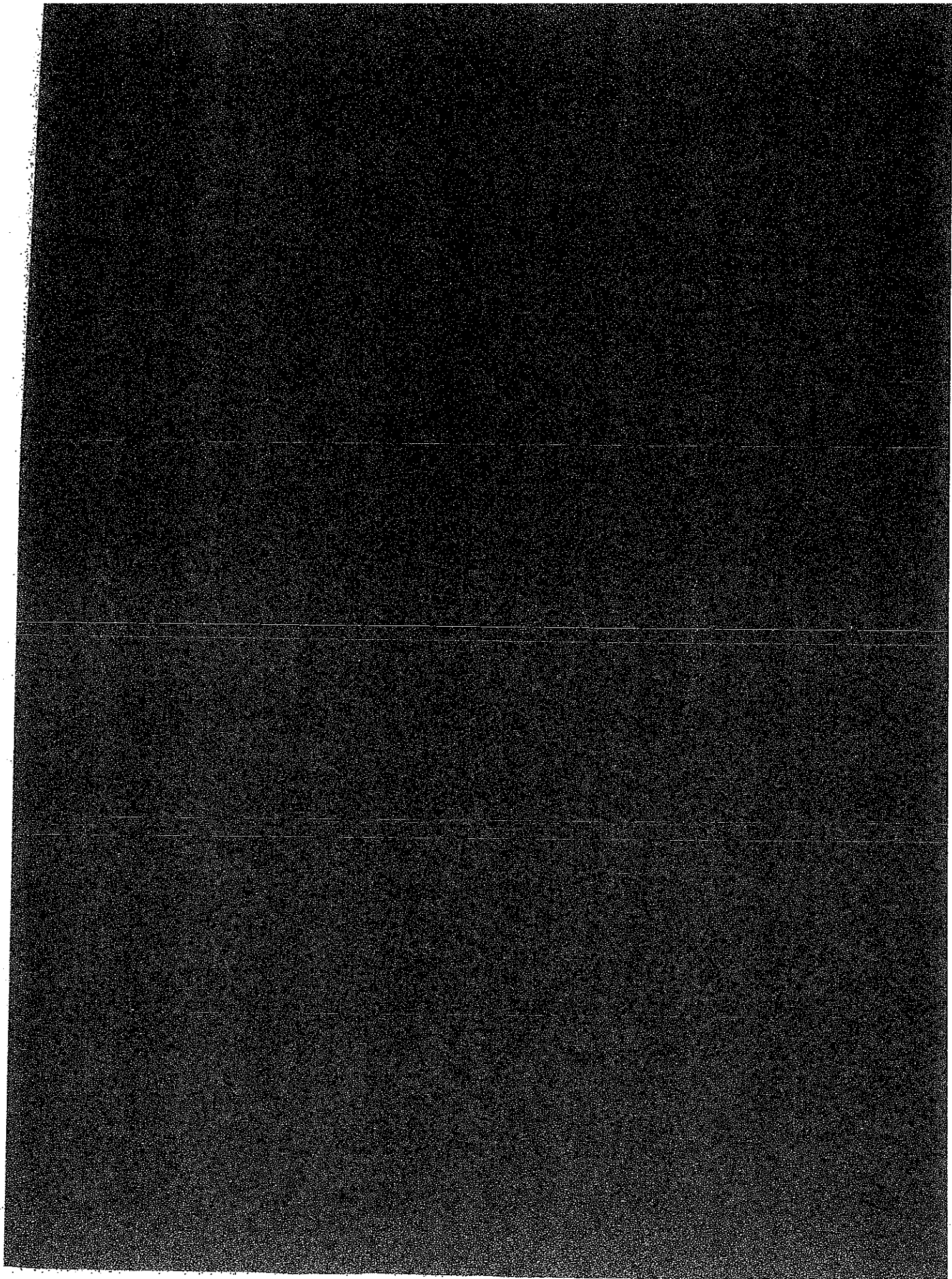
- Mr. Adam Fusan, 1914 Saxonburg Boulevard
 - Mr. Fusan questioned if there was an update on the bright streetlight at McKrell Road and Saxonburg Boulevard, and asked if there was a streetlight there previously. He stated it lights up his yard, it's an invasion of his privacy, that it is an unnecessary light, felt it isn't a safety issue, and he wants the light removed.
 - Mr. Mator indicated he spoke to Duquesne Light and they do not have amber lights or a lower-wattage light. He offered that a possible option to try would be to move the light down on the pole and toward Saxonburg Boulevard.
 - Chief Lape was present and stated he felt the intersection definitely needs lit.

- Mr. Gavin Scarantine, 35 Deer Park Drive
 - Mr. Scarantine indicated he is the petition founder to get live music back at the Deer Lakes Bowl and requested an update on the status. Mr. Happel indicated he is working with the counsel at the Deer Lakes Bowl, but there was nothing to report at this time.

ADJOURNMENT

MOTION BY Supervisor Karpuzi and SECONDED BY Supervisor Jordan to adjourn the meeting at 8:48 p.m. Motion carried unanimously 6-0. Meeting adjourned.

Daniel J. Mator, Jr., Township Manager



MONTHLY FINANCIAL REPORT

A) **FINANCE OFFICER'S REPORT**

MRS. NARDIS.....

WHAT ACTION DOES THE BOARD WISH TO TAKE?

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

MOTION SECOND AYES NAYES

MR. KARPUZI	___	___	___	___
MR. MAUDHUIT	___	___	___	___
MRS. ROMIG	___	___	___	___
MR. VAEREWYCK	___	___	___	___
DR. DISANTI	___	___	___	___
MRS. JORDAN	___	___	___	___
MRS. HOLLIBAUGH	___	___	___	___

S-A

TOWNSHIP OF WEST DEER
FINANCE OFFICER'S REPORT
August 31, 2019

I - GENERAL FUND:

	<u>August</u>	<u>YTD</u>	<u>% of Budget</u>
Revenues	334,678.92	4,847,636.44	75.99%
Expenditures	341,727.91	3,671,030.53	57.55%

Cash and Cash Equivalents:

Sweep Account

1,380,794.89

1,380,794.89

II - SPECIAL REVENUE FUNDS

Cash and Cash Equivalents:

Street Light Fund:

Restricted

48,491.63

Fire Tax Fund:

Restricted

62,852.48

State/Liquid Fuels Fund:

Restricted

110,021.68

221,365.79

Investments:

Operating Reserve Fund:

Reserved

195,988.68

Capital Reserve Fund:

Reserved

1,346,374.40

1,542,363.08

III - CAPITAL PROJECT FUNDS:

Cash and Cash Equivalents:

0.00

0.00

TOTAL CASH BALANCE 8/31/19

3,144,523.76

Interest Earned August 2019

1,400.38

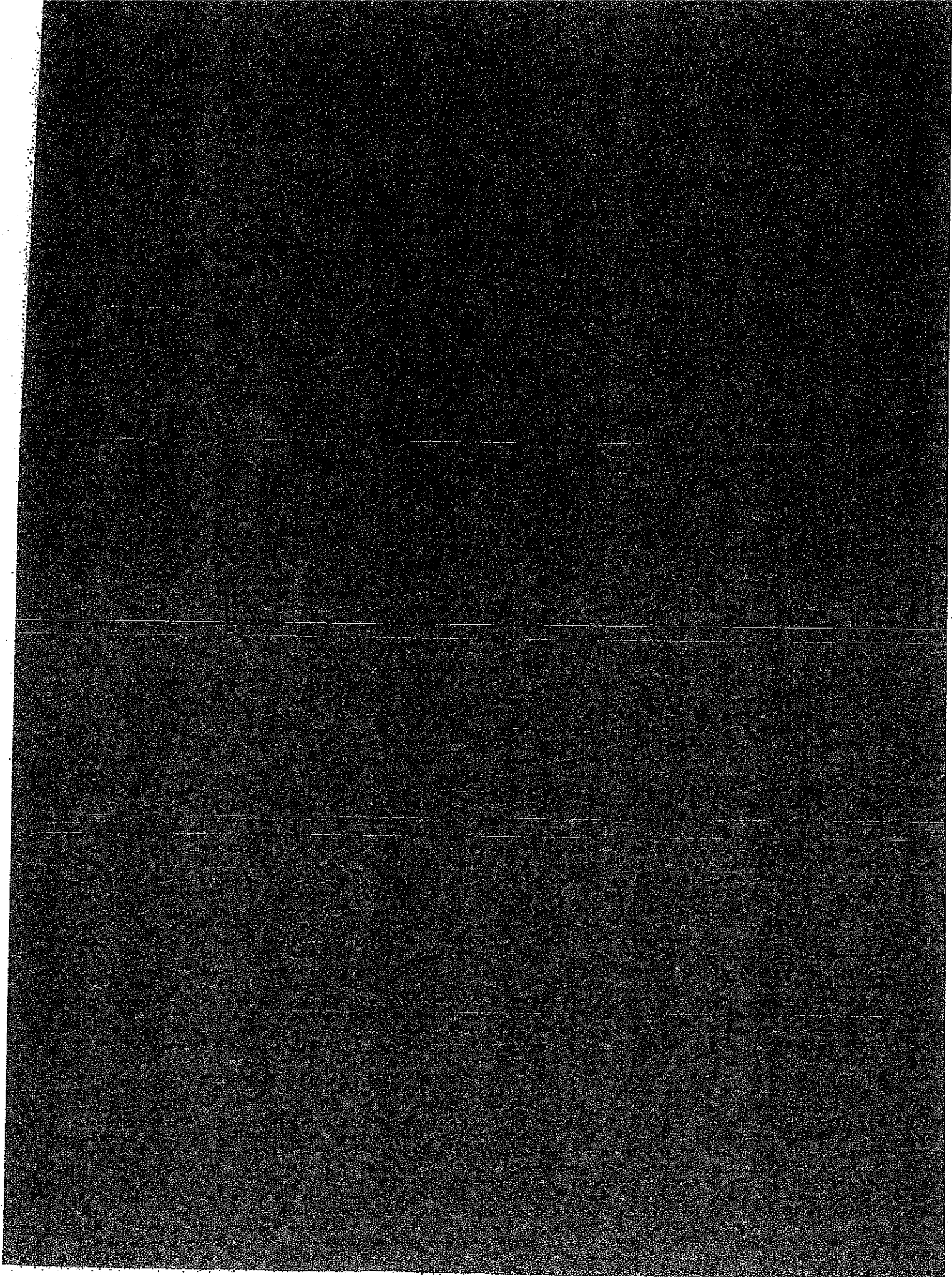
	<u>8/1/2019</u>		<u>August</u>		<u>8/31/2019</u>
	<u>Debt Balance</u>		<u>Principal</u>		<u>Debt Balance</u>
			<u>Payment</u>		
Mars National - VFC #3	177,470.40	\$	2,607.94		175,260.00
NexTier Bank VFC #2	430,729.16	\$	2,680.96		429,438.54

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

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

INTEREST EARNED - 2019

	<u>AUGUST</u>	<u>YTD</u>
GENERAL FUND	\$1,015.18	\$4,562.26
STREET LIGHT FUND	\$0.00	\$0.00
FIRE TAX FUND	\$15.83	\$114.85
OPERATING RESERVE	\$176.08	\$1,442.77
STATE FUND	\$190.59	\$2,979.45
CAPITAL RESERVE	<u>\$2.70</u>	<u>\$8,634.99</u>
TOTAL INTEREST EARNED	<u><u>\$1,400.38</u></u>	<u><u>\$17,734.32</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

MR. MAUDHUIT	___	___	___	___
MRS. ROMIG	___	___	___	___
MR. VAEREWYCK	___	___	___	___
DR. DISANTI	___	___	___	___
MRS. JORDAN	___	___	___	___
MR. KARPUZI	___	___	___	___
MRS. HOLLIBAUGH	___	___	___	___

S-B

By Name
Cutoff as of: 12/31/9999

Time: 08:42 am
Date: 09/11/2019
Page: 1

Due Dates: 09/15/2019 thru 09/15/2019

Vendor	Name/Desc	Acct#/Proj	Invoice#	Amount Due	Discount	Cancelled	Paid	Un-Paid	check#	check Amt.
Name: AIR-VAC INC										
00026	AIR-VAC INC	430.372	37182	5305.00				5305.00		
	Road: Tar for Tar Kettle	0819	08/14/2019	09/15/2019				08/16/2019	N	
Name: AIR-VAC INC										
00674	BEARCOM	430.327	4880614	562.50				562.50		
	Road: Install 2 roof mount antea	0819	08/27/2019	09/15/2019				08/28/2019	N	
00674	BEARCOM	410.328	4884421	137.50				137.50		
	POL: Radio Equipment Maint	0919	09/03/2019	09/15/2019				09/04/2019	N	
00674	BEARCOM	430.327	4884447	57.47				57.47		
	Road: Radio Equipment Maint	0919	09/03/2019	09/15/2019				09/04/2019	N	
Name: BEARCOM										
00553	BEST WHOLESALE TIRE	410.374	15819	42.65				42.65		
	Police: Car #38-011 change/fi	0919	09/03/2019	09/15/2019				09/09/2019	N	
Name: BEST WHOLESALE TIRE CO, INC										
10315	GRIFFITH, MCCAGUE &	404.111	273987	1140.00				1140.00		
	Legal Services: General	0819	08/31/2019	09/15/2019				09/11/2019	N	
10315	GRIFFITH, MCCAGUE &	404.111	273988	584.50				584.50		
	Legal Services: Title Cert-Bai	0819	08/31/2019	09/15/2019				09/11/2019	N	
10315	GRIFFITH, MCCAGUE &	404.111	273989	218.50				218.50		
	Legal Services: DCNR Grant/Nike	0819	08/31/2019	09/15/2019				09/11/2019	N	
Name: GRIFFITH, MCCAGUE & HAPPEL, PC										
00283	HAMPTON CONCRETE PRO	430.611	14778	904.00				904.00		
	Road: 2x4 Frames/2x4 Bike Grate	0819	08/30/2019	09/15/2019				09/03/2019	N	
Name: HAMPTON CONCRETE PRODUCTS INC										
00106	JORDAN TAX SERVICE,	403.140	8-28	9236.50				9236.50		
	Certifying for Items/2018 tax	0819	08/23/2019	09/15/2019				08/27/2019	N	
00106	JORDAN TAX SERVICE,	403.140	8-C-#108	2571.48				2571.48		
	Delinquent R E Tax Commission	0819	08/16/2019	09/15/2019				08/19/2019	N	
Name: JORDAN TAX SERVICE, INC.										
00362	KRESS TIRE	410.374	10002-47	150.84				150.84		
	Police: Car #31-TIRE	0819	08/02/2019	09/15/2019				09/05/2019	N	
Name: JORDAN TAX SERVICE, INC.										
00362	KRESS TIRE	410.374	10002-47	150.84				150.84		
	Police: Car #31-TIRE	0819	08/02/2019	09/15/2019				09/05/2019	N	

By Name
Cutoff as of: 12/31/9999

Time: 08:42 am
Date: 09/11/2019
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Due Dates: 09/15/2019 thru 09/15/2019

Vendor Name/Desc	Acct#/Proj	Invoice#	Amount Due	Discount	Cancelled	paid	Un-Paid	Check#	Check Amt.
Name: KRESS TIRE									
00325	MRM WORKERS' COMP FU	486.354	1920PRJ2697	17386.84			17386.84		
1st Install of 4: Workmen's Co0919			09/04/2019	09/15/2019	09/06/2019				
Name: MRM WORKERS' COMP FUND									
00207	NORTHEAST PAVING	430.372	2044262	631.09			631.09		
Road: Asphalt			08/12/2019	09/15/2019	08/16/2019				
Name: NORTHEAST PAVING									
00657	OFFICE DEPOT	406.210	266439691001	87.22			87.22		
Office Supplies			08/21/2019	09/15/2019	08/30/2019				
00657	OFFICE DEPOT	409.226	266439691001	65.87			65.87		
Cleaning Supplies			08/21/2019	09/15/2019	08/30/2019				
00657	OFFICE DEPOT	410.210	356551618001	87.17			87.17		
Police:office Supplies			08/06/2019	09/15/2019	08/19/2019				
00657	OFFICE DEPOT	410.210	356551619001	20.99			20.99		
Police:office Supplies			08/06/2019	09/15/2019	08/19/2019				
Name: OFFICE DEPOT									
00014	ROADSAFE TRAFFIC SYS	430.260	101215	195.00			195.00		
Road:signs/Local Traffic.No Tr			08/21/2019	09/15/2019	08/27/2019				
Name: ROADS SAFE TRAFFIC SYSTEMS									
00830	SHOUP ENGINEERING IN	408.319	19-270	127.50			127.50		
Engineering: Loehlein Plan			08/31/2019	09/15/2019	09/04/2019				
00830	SHOUP ENGINEERING IN	408.319	19-271	204.00			204.00		
Engineering: David Michael P1a0819			08/31/2019	09/15/2019	09/04/2019				
00830	SHOUP ENGINEERING IN	408.313	19-276	2416.00			2416.00		
Engineering: General			08/31/2019	09/15/2019	09/04/2019				
Name: SHOUP ENGINEERING INC.									
00074	STEPHENSON EQUIPMENT	430.374	18019826	1495.62			1495.62		
Road: Acs Blades 1/3/bolts			08/26/2019	09/15/2019	08/28/2019				
Name: STEPHENSON EQUIPMENT, INC.									

By Name
Cutoff as of: 12/31/9999

Time: 08:42 am
Date: 09/11/2019
Page: 3

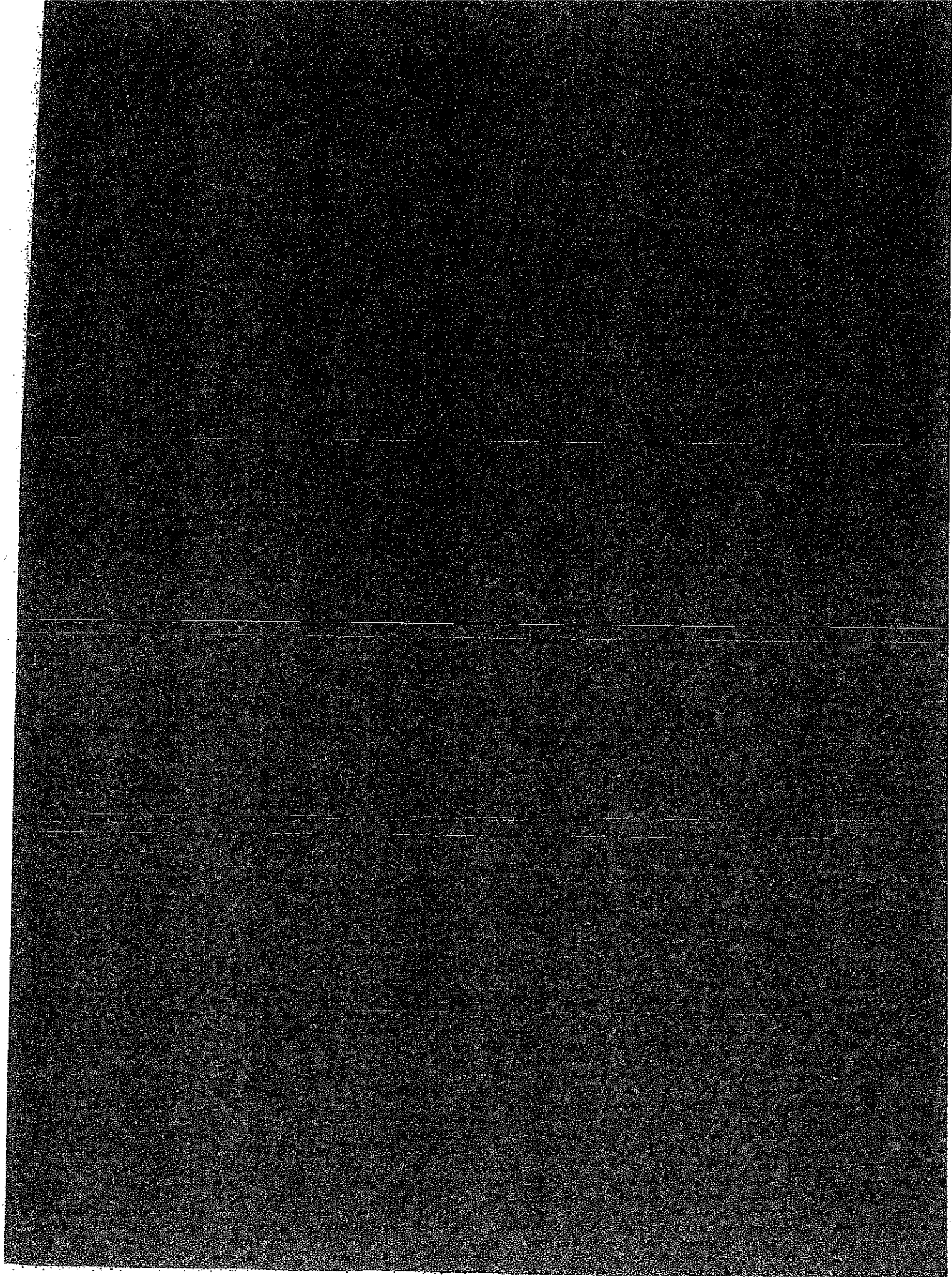
Due Dates: 09/15/2019 thru 09/15/2019

Vendor	Name/Desc	Acct#/Proj	Invoice#	Amount Due	Discount	Cancelled	Paid	Un-Paid	Check#	Check Amt.
00577	TOSHIBA FINANCIAL SE 410.261		50069438882	241.26				241.26		
	Lease & Maintenance of Copiers0819		08/20/2019	09/15/2019	09/03/2019					N
00577	TOSHIBA FINANCIAL SE 406.261		50069438882	473.34				473.34		
	Lease & Maintenance of Copiers0819		08/20/2019	09/15/2019	09/03/2019					N
Name: TOSHIBA FINANCIAL SERVICES				714.60				714.60		

FINAL TOTALS:

44342.84

44342.84



POLICE CHIEF'S REPORT

CHIEF LAPE.....

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OFFICER'S MONTHLY REPORT

To: Jonathan D. Lape, Chief of Police
From: Jennifer Borczyk, Administrative Assistant
Subject: Officer's Monthly Report
Date: September 6, 2019

Attached is the Officer's Monthly Report for August 2019.

JB

CC: D. Mator, Manager
S. Hollibaugh, Chairwoman
R. DiSanti
B. Jordan
A. Karpuzi
S. Maudhuit
J. Romig
G. Vaerewyck

August 2019

Chief Jonathan Lape

- August 5- Meeting with Monica from DL School District regarding safety
- August 8- Allegheny County Chief's Meeting
- August 12- Met with St. Victor Parish CCD regarding safety action plan
- August 15- Met with PennDOT officials and Senator Lindsay Williams at both Mountain View and 910 construction sites
- August 19- Meet with DL School District regarding upcoming school year (Sgt. Shurina attended)
- August 20- Attorney General's Criminal History Questionnaire was performed at Police Department
- August 26- Meet with Bridgeway Cummins regarding intruder safety training required by their company (Sgt. Mikus and Sgt. Loper attended)
- August 28- Attend Parks & Rec meeting

K9 Officer Edward Newman

- August 19- Assisted East Deer Police with Burglary (PJ Greco & Son)
- August 20- Assist Fox Chapel Police with search of actor in several car burglaries in the area.
- August 29- Performed K9 demonstration for police explorers

Sergeant Mikus & Officer Petosky

- August 25- NHSRT call out in Ross Twp for suicidal male with access to firearms.
- August 27, 28- NHSRT Training at an old VA hospital. Training included use of recently issued equipment, ladder ops, and EOD (robots) operations.

Explorers

- August 15- Firearms training at Hampton Township Range
- August 29- K9 training at West Deer Police K9 Training Center

School District Details

- See attached SRO Security Detail & Logs
- August 21- All officers reporting to schools attended orientation at DL Schools

Misc. Details

- August 2 & 3- Community Days
- August 15- Sergeant Loper & Officer Dobson assisted with Firearms Training for Explorers group.
- August 23- Birdhouse event cancelled- Officer Puhala dropped off birdhouse kits for signups; Admin Jen Borczyk contacted and distributed to those who signed up.
- August 26- Administrative Assistant Jen Borczyk completed Notary Reappointment Training
- August 29- WD Community Blood Drive (Coordinated by Police Admin Jen Borczyk): 44 came, 6 turned away, 38 units received (Successful=25+)

OFFICER'S MONTHLY REPORT
AUGUST 2019

	<u>CURRENT MONTH</u>	<u>PREVIOUS MONTH TO DATE</u>	<u>YEAR TO DATE</u>
REPORTABLE CALLS FOR SERVICE	63	398	461
CALLS FOR SERVICE/FIELD CONTACTS	372	3681	4053
ALL OTHER CALLS	490	3311	3801
TOTALS CALLS FOR SERVICE	925	7516	8441
<u>ARRESTS</u>			
ADULT	4	32	36
JUVENILE	1	3	4
TRAFFIC CITATIONS	23	184	207
NON TRAFFIC CITATIONS	2	10	12
PARKING CITATIONS	0	0	0
WARNINGS	28	62	90
<u>PERSONNEL</u>			
GRIEVANCES FILED BY POLICE OFFICERS	0	0	0
CITIZENS COMPLAINTS ON POLICE OFFICERS	0	0	0
LETTERS COMMENDING POLICE OFFICERS	0	6	6
<u>VEHICLE REPORTS</u>			
TOTAL MILES TRAVELED	10,132	69,595	79727
GALLONS OF GASOLINE USED	742.9	6,247.33	6990.23
REPAIRS/MAINTENANCE	148.49	10,870.36	11018.85
<u>OVERTIME PAID</u>			
COURT (OFF DUTY)	5.5	51.50	57
PRELIMINARY HEARINGS	0	31.50	31.5
PRETRIAL	14	6.00	20
INVESTIGATIONS	2	35.75	37.75
ARRESTS	4	12.00	16
SPEED CHECKS	0	0.00	0
PRIVATE CONTRACTS	0	0.00	0
MISC. HOURS - FILLED SHIFTS	8	109.00	117
MISC. HOURS - ADMIN. HOURS	0	0.00	0
MISC. HOURS	73	44.00	117
TOTAL HOURS	106.5	263.75	370.25



TOWNSHIP OF WEST DEER POLICE DEPARTMENT



Monthly Report Deer Lakes School District SRO / Security Detail & Logs

AUGUST 2019 (August 22 – August 31, 2019)

WDPD INCIDENT REPORTS TOTAL: 1

1 MVA – NON REPORTABLE

SRO / SECURITY DETAILS & LOGS TOTAL: 48

29 Security General
2 Security Cafeteria
- Security Parking Lot

- Instruct SRO Student Program
- Instruct SRO Faculty Program
- Instruct DARE Program

1 Attend Court
3 Attend Meeting
- Attend Training

4 Assist Student
1 Assist Teacher
2 Assist Administrator
- Assist Juv. Prob. Officer
1 Assist Nurse / EMS
- Assist Other

2 Student Transport
- Student Missing / Search
- Student Monitoring

- Suspicious Incident / person
- K-9 Drug Search
3 School Safety Drill
- Other / Miscellaneous

TOTAL ACTIVITY

TOTAL: 49



TOWNSHIP OF WEST DEER POLICE DEPARTMENT



TOTAL ACTIVITY BY SCHOOL

HIGH SCHOOL	12
MIDDLE SCHOOL	6
E.U. INTERMEDIATE	17
CURT. PRIMARY	10
ADMIN. BUILDING	0
BUS GARAGE	0
OTHER	4

FREQUENT STUDENT INVOLVEMENT

DL School / Student ID #: NONE Total Involvements this period: -

DARE / SRO CLASSES AND PROGRAMS

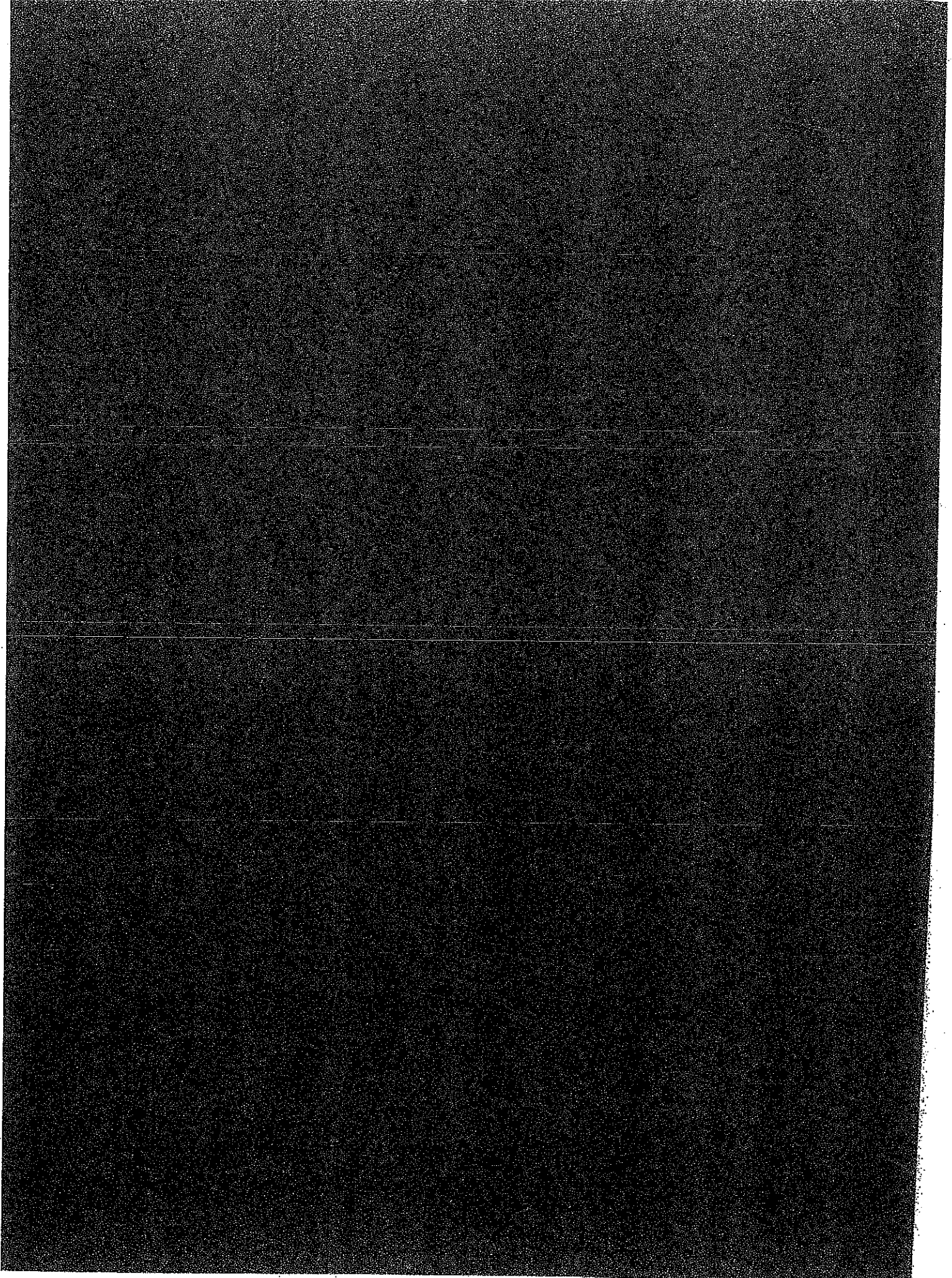
DARE CLASSES INSTRUCTED DURING THIS PERIOD

<u>Number of Classes</u>	<u>Grade Level</u>
None	

SRO Programs INSTRUCTED DURING THIS PERIOD

<u>Program</u>	<u>School</u>	<u>Date</u>
None		

See attached WDPD reports for more detail and/or any notes regarding specific incidents.



PUBLIC WORKS FOREMAN'S REPORT

MR. YOURISH.....

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MONTHLY REPORT FOR AUGUST/ SEPTEMBER 2019
PUBLIC WORKS DEPARTMENT

ROADS


- Maple, Orchard, Fir, Larch, Donaldson, Cedar Glen (1070 feet of pipe & 14 catch basins)
- Bairdford & Russellton Alleys (Reclaim & Roll)
- Patch holes on various roads.
- Trim trees on Pine & Oak (Russellton)
- Mow grass on roadways.

TRUCKS & EQUIPMENT

- Change cutting edge on Loader.
- Grease equipment.
- Change clutch on older grass cutting mower.
- Change teeth on the bucket of Excavator.

MISCELLANEOUS

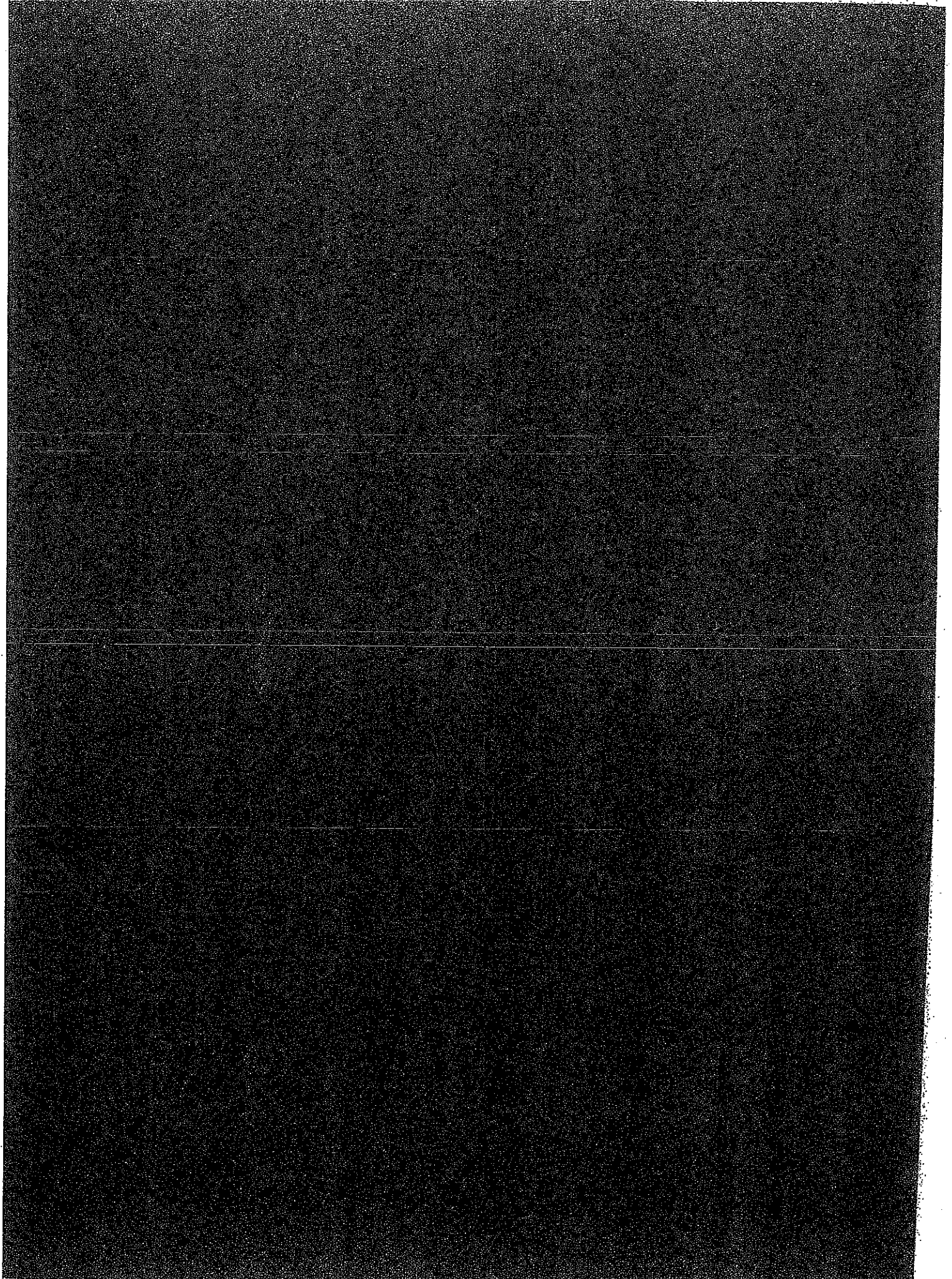
- Received & built 6 new picnic tables.
- Fixed leaks at soccer field pavilion & skylights.
- Stone for Dog Shelter
- Paint lines at Municipal Building parking lot.
- D.E.P. Inspection (M.S.4)
- Pennsylvania One Calls – 101
- Overtime: 15 Hours – Park clean up.



John Yourish

9-11-19

Date



ENGINEER'S REPORT

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

MR. SHOUP.....

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SHOUP ENGINEERING
FOR OVER 50 YEARS

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

August 2019 ENGINEER'S REPORT
WEST DEER TOWNSHIP
Prepared September 11, 2019

VIA EMAIL

1. MEETING ATTENDANCE

Shoup Engineering attended and participated in the following meetings:

Board of Supervisors Meeting – August 21, 2019
Planning Commission Meeting - August 22, 2019

2. DEVELOPMENTS/PROJECTS

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

Nike Park Project - DCNR Grant - Contracts have been executed for the main parking lot landscaping and overflow and pavilions/playground parking lot projects. Purchase orders have also been issued for the pavilions, bleachers and playgrounds. Work on the landscaping project has commenced and the other projects will follow.

DEP MS4 Audit - On August 15, 2019, Daniel Mator and I participated in an audit by DEP regarding the MS4 Program. Generally, the Township was told that compliance was good, however, a few items require further attention. The findings of the audit should be received soon.

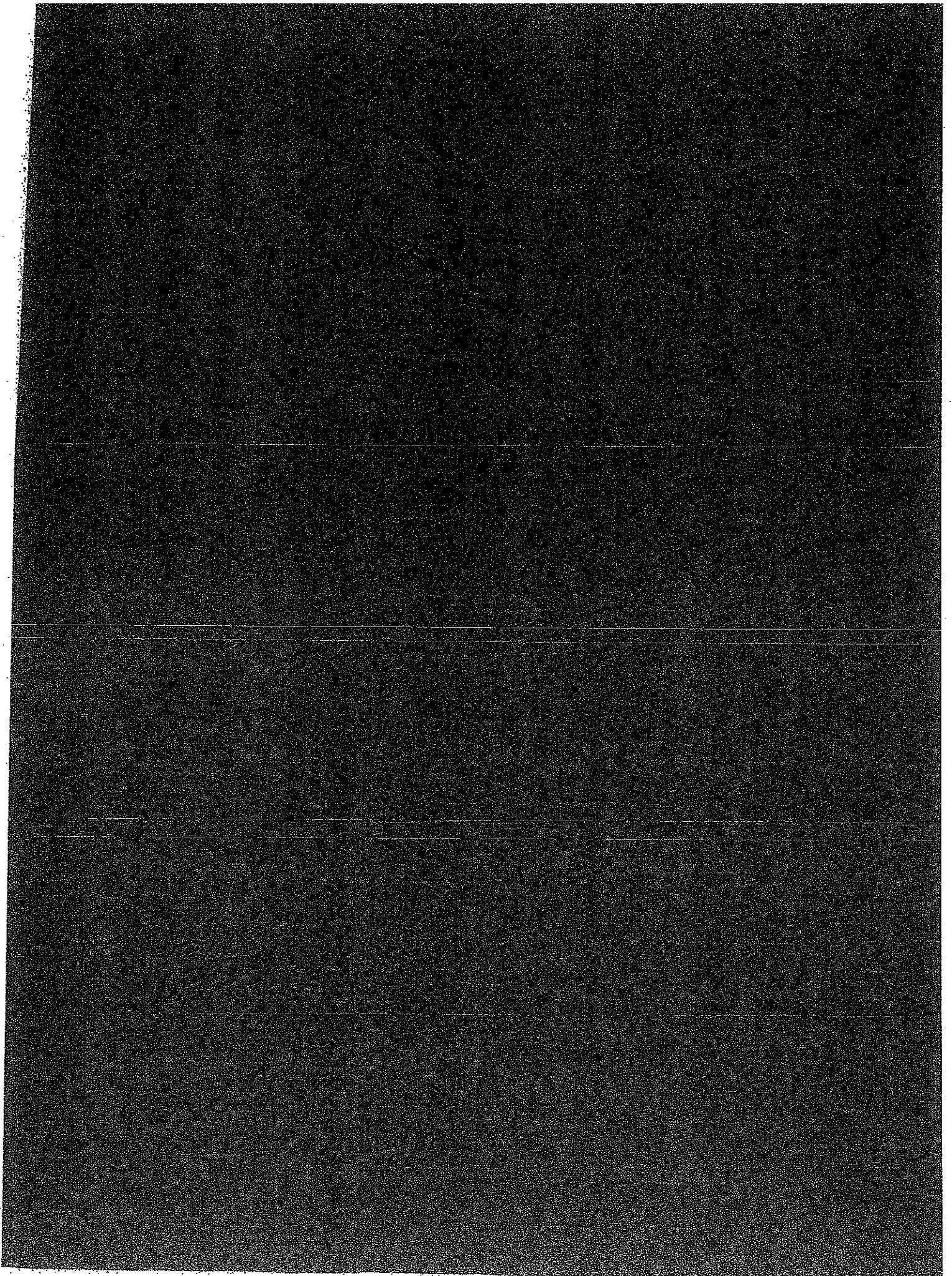
Development/Subdivision Reviews: The following subdivision and land development plan projects had been reviewed, and review letters were issued to the Township as noted:

- David Michael Plan - A review, with a letter dated August 19, 2019, of this two lot subdivision has been performed and a review letter was submitted to the Township.

Respectfully Submitted,

SHOUP ENGINEERING, INC.

Scott A. Shoup, P.E.
Township Engineer



BUILDING INSPECTOR / CODE ENFORCEMENT OFFICER'S REPORT

MR. PAYNE.....

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Code Enforcement

August 31, 2019

1. Issued 18 Occupancy Permits
2. Issued 19 Building Permits
3. Performed 38 site inspections
4. Planning Commission meeting was recommended for approval a 3 lot subdivision off of Michael Road and a 2 lot subdivision off of East Union Road. Review of zoning map corrections also discussed.
5. Zoning Hearing Board granted a use variance for animal husbandry at 70 Creighton Russellton Road. Parcel 4.58 acres in size. The following conditions were attached to the variance:
 - a. The approval is limited to approved 3rd party suggested space and housing guidelines accepted by the Code Enforcement Officer.
 - b. Any manure shall not be stored within 15 feet of the property line.
 - c. All manure shall be stored in a manner that does not create a nuisance by reason of odors or pest vector attraction.
 - d. Fencing for any animals must be properly maintained to prevent animals from roaming freely.
 - e. Animals shall be kept in enclosed areas and not permitted to roam the property.
 - f. Animals shall not travel beyond the property line.
 - g. Rosters shall not reside on property.
 - h. All animal feed must be stored in a manner that does not create pest vector attraction.
 - i. All fences or structures that currently do not have permits must obtain permits.
 - j. The Variance can be terminated if the Code Enforcement Officer finds violations that are not corrected within 30 days of notice of violation. A violation of stated variance conditions shall also be deemed a violation of West Deer Township's Zoning Ordinance.
6. Initiated 15 complaint investigations.
7. Issued 9 Notices of violations.
8. Issued 18 citations.

William Payne
Code Enforcement Officer

**West Deer Township
Occupancy Permit Report
AUGUST, 2019**

Permit Date	Permit Number	Lot Block	Applicant Name	Street Address	Use	New Construction
08/01/2019	O19-140	1669-S-47	BRIAN & SAMANTHA ABATE	1211 PIN OAK COURT	Single Family Home	No
08/02/2019	O19-141	1360-D-279	DEER LAKES SCHOOL DISTRICT	163 EAST UNION RD	Renovations	No
08/06/2019	O19-142	1359-D-362	MAURA BURNS	23 GRUBBS RD	Single Family Home	No
08/06/2019	O19-143	1217-G-342	GAIL STOTLEMYER	15 JOSEPH ST	Single Family Home	No
08/07/2019	O19-144	1213-S-147	DOMENIC & ALYSSA PIETROPAOLO	4710 WOODLAKE DR	Single Family Home	No
08/07/2019	O19-145		DELETED			
08/07/2019	O19-145	1215-A-110	JOHN ROZBORSKI & GESA WELLENSTEIN	46 CAITLIN DR	Single Family Home	No
08/07/2019	O19-146	1671-B-119	THOMAS LEE DAVIS	81 FORD ST	Single Family Home	No
08/07/2019	O19-147	1359-R-285	MICHAEL ILYANKOFF	0 NAGY LANE	Single Family Home	No
08/12/2019	O19-149	1507-H-203	EMILEE DEROSE & LUKE LEVA	4524 DAWN RD	Single Family Home	No
08/12/2019	O19-150	1512-M-259	JAMES & MARGARET EDWARDS	54 MCKRELL RD	Single Family Home	No
08/14/2019	O19-151	1669-J-158	DAVID & DIANE KULAS	426 BAIRD FORD RD	Single Family Home	No
08/14/2019	O19-152	2192-E-369	JOHN & KENNETH NOFTZ	150 DONALDSON RD	Single Family Home	No
08/27/2019	O19-153	1357-P-01	DAVID & SHIRLEY WHITLINGER	208 TYLER CT	Single Family Home	No
08/27/2019	O19-154	1667-N-252	RANDALL & JANE THOMAS	902 Copper Creek Trail	Single Family Home	Yes
08/27/2019	O19-155	1837-F-128	ROMMES, Jeffrey & Stephanie	49 SHUSTER RD	Single Family Home	Yes

**West Deer Township
Occupancy Permit Report
AUGUST, 2019**

08/27/2019	O19-156	2382-S-112	JAYSON & LEAH ZENOBI	185 DONALDSON RD	Single Family Home	No
08/28/2019	O19-157	1214-N-342	ANDREW KNAPP	4709 SHERBROOKE CT	Single Family Home	No
08/28/2019	O19-158	1214-P-16	MICHAEL & RACHEL GREINER	4822 BAYFIELD RD	Single Family Home	No

August- \$425 Total Fees Collected by Month

Grand Total - \$425 Total Fees Collected

**West Deer Township
Building Permit Report
AUGUST, 2019**

Permit Date	Permit Number	Type	Owner	Address	Parcel ID	Construction Cost	Fees Collected
08/02/2019	P19-142	Fence	Lillian Mcatee	454 BAIRD FORD RD	1669-J-138	\$300.00	\$5.00
08/05/2019	P19-143	Retaining Wall	JEFFREY J BARTLEY	4052 MCKALLOFF RD	2008-L-135	\$4,000.00	\$35.00
08/06/2019	P19-144	Single Family Dwelling	RICHLAND HOLDINGS LLC	107 LEX LANE	1214-E-329	\$256,200.00	\$716.10
08/06/2019	P19-145	Single Family Dwelling	RICHLAND HOLDINGS	105 LEX LANE	1214-E-327	\$281,500.00	\$773.70
08/12/2019	P19-146	Accessory Structure	JOHN J & ANNMARIE SANDOR	4811 WOODLAKE DR	1213-M-118	\$750.00	\$20.00
08/14/2019	P19-147	Single Family Dwelling	BRENNAN GROUP	396 SADDLEBROOK RD	1666-R-100-25C	\$175,000.00	\$630.00
08/14/2019	P19-148	Single Family Dwelling	RANDALL & JANE THOMAS	914 COPPER CREEK TRAIL	1667-N-66-A	\$150,000.00	\$567.00
08/14/2019	P19-149	Single Family Dwelling	BRENNAN GROUP	398 SADDLEBROOK RD	1666-R-100-25B	\$175,000.00	\$630.00
08/14/2019	P19-150	Single Family Dwelling	GLASSO BUILDERS	916 Copper Creek Trail	1667-N-66	\$150,000.00	\$567.00
08/14/2019	P19-151	Single Family Dwelling	BRENNAN GROUP	402 SADDLEBROOK RD	1666-R-100-25A	\$175,000.00	\$630.00
08/14/2019	P19-152	Single Family Dwelling	BRENNAN GROUP	400 SADDLEBROOK RD	1666-R-100-25D	\$175,000.00	\$630.00
08/16/2019	P19-153	Other	GEORGE & MARIA ROMESBURG	877 ASHLEY RD.	1510-D-14	\$7,865.15	\$55.00
08/21/2019	P19-154	Garage	MARK & ALICE MAXIM	521 BAILEYS RUN RD	1363-J-343	\$75,000.00	\$390.00

**West Deer Township
Building Permit Report
AUGUST, 2019**

08/22/2019	P19-155	Fence	DEBBIE PENK	102 PINE ST	1361-S-386	\$100.00	\$5.00
08/22/2019	P19-156	Accessory Structure	TOBY & SARA KREIDLER	70 CREIGHTON RUSSELLTON	1362-A-010	\$600.00	\$20.00
08/22/2019	P19-157	Fence	TOBY & SARA KREIDLER	70 CREIGHTON RUSSELLTON	1362-A-010	\$4,000.00	\$35.00
08/26/2019	P19-158	Accessory Structure	DOUGLAS & LINDSEY LIVINGSTON	307 POPLAR ST	2013-N-152	\$1,995.00	\$25.00
08/27/2019	P19-159	Demolition	Justin and Amber Jahoda	5 QUIGLEY RD	1359-H-220	\$2,000.00	\$40.00
08/28/2019	P19-160	Structural Alteration	PETE & HELEN M ANTONACE	100 PINE ST	1361-S-389	\$250.00	\$5.00
Totals: 19						\$1,634,560.15	\$5,778.80

Permit Type	Count	Construction Cost	Fee Total
Accessory Structure	3	\$3,345.00	\$65.00
Demolition	1	\$2,000.00	\$40.00
Fence	3	\$4,400.00	\$45.00
Garage	1	\$75,000.00	\$390.00
Other	1	\$7,865.15	\$55.00
Retaining Wall	1	\$4,000.00	\$35.00
Single Family Dwelling	8	\$1,537,700.00	\$5,143.80
Structural Alteration	1	\$250.00	\$5.00

Permit Status	Count	Construction Cost	Fee Total
Issued	19	\$1,634,560.15	\$5,778.80

West Deer Township
109 East Union Road
Cheswick, PA 15024

WD Inspection Report
From 08/01/2019 To 08/31/2019

DATE	INSPECTION TYPE	OWNER	PROJECT/OWNER MAILING	PROJECT ADDRESS	PERMIT ID	STATUS	INSPECTOR
8/1/2019	Framing		211 LAWRENCE CT, GIBSONIA, PA, 15044	211 LAWRENCE CT	1356-M-267	Passed	William Payne
8/1/2019	Framing		447 LESLIE RD., VALENCIA, PA, 16059	5310 MIDDLE RD	1356-S-148	Passed	William Payne
8/2/2019	Accessibility		163 EAST UNION RD, CHESWICK, PA, 15024	163 EAST UNION RD	1360-D-279	Open	William Payne
8/2/2019	Final		4829 TREMONT DR, ALLISON PARK, PA, 15101	4829 TREMONT DR	1214-J-265	Passed	William Payne
8/5/2019	Fireblocking		908 COPPER CREEK TRIAL, GIBSONIA, PA, 15044	912 COPPER CREEK TRAIL	1667-N-64-A	Passed	William Payne
8/5/2019	Insulation		908 COPPER CREEK TRIAL, GIBSONIA, PA, 15044	912 COPPER CREEK TRAIL	1667-N-64-A	Passed	William Payne
8/5/2019	Fireblocking		908 COPPER CREEK TRIAL, GIBSONIA, PA, 15044	910 COPPER CREEK TRAIL	1667-N-64-B	Passed	William Payne
8/5/2019	Insulation		908 COPPER CREEK TRIAL, GIBSONIA, PA, 15044	910 COPPER CREEK TRAIL	1667-N-64-B	Passed	William Payne
8/5/2019	Drywall		908 COPPER CREEK TRIAL, GIBSONIA, PA, 15044	905 COPPER CREEK TRAIL	1667-N-76-A	Passed	William Payne
8/5/2019	Drywall		908 COPPER CREEK TRIAL, GIBSONIA, PA, 15044	907 COPPER CREEK TRAIL	1667-N-76-B	Passed	William Payne
8/5/2019	Drywall		800 S. WASHINGTON ST., EVANS CITY, PA, 16033	330 SADDLEBROOK RD	1666-R- 100-17D	Passed	William Payne
8/5/2019	Complaint Follow Up		18 CARL LANE, GIBSONIA, PA, 15044	18 CARL LANE	2008-G-020	Failed	William Payne
8/5/2019	Drywall		800 S.WASHINGTON ST., EVANS CITY, PA, 16033	411 SADDLEBROOK RD	1666-R- 100-26B	Passed	William Payne
8/6/2019	Footer		4052 MCKALLOFF RD, GIBSONIA, PA, 15044	4052 MCKALLOFF RD	2008-L-135	Cancelled	William Payne
8/6/2019	Footer		908 COPPER CREEK TRIAL, GIBSONIA, PA, 15044	911 COPPER CREEK TRAIL	1667-N-74-B	Passed	William Payne
8/6/2019	Footer		908 COPPER CREEK TRIAL, GIBSONIA, PA, 15044	909 COPPER CREEK TRAIL	1667-N-74-A	Passed	William Payne
8/7/2019	Framing		26 MONIER, GIBSONIA, PA, 15044	26 MONIER RD	1669-G-161	Failed	William Payne
8/7/2019	Footer		1426 PITTSBURGH ST, VALENCIA, PA, 16059	105 LEX LANE	1214-E-327	Passed	William Payne
8/7/2019	Footer		1426 PITTSBURGH ST., VALENCIA, PA, 16059	107 LEX LANE	1214-E-329	Passed	William Payne
8/7/2019	Complaint Follow Up		454 Bairdford Road, Bairdford, PA, 15006	454 BAIRDFORD RD	1669-J-138	Failed	William Payne

West Deer Township
109 East Union Road
Cheswick, PA 15024

WD Inspection Report
From 08/01/2019 To 08/31/2019

Inspection Date	Inspection Type	Parcel Owner	Parcel Owner Mailing	Legal Address	Parcel ID	Status	Inspector
8/9/2019	Final		447 LESLIE RD., VALENCIA, PA, 16059	5310 MIDDLE RD	1356-S-148	Passed	William Payne
8/12/2019	Site Inspection		2002 MARSHALL ST., TARENTUM, PA, 15084	2002 MARSHALL ST	1670-M-352	Passed	William Payne
8/12/2019	Utilities Removed		333 TARENTUM CULMERVILLE, TARENTUM, PA, 15084	325 TARENTUM CULMERVILLE	1839-S-178	Passed	William Payne
8/12/2019	Complaint Follow Up		PO Box 58174, Fairbanks, AK, 14216	2024 A CHURCH ST	1361-M-127	Failed	William Payne
8/12/2019	Complaint Follow Up		PO Box 58174, Fairbanks, AK, 14216	2024 B CHURCH ST	1361-M-125	Failed	William Payne
8/12/2019	Complaint Follow Up		1176 LOGAN RD, GIBSONIA, PA, 15044	1176 LOGAN RD	1837-F-284	Passed	William Payne
8/12/2019	Footer		276 KAUFMAN RD, GIBSONIA, PA, 15044	276 KAUFMAN RD	1837-P-378	Passed	William Payne
8/19/2019	Foundation		248 Deer Creek Valley, Tarentum, PA, 15084	248 DEER CREEK RD	1838-R-074	Passed	William Payne
8/22/2019	Footer		1520 SAXONBURG BLVD, TARENTUM, PA, 15084	1520 SAXONBURG BLVD	2013-G-326	Passed	William Payne
8/23/2019	Complaint Follow Up		231 ASH LANE, GIBSONIA, PA, 15044	231 ASH LANE	1668-R-218	Passed	William Payne
8/26/2019	Footer		908 COPPER CREEK TRIAL, GIBSONIA, PA, 15044	914 COPPER CREEK TRAIL	1667-N-66-A	Passed	William Payne
8/27/2019	Final		49 Shuster, Gibsonia, PA, 15044	49 SHUSTER RD	1837-F-128	Passed	William Payne
8/27/2019	Electrical/Plumbing		49 Shuster, Gibsonia, PA, 15044	49 SHUSTER RD	1837-F-128	Passed	William Payne
8/27/2019	Framing		132 RING NECK CT, GIBSONIA, PA, 15044	324 MONIER RD	2011-A-278	Failed	William Payne
8/30/2019	Site Inspection		132 RING NECK CT, GIBSONIA, PA, 15044	324 MONIER RD	2011-A-278	Passed	William Payne
8/30/2019	Footer		115 HEMPHILL RD, TARENTUM, PA, 15084	115 Hemphill Road	2197-R-146	Passed	William Payne
8/30/2019	Final		250 HYTYRE FARMS DR, GIBSONIA, PA, 15044	250 HYTYRE FARMS DR	1508-A-47	Passed	William Payne

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

**WD Inspection Report
From 08/01/2019 To 08/31/2019**

Count by Type

Type	Count
Accessibility	1
Complaint Follow Up	6
Drywall	4
Electrical/Plumbing	1
Final	4
Fireblocking	2
Footer	10
Foundation	1
Framing	4
Insulation	2
Site Inspection	2
Utilities Removed	1
Total:	38

West Deer Township
109 East Union Road
Cheswick, PA 15024

WD Inspection Report
From 08/01/2019 To 08/31/2019

Count by Status

Status	Count
Cancelled	1
Failed	6
Open	1
Passed	30
Total:	38

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

**M5 Complaint Report
From 08/01/2019 To 08/31/2019**

Complaint Date	Complaint No.	Complaint Description	Owner	Complaint Address	Complaint No.	Complaint Address	Description	Outstanding	Open	Resolved
8/1/2019		Garbage/Solid Waste	MARY LYNN LORRIE	70 Stewart Street 212 Tarentum,	2196-S-241	70 Stewart Street	Owner and tenant of 1458 Saxonburg called to complain. Stated that there is garbage bags everywhere and that the animals inside were living in unsanitary conditions. Stated that the house smells and can not be healthy for anyone living inside. Both owner and tenant voiced same concerns for the neighboring house. Cameron and Amy Dockerty (tennants) 724-524-0667. High grass, garbage on both porches and yard. Complainant wanted animals taken away. Referred her to call Animal friends for a humane agent. 8-2-19 I made contact with Officer Rob Fredly of animal friends 2 and we discussed working together on the case. He stated that he had some other cases but should be able to get back with me in a week or so. 8-23-19 Wendy Wehner, owner (724-316-7994), called to follow up. I stated that i would go over first thing Monday morning and state code	Pending	0	0

West Deer Township
109 East Union Road
Cheswick, PA 15024

M5 Complaint Report
From 08/01/2019 To 08/31/2019

Complaint Date	Complaint Number	Complaint Description	Complainant Name	Complaint Address	Complaint Phone	Complaint Location	Complaint Details	Complaint Status	Complaint Count	Complaint Count
8/2/2019		Garbage/Solid Waste	ARLENE D PALMER	3 OAK ST RUSSELLTON,	1361-5-365	3 OAK ST	<p>enforcement and try to make contact with the humane agent. 8-26-19 Notice of violation issued. Called Mary Lynn Lorrie (owner of 70 Stewart) at 724-510-9910. No voicemail and wireless subscriber not available, try back message. Contacted morrow and they provided me a billing address of 1133 Nelson Ave. Brakenridge. PA and phone number of 724-224-7034. They are up to date with billing and service address just lists Saxonburg Blvd. I contacted the billing phone number and left a voicemail. Notice mailed to PO Box 212 Curtisville PA 15032 Called Wendy and her mailbox was full and could not accept messages.</p> <p>Filed by 7 Oak St. (Nicole Korn) 412-417-0318. Palmer's house a mess, causing mice. 8-7-19 Physical inspection performed and met with George Palmer Jr. 8-16-19 Notice of violation sent in mail.</p>	Pending	0	0
8/14/2019		High Grass	DEREK A & AMANDA M BLOOMGREN	801 LITTLE DEER CREEK VALLEY RD RUSSELLTON,	1361-H-268	801 LITTLE DEER CREEK VALLEY RD	<p>HOUSE IS VACANT - HIGH GRASS SINCE BEGINNING OF SUMMER. REPORTED BY BEN SHAFFER OF 795 LITTLE DEER CREEK VALLEY RD.</p>	Resolved	0	0

West Deer Township
109 East Union Road
Cheswick, PA 15024

M5 Complaint Report
From 08/01/2019 To 08/31/2019

Complaint Date	Complaint Number	Complaint Type	Owner	Owner Address	Complaint Ref ID	Complaint Address	RD/Parishion	Description	Status	Total Violations	Open Violations	Close Date	
								(724-265-0014) Rental for owner... Tennant moved out in may and code enforcement called owner to cut grass. Owner cut. Notice of violation drafted on 8-9-19 and sent 8-12-19 Code enforcement got phone number from police and called owner... He stated that he will call "We buy Ugly Houses" and have them cut the grass... He entered into agreement with them as middle man for the sale of property. 8-29-19 Grass has been cut.					
8/14/2019		High Grass	LOWRY CLAWSON	803 LITTLE DEER CREEK VALLEY RD. RUSSELLTON	1361-H-257	803 LITTLE DEER CREEK VALLEY RD.		HIGH GRASS AND GARBAGE IN BACKYARD REPORTED BY BEN SHAFFER OF 795 LITTLE DEER CREEK VALLEY ROAD (724-265-0014) 8-2-19 Emailed owners sister, she is taking care of the estate until her brother gets healthy enough to move back in... see attached 8-14-19 called owners sister and left a message 8-15-19 mailed to owners sister and primary residence in case of mail forwarding 8-15-19 Jane, sister, called and informed me that Lowry passed away on July 2nd and the bank is foreclosing on	Pending	0	0		

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

**M5 Complaint Report
From 08/01/2019 To 08/31/2019**

Complaint Date	Complaint Number	Complaint Type	Owner	Owner Address	Complaint Par ID	Complaint Address	Description	Observed Violation	Citation	Total Citations	Open Violations	Total Date
8/19/2019		Other	TINA GIZIENSKI	PO BOX 236 BOX 1 CURTISVILLE,	1838-N-227	1801 SAXONBURG BLVD	<p>property. I asked her if she could reach out to her nieces and get some contact info from the bank for me. She said that she would and let me know. She also stated that she retired from Hampton School District so her e-mail is no longer being used. 8-19-19 Reached out Cristine at Quicken Loans and e-mailed her the notice of violation to forward to her property preservation team. Check media tab for e-mail. 9-9-19 e-mailed Cristine at Quicken to obtain a physical address to send the citation too. I also reached out to their chat team who said they will have someone contact me in regards to this matter. 9-12-19 Issued citations to the bank.</p> <p>no occupancy permit 7-3-19 received e-mail and call complaint about living in apartment and bedroom has no windows. Talked to him on phone and he stated that he thought it was an illegal apartment and wanted to know if it violated any codes. I pointed him to the ACHD Article VI and stated that</p>		Pending	0	0	

West Deer Township
109 East Union Road
Cheswick, PA 15024

M5 Complaint Report
From 08/01/2019 To 08/31/2019

Complain Date	Complain Number	Complain Type	Owner	Owner Address	Complaint TaxID	Complaint Article	Description	Observations	Status	Total Violations	Open Violations	Close Date
							<p>there is a section that applied and asked him if he wanted me to make them put windows in the bedrooms and he stated no he doesn't feel that he should have to had to pay rent for living in an illegal apartment. He has been a tenant in the building for 3 years and 1.5 was in another apartment. I told him that code enforcement does not seek restitution and that could only be handled in a civil suit at the magistrate. He could also file a complaint with ACHD if he would like. I asked him if he wanted me to pursue getting the landlord to put windows in and he stated he wanted rent reimbursement. I told him i could not help him with that. He also asked if could receive a copy of the occupancy report. I stated that he can request one from the Township Manager.</p> <p>8-19-19 RTK request was received from Township manger, no occupancy permit on record. 8-20-19 Issued notice of violation for no occupancy permit. 8-21-19 \$25 associated was paid for and owner was contacted. She stated she still</p>					

West Deer Township
109 East Union Road
Cheswick, PA 15024

M5 Complaint Report
From 08/01/2019 To 08/31/2019

Complain Date	Complaint Number	Complaint Type	Owner	Owner Address	Complaint File ID	Complaint Address	Description	Observations	Status	Total Violations	Open Violations	Close Date
8/19/2019		Junk	ARTHUR & AMY SCHRIVER	1082 DAWSON RD TARENTUM	1218-M-195	1141 EISENHOWER DR	<p>has get 2 apartment keys from prior owner. She also wanted to give the tenants a notice before so they are aware of the inspection. 8-29-19 Owner called and said she is having a hard time locating 1 key for apartment 3 but will contact me soon to set something up. 9-9-19 owner left voicemail and stated that all keys have been found and would like to set up inspection. 9-11-19 Date set for inspection of 9-16-19 at 1 pm. The owner will give notice on doors today to give tenants enough time to make arrangements if needed.</p> <p>Duplex building. Pat Szoss at 1143 Eisenhower (724-719-4105) complaining that people in 1141 Eisenhower has so much junk on front porch she can't open her door. Her fiance coming home in September in wheelchair and will need to have two exits. Can never get in touch with neighbor. Also they put door that locks at top of steps so she can't even enter her entrance way from street. 8-21-19 performed inspection of</p>		Pending	0	0	

West Deer Township
109 East Union Road
Cheswick, PA 15024

M5 Complaint Report
From 08/01/2019 To 08/31/2019

Complaint Date	Complaint Number	Complaint Type	Owner	Unit	Complaint ID	Complaint Address	Description	Observations	Status	Open Violations	Open Violation	Close Date
							property, owner and tenant were both there. They also issued complaints about the neighbor who complained on them. Front door was an issue which owner said he would, fence was also falling down, no one knew whose it was. Owner said he will take down and replace with new one. Tenant will remove pallets and owner will remove block. 8-29-19 Issued notice of violation.					
8/22/2019		Junk	JAMES CLAYTON	4730 VALLEYFIELD DR. ALLISON PARK,	1360-F-365	190 TRUMP RD	junk, high grass, burning 8-22-19 received complaint from Tom Woods of 23 Burger road, think this is the property he was talking about. He did not know address. 8-29-19 performed inspection and talked to resident and informed her of the need to clean up and cut grass. I have had them clean up before and it appears they moved the large pile that was on their front patio at the time. There are now smaller piles scattered around the property. Resident stated they cleaned out the garage and lawn mower has been broken for 2 weeks. Grass is well in excess of 10		Pending	0	0	

West Deer Township
109 East Union Road
Cheswick, PA 15024

M5 Complaint Report
From 08/01/2019 To 08/31/2019

Complaint Date	Complaint Type	Complainant Name	Complainant Address	Complaint ID	Officer	Description	Disposition	Violations	Fines	Resolution Date
8/22/2019	Abandoned Vehicle	THOMAS J & DENISE A WOODS	23 BURGER RD CHESWICK,	1360-A-282	23 BURGER RD	inches everywhere on property. 8-29-19 Issued notice of violation. Mrs. Woods complaining about Burger and Trump Roads. On Burger (especially 56 Burger - Charles Crawford - has 3 junk cars. Top of Trump Road 4-5 junk cars. Complaint was not on 23 Burger road, the resident at 23 Burger road was complaining about 56 Burger road. Complaint made in 56 Burger road address.	Withdrawn	0	0	
8/22/2019	Animal Complaint	WILLIAM E DONATELLI	299 MCKRELL RD TARENTUM,	1670-M-399	299 MCKRELL RD	Anonymous lady complaining about dog in small cage with no contact and in direct sun. 8-29-19 inspected enclosure and found that dog had fresh water and access to shade inside the shelter. See attached pic. Dog appeared healthy but older. Weight was good and did not appear to be in distress.	Resolved	0	0	8/29/2019
8/23/2019	Animal Complaint	JOHN C & DAWN MCDONOUGH	1604 SAXONBURG BLVD TARENTUM,	2013-P-33	1604 SAXONBURG BLVD	Has chickens. Reported by Township Manager. Didn't know address. 8-29-19 Found chickens and pigs across from culmerville sportsman club. 9-3-19 Issued notice of violation.	Pending	0	0	
8/23/2019	Dangerous Structure	THOMAS M & PATRICIA PROFOZICH	5 QUIGLEY RD CHESWICK,	1359-H-220	5 QUIGLEY RD	Total fire loss on 4-19-19. Possible arson investigation.	Resolved	0	0	

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

**M5 Complaint Report
From 08/01/2019 To 08/31/2019**

Complaint Date	Complaint Number	Complaint Type	Owner	Owner Address	Complainant Name	Complainant Address	Description	Observation	Notes	Case Number	Case Status
							<p>Bank was in process of foreclosing. 4-19-19 contacted bank for someone to get house boarded up. Bank called and said they are having trouble with owner allowing them to secure home. 4-29-19 house is secured 7-12-19 issues notice to bank of need for demolition. 7-15-19 Bank notified me that they believe investigation is coming to an end and will know more soon. Will keep me posted.</p> <p>8-19-19 Contacted bank and they stated that they have been paid off and provided the insurance companies info for me. 8-22-19 contacted insurance company and representative stated that approximately \$253k was paid out in several installments. I stated that we never received a fire check to ensure proper clean up of site. I confirmed the cooperate address to send citation too for not escrow fire loss money.</p> <p>8-23-19 Demolition has started by home owner and he has not obtained a demolition permit. A notice of violation was issued and hand delivered. A citation to the bank was also issued to their</p>				

West Deer Township
109 East Union Road
Cheswick, PA 15024

M5 Complaint Report
From 08/01/2019 To 08/31/2019

Complaint Date	Complaint Number	Complaint Type	Owner	Owner Address	Complaint ID	Complaint Address	Description	Observations	Status	Total Violation	Open Violation	Close Date
8/26/2019		Garbage/Solid Waste	MARY LYNN LORRIE	70 Stewart Street 212 Tarentum,			cooperate address as well as a copy faxed to them. 8-27-19 Demo permit was issued and answered questions about obtaining a building permit and using existing foundation. Owner and tenant of 1458 Saxonburg called to complain. Stated that there is garbage bags everywhere and that the animals inside were living in unsanitary conditions. Stated that the house smells and can not be healthy for anyone living inside.		Pending	0	0	
8/26/2019		Garbage/Solid Waste	MARY LYNN LORRIE	70 Stewart Street 212 Tarentum,			Owner and tenant of 1458 Saxonburg called to complain. Stated that there is garbage bags everywhere and that the animals inside were living in unsanitary conditions. Stated that the house smells and can not be healthy for anyone living inside.		Pending	0	0	
8/26/2019		Garbage/Solid Waste	MARY LYNN LORRIE	70 Stewart Street 212 Tarentum,			Owner and tenant of 1458 Saxonburg called to complain. Stated that there is garbage bags everywhere and that the animals inside were living in unsanitary conditions. Stated that the		Pending	0	0	

West Deer Township
109 East Union Road
Cheswick, PA 15024

M5 Complaint Report
From 08/01/2019 To 08/31/2019

Complainant Date	Complainant Number	Complainant Description	Owner	Owner Address	Complaint Number	Complaint Address	Observations	Status	Total Violations	Open Violations	Close Date
8/28/2019		Abandoned Vehicle	GEORGE BEDILLION	46 MAGILL DR CHESWICK,	1360-B-092	46 MAGILL DR	house smells and can not be healthy for anyone living inside. Junk vehicle, trailer and general junk behind house. Reported by Harold Biehl (724-265-4383) 8-28-19 Met with complainant and performed inspection, 8-29-19 issued notice of violation.	Pending	0	0	
8/28/2019		Junk	VERNON H & ANNETTE BELLES JR	4302 PARADISE DR GIBSONIA,	1508-J-367	4302 PARADISE DR	Abandoned house - Junk throughout yard and in house. Pool still has water. Reported by Richard King 412-310-4996 from 4304 Paradise	Pending	0	0	
8/29/2019		Junk	PATRICIA DAVIDSON	1143 EISENHOWER DR RUSSELLTON,	1218-M-193	1143 EISENHOWER DR	8-21-19 At neighbors for complaint and noticed violations. Talked to owner (Pat) and explained what she needed to correct and told her that i will be issuing a notice of violation for both her and her neighbor to get things cleaned up. 8-29-19 issued notice of violation	Pending	0	0	
8/29/2019		Abandoned Vehicle	CHARLES & LISA CRAWFORD	56 BURGER RD CHESWICK,	1360-E-185	56 BURGER RD	Tom Woods of 23 Burger road complained about abandoned vehicles on property. 8-29-19 performed inspection 9-4-19 issued notice of violation	Pending	0	0	

West Deer Township
109 East Union Road
Cheswick, PA 15024

M5 Complaint Report
From 08/01/2019 To 08/31/2019

Count by Type

Complaint Type	Count	Open Violations	Open Violations
Abandoned Vehicle	3	0	0
Animal Complaint	2	0	0
Dangerous Structure	1	0	0
Garbage/Solid Waste	5	0	0
High Grass	2	0	0
Junk	4	0	0
Other	1	0	0
Total:	18	0	0

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West Deer Township
109 East Union Road
Cheswick, PA 15024

M5 Complaint Report
From 08/01/2019 To 08/31/2019

Count by Status

Category	Count	Violations	General
Pending	14	0	0
Resolved	3	0	0
Withdrawn	1	0	0
Total	18	0	0

West Deer

TOWNSHIP

ALLEGHENY COUNTY PA



Chairman of the Board
Shirley Hollibaugh

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

Township Manager
Daniel J. Mator, Jr.

August 9 2019

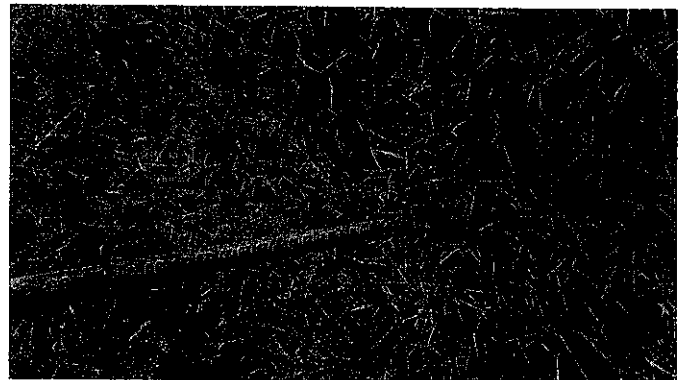
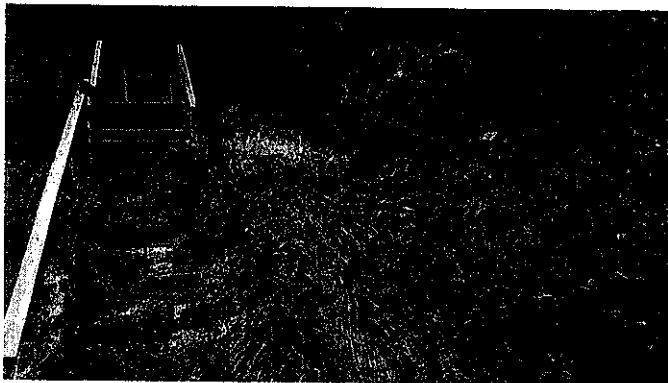
Re: Notice of Allegheny County Health Department Violation
Property Located at 801 Little Deer Creek Valley Road Russellton Pa 15076
Lot/Block # 1361-H-268

Derek and Amanda Bloomgren:

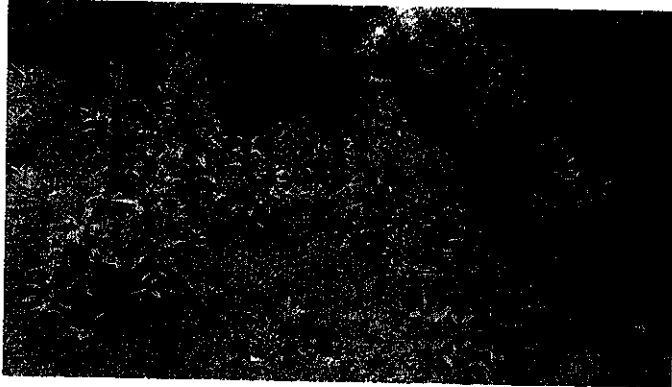
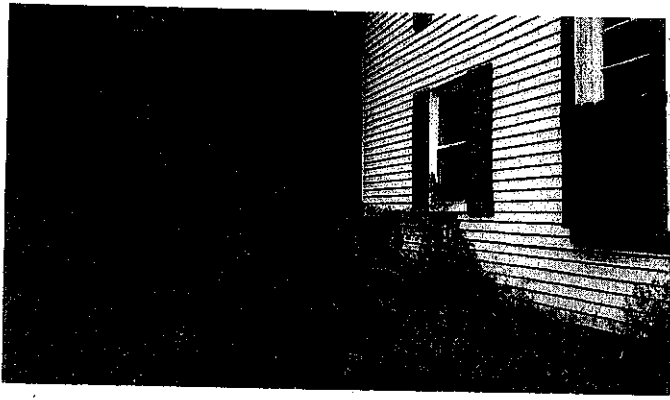
Please be advised the township has become aware of a violation to the Allegheny County Health Department Article VI Houses and Community Environment provisions at the property listed above. The violation listed below need to be corrected by **August 26 2019**.

- Section 650E Rodent and Pest Vector Control: Maintenance** – No person or municipality shall maintain a premise so as to cause the development of nuisance pest vectors.

The grass in the front, rear and side yards exceed 10" in length.



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



To correct this violation the grass in the front, rear and side yards needs to be cut and maintained at a height less than 10" in length.

If this violation is not corrected, a citation will be filed through the local District Magistrates office. If you are found guilty you could be fined up to \$300 per day per offense. Any person aggrieved by any action of the Department or by any order, notice, decision, or determination issued by the Department may file an appeal in accordance with Article XI.

Please contact me at 724-265-2780 to resolve this matter.

Sincerely


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

West Deer

TOWNSHIP
ALLEGHENY COUNTY PA



Chairman of the Board
Shirley Hollibaugh

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

Township Manager
Daniel J. Mator, Jr.

August 14 2019

Re: Notice of Allegheny County Health Department Violation
Property Located at 803 Little Deer Creek Valley Road Russellton Pa 15076
Lot/Block # 1361-H-257

Lowry Clawson or representative:

Please be advised the township has become aware of a violation to the Allegheny County Health Department Article VI Houses and Community Environment provisions at the property listed above. The violation listed below need to be corrected by **August 26 2019**.

- 1. Section 650E Rodent and Pest Vector Control: Maintenance** – No person or municipality shall maintain a premise so as to cause the development of nuisance pest vectors.

The grass in the front, rear and side yards exceed 10" in length and household furniture and debris is scattered on side porch causing a habitat for pest vectors.




To correct this violation the grass in the front, rear and side yards needs to be cut and maintained at a height less than 10" in length and remove all household furnishings and debris from side porch.

If this violation is not corrected, a citation will be filed through the local District Magistrates office. If you are found guilty you could be fined up to \$300 per day per offense. Any person aggrieved by any action of the Department or by any order, notice, decision, or determination issued by the Department may file an appeal in accordance with Article XI.

Please contact me at 724-265-2780 to resolve this matter.

Sincerely



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



Chairman of the Board
Shirley Hollibaugh

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

Township Manager
Daniel J. Mator, Jr.

August 16, 2019

Re: **Notice of Violation**

Property Located at: 3-5 Oak Street
Russellton PA 15076
Parcel ID # 1361-S-365

To: Property Owners of 3-5 Oak Street in Russellton

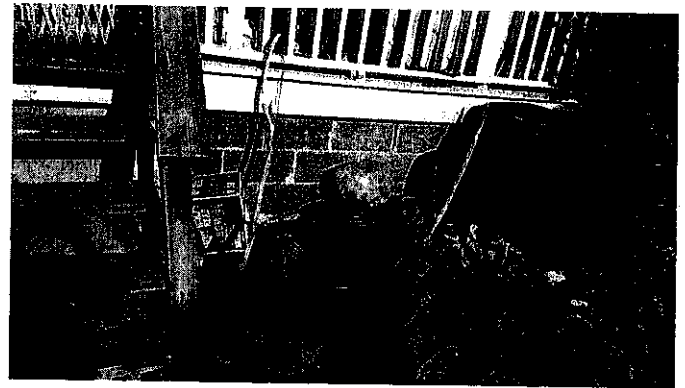
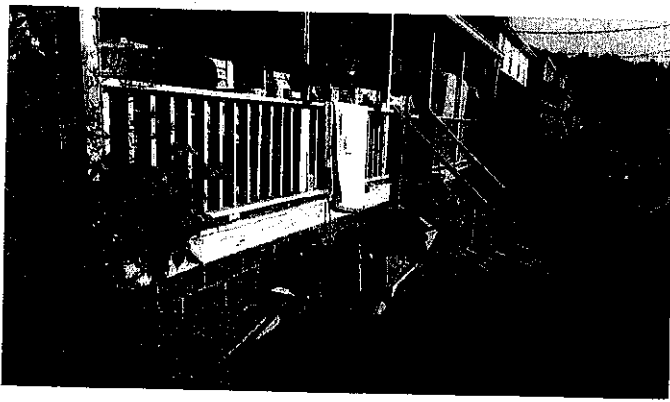
This letter acts as a physical record of our conversation on 8-7-19 at approximately 1:30 PM with George Palmer Jr., during the conversation we discussed several violations on your property which he stated he would be the one doing most of the work to correct. In the conversation I also stated that you will have 30 days to correct the violations listed below. A quick exterior visual inspection was performed and absence of any violation not listed on notice does not constitute the acceptance of the violation existing. The property must be re-inspected after the grass and debris is cleared from the property to further ensure compliance with Township and Allegheny County Health Department (ACHD) standards. The interior of the home was not inspected at this time and the detailed list below does not include any interior violations that may exist. If a subsequent inspection reveals violations on either the interior or exterior of the home, those violations shall also be corrected. The violations listed below will need to be corrected by **September 16th 2019**. The violations are as follows:

1. The front porch area is cluttered with debris, garbage, empty beer cans, clothing/bedding, scrap materials and does not provide an unobstructed path in times of emergency. The area in its current condition creates a pest vector habitat by providing food, shelter, and bedding for pest vectors. Pest vectors include mice, rats, bees, mosquitos, ticks, snakes, spiders, etc..

ACHD Article VI Section 625 General Structure Egress - "Every dwelling unit and every rooming unit shall have safe and unobstructed means of egress leading to a safe and open space at ground level."

ACHD Article VI Section 657 General Sanitation - "Every Occupant of a dwelling unit, light housekeeping unit or rooming unit shall keep that part of the dwelling and premises which they occupy and control in a clean and sanitary condition, free from any accumulation of dirt, refuse, debris or other matter."

ACHD Article VI Section 650E Rodent and Pest Vector Control: Protection - "No person or municipality shall maintain a premise so as to cause the development of nuisance pest vectors."



To correct this violation the front porch must be completely cleared of all garbage, debris, etc. and cleaned with a cleaning solution. Any storage cabinets shall be cleaned, made of an exterior grade material with an exterior grade finish (not rust) and arranged in such a way to provide an unobstructed 36" path to and from both entry doors. All furniture on the porch must be designed for exterior use and in good condition. All working bikes shall be stored neatly and in such a way not to restrict the path of egress to or from the dwelling. All non-working bikes, bike/car parts, trash, debris, scrap material, etc. shall not be stored in the front of the dwelling.

2. High grass is causing a pest vector habitat for ticks, mice, and snakes. Ticks thrive in high grass areas where the grass stays wet longer and is cooler. Ticks also like areas that are cool and damp like under leaves, blankets, tarps, grass piles and cardboard that is outside. Mice and snakes inhabit areas that allow them to be easily hidden and keep them in close proximity to food and water.

ACHD Article VI Section 651E Rodent and Pest Vector Control: Maintenance – “Any premises determined by the Director to be a nuisance by reason of unrestricted plant growth shall be maintained so as to restrict such growth to ten (10) inches or less. In single family dwellings, the occupant shall be responsible for compliance with this section.”





To correct this violation all grass and weeds need to be cut down and grass piles need to be removed. All blankets, debris, etc. shall be removed and properly stored or disposed of to all the grass to be properly maintained.

3. An excess amount of dog feces is throughout the side yard. Dog feces or animal waste is a food attractant to pest vectors such as mice, rats, flies, etc.

ACHD Article VI Section 651A Rodent and Pest Vector Control: Maintenance- “No person shall maintain domestic animals so as to create a nuisance by reason of animal waste, bedding, food, pest vectors or odors. Any person who maintains domestic animals shall clean up and properly dispose of all animal waste generated so that such waste does not create a nuisance by reason of odors or pest vector attraction. The Director may specify a schedule of maintenance.”

To correct this violation all animal feces shall be cleaned up and properly dispose of it. Maintain a regular clean-up and maintenance schedule.

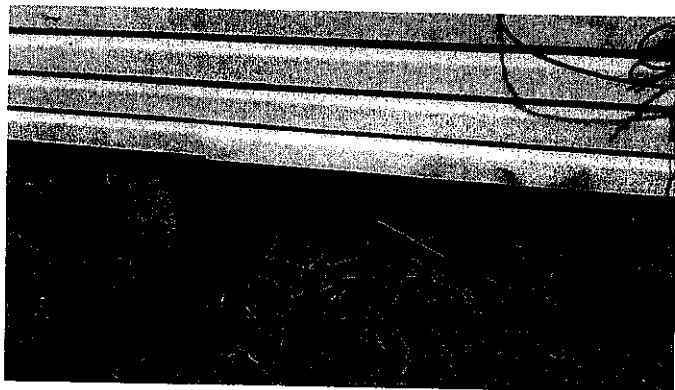
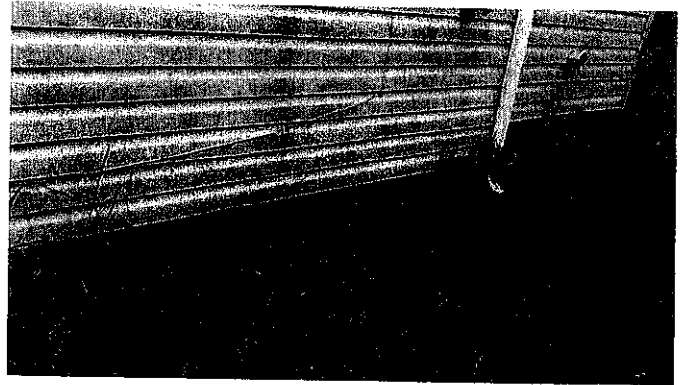
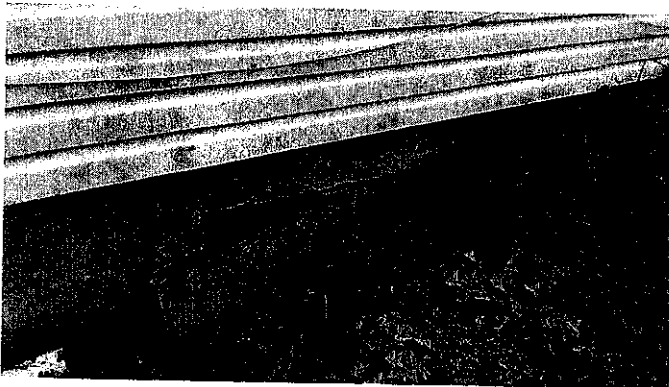
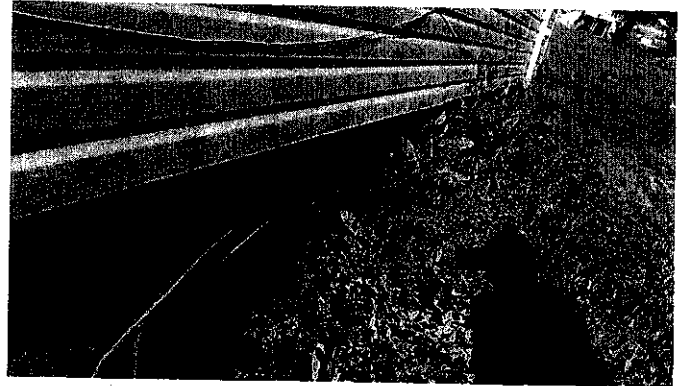
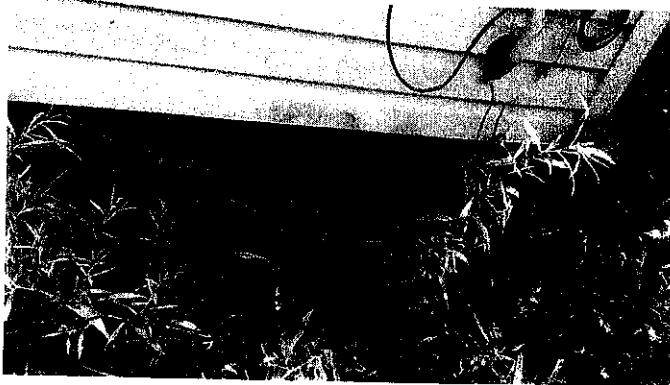
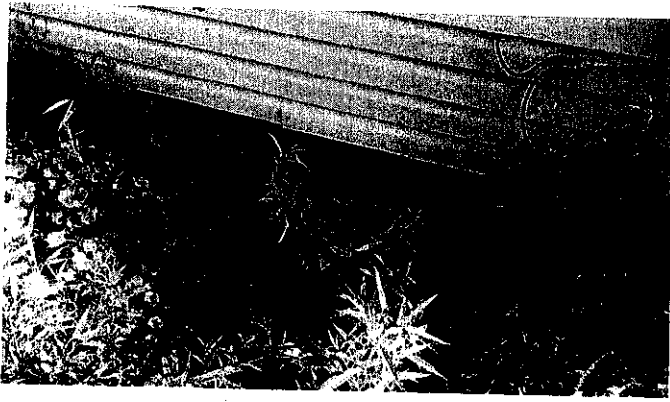
4. Refuse and garbage is scattered all around the front porch area and throughout the property.

ACHD Article VI Section 654 Refuse: Responsibility for proper storage an disposal- “The occupant of every dwelling unit or rooming unit shall be responsible for the storage of garbage, refuse and rubbish in a clean and sanitary manner in accordance with the provisions of this Article and in compliance with any other Rules and Regulations of the County.

To correct this violation all refuse, trash, garbage, debris shall be removed or stored properly until it can be disposed of properly.

5. The foundation is collapsing in both front sides of the structure. The back wall of the structure also appears to be taking on water and may be comprised from the grade of the rear yard sloping towards the structure. The right rear foundation wall also has signs of collapse. Other areas of the foundation may also need addressed, but the weeds around the foundation made a full inspection not possible at the time.

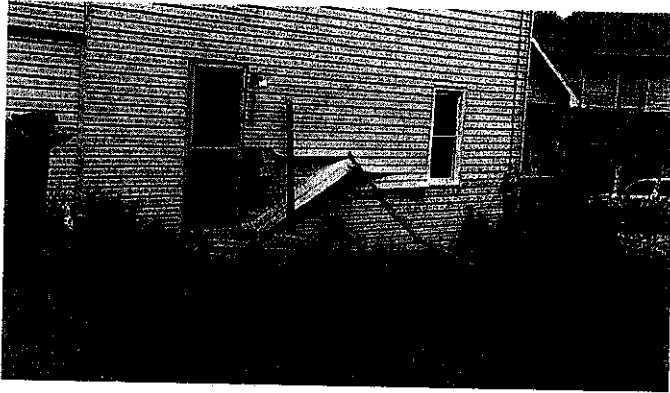
ACHD Article VI Section 622 General Structure: Principle Members- “Every exterior wall, roof and foundation shall be weathertight and watertight. Every floor, wall and ceiling shall be sound and tight. All members of the structure shall be kept be in good repair and in safe condition.”



To correct this violation the foundation must be properly supported, leveled, and re-blocked or equivalent. All roof water must also be directed away from the foundation but not onto neighboring properties to prevent this from re-occurring.

6. Siding is falling off of the side of the structure.

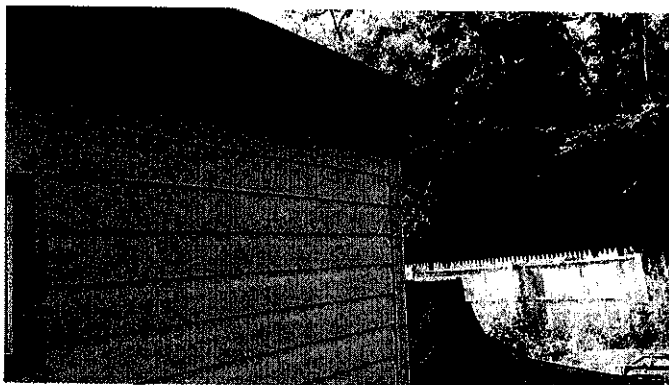
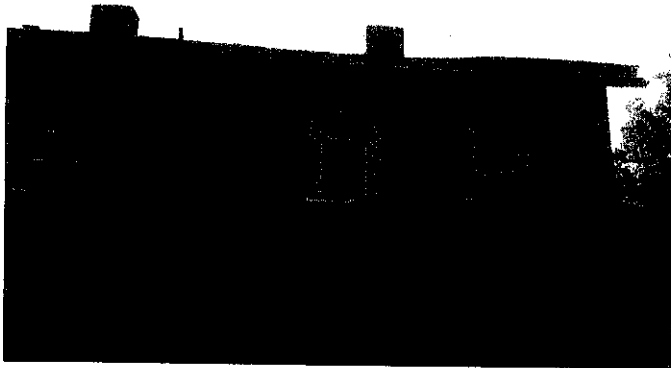
ACHD Article VI Section 655 General Repair and Maintenance- “Every owner of a premises and every operator of a rooming house shall maintain the dwelling and premises, including all fences, enclosures and appurtenances, in sound condition and good repair.”



To correct this violation the exterior siding must be repaired or replaced in all sections that are loose, falling off, or missing.

7. Gutters are falling off of home or missing and soffit and fascia are rotting on back addition.

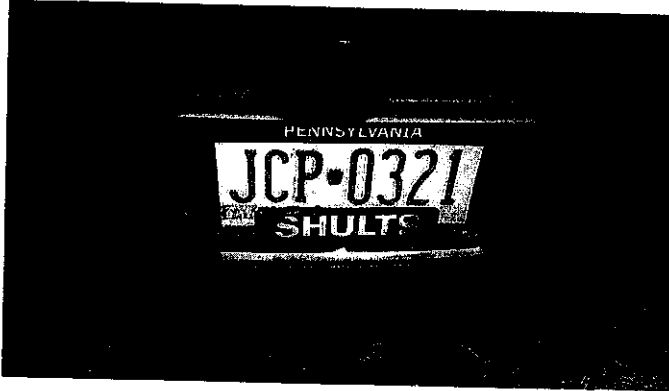
ACHD Article VI Section 655 General Repair and Maintenance- “Every owner of a premises and every operator of a rooming house shall maintain the dwelling and premises, including all fences, enclosures and appurtenances, in sound condition and good repair.”



To correct this violation repair or replace all gutters and downspouts so they capture roof water and direct it away from the foundation and neighboring properties.

8. There is an uninspected abandoned vehicle, 2008 Chevrolet Sedan (VIN # 1G1ZH57B284218216), located in the rear yard.

West Deer Township Ordinance #259 Section 2: Accumulation or Storage of Certain Articles Prohibited. "It shall be unlawful for any Person to accumulate or store any Junked or Abandoned Vehicle, Trailer, Boat, Appliance or Household Furnishing or to otherwise maintain a Nuisance on private or public property within the Township of West Deer, Allegheny County, Pennsylvania."

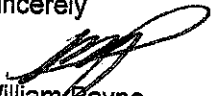


To correct this violation, remove the vehicle from the property or repair the vehicle and obtain current inspection on the vehicle.

If these violations are not corrected, citations will be filed through the local District Magistrates office. You have the right to an appeal after the citations are filed at the local District Office. **If you are found guilty you could be fined up to \$300 per day per offense for ACHD Article VI violations and up to \$600 for the violation of West Deer Township Ordinance # 259.** Each violation of any separate subsection or section shall constitute a separate offense.

Please contact me at 724-265-2780 with questions.

Sincerely


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

West Deer

TOWNSHIP

ALLEGHENY COUNTY PA



Chairwoman of the Board
Shirley Hollibaugh

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

Township Manager
Daniel J. Mator, Jr.

August 20, 2019

Re: **Notice of Violation**
Property Located at 1801 Saxonburg Blvd Tarentum PA
Lot/Block # 1838-N-227

To: Property owner of 1801 Saxonburg Blvd Tarentum PA

Please be advised the Township has become aware of the change in ownership of the Apartment Building located at 1801 Saxonburg Blvd. When a change of occupant occurs in an existing building a new occupancy permit is required. The violation is as follows:

1. **West Deer Township Zoning Ordinance # 394 Section 22.4.2 which states:**

Occupancy permits are required for the following:

- A. Occupancy of a new building, including a mobile home.
- B. Occupancy and use of a building hereafter moved or altered so as to require a zoning permit.
- C. Change in the use of an existing building other than to a use of the same type.
- D. Occupancy and use of vacant land.
- E. Change in the use of land except to another use of the same type.
- F. Any change in use of a non-conforming use.
- G. A change of occupants in an existing building.

There is a \$25 fee associated with the occupancy permit that must be paid to the township.

You have the right to appeal this violation to the Zoning Hearing Board at the cost of \$350 for the hearing. If you win your appeal to the Zoning Hearing Board, \$300 will be refunded to you. Failure to comply with the notice within the prescribed deadline, unless extended by your appeal to the zoning hearing board will result in a citation being filed with the magistrate. If found guilty a fine of up to \$500 plus all court costs and reasonable attorney costs incurred by the Township relating to this violation can be assessed.

Please contact me at 724-265-2780 to resolve this matter.

Sincerely



William Payne
Code Enforcement Officer
West Deer Township

West Deer

TOWNSHIP

ALLEGHENY COUNTY PA



Chairwoman of the Board
Shirley Hollibaugh

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

Township Manager
Daniel J. Mator, Jr.

August 23, 2019

Re: **Notice of Violation**
Property Located at 5 Quigley Road
Lot/Block # 1359-H-220

To: Property owner of 5 Quigley Road Cheswick PA 15024


Please be advised the Township has become aware of the demolition of the single family home located on the property however a demolition permit was not obtained at the Township. There is a \$40 fee associated with the permit and it ensures that demolition contractor contacts all the necessary utility companies for disconnects and all debris is cleared from the site. The permit is also the documentation needed to take the structure off of the Allegheny County Real Estate Assessment. If a permit is not obtained the property owner will continue to be charged taxes against the structure from all three taxing bodies, School, County, and Township.

You have a deadline of 15 days to obtain a demolition permit or file an appeal. No demolition activity can occur until a permit is obtained from the Township.

You have the right to appeal this violation to the Zoning Hearing Board at the cost of \$350 for the hearing within 15 days of the notice. If you win your appeal to the Zoning Hearing Board, \$300 will be refunded to you. Failure to comply with the notice within the prescribed deadline, unless extended by your appeal to the zoning hearing board will result in a citation being filed with the magistrate. If found guilty a fine of up to \$500 plus all court costs and reasonable attorney costs incurred by the Township relating to this violation can be assessed.

Please contact me at 724-265-2780 to resolve this matter.

Sincerely



William Payne
Code Enforcement Officer
West Deer Township



Chairman of the Board
Shirley Hollibaugh

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

Township Manager
Daniel J. Mator, Jr.

August 26, 2019

Re: **Notice of Violation**
Property Located at: 70 Stewart Street
Tarentum PA 15084
Parcel ID # 2196-S-241

To: Property Owners of 70 Stewart Street

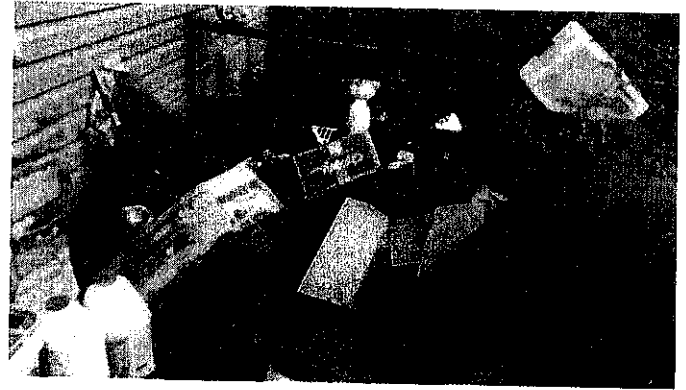
The Township has become aware of several code violations located on your property. On August 26, 2019 an exterior visual inspection was performed on your property, any violation not listed on notice does not constitute the acceptance of the violation existing. The property must be re-inspected after the grass and debris is cleared from the property to further ensure compliance with Township and Allegheny County Health Department (ACHD) standards. The interior of the home was not inspected at this time and the detailed list below does not include any interior violations that may exist. If a subsequent inspection reveals violations on either the interior or exterior of the home, those violations shall also be corrected. The violations listed below will need to be corrected by **September 30th 2019**. The violations are as follows:

1. The yard area is littered with debris such as garbage bags, cardboard boxes, gardening waste, garden refuse/debris, interior furniture and a mattress, clothing, etc.

ACHD Article VI Section 657 General Sanitation - "Every Occupant of a dwelling unit, light housekeeping unit or rooming unit shall keep that part of the dwelling and premises which they occupy and control in a clean and sanitary condition, free from any accumulation of dirt, refuse, debris or other matter."

ACHD Article VI Section 650E Rodent and Pest Vector Control: Protection - "No person or municipality shall maintain a premise so as to cause the development of nuisance pest vectors."

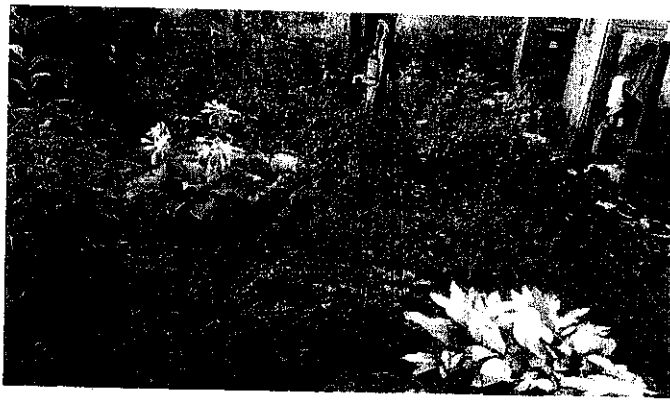
West Deer Township Code of Ordinances Chapter 166 section 3: Cleaning property of accumulated waste - No person, owner or tenant shall allow to accumulate or causes to be dumped any rubbish, bulk rubbish, garbage, dead animals, junk, abandoned vehicles or other waste material in or on any dwelling, cellar, lane, alley, yard or vacant ground.



To correct these violations remove and properly dispose of all garbage, unusable interior furniture and clothing, refuse, garden refuse (plastic containers, cardboard, etc. Any working or salvageable items must be stored neatly on the property as not to create a nuisance or pest vector (insects or rodents) attractant.

2. High grass is causing a pest vector habitat for ticks, mice, and snakes. Ticks thrive in high grass areas where the grass stays wet longer and is cooler. Ticks also like areas that are cool and damp like under leaves, blankets, tarps, grass piles and cardboard that is stored outside on bare ground. Mice and snakes inhabit areas that allow them to be easily hidden and keep them in close proximity to food and water. Multiple garbage bags show signs of rodent scavenging for food and bedding. There is a small fish pond that provides easy access to water for the rodents.

ACHD Article VI Section 651E Rodent and Pest Vector Control: Maintenance – “Any premises determined by the Director to be a nuisance by reason of unrestricted plant growth shall be maintained so as to restrict such growth to ten (10) inches or less. In single family dwellings, the occupant shall be responsible for compliance with this section.”



To correct this violation all grass and weeds need to be cut down and grass piles need to be removed. All cardboard, debris, etc. shall be removed and properly stored or disposed to allow all the grass to be properly maintained.

3. The rear porch shows signs of old animal waste not cleaned up or disposed of properly. Animal waste is a food attractant to pest vectors such as mice, rats, flies, etc.

ACHD Article VI Section 651A Rodent and Pest Vector Control: Maintenance- “No person shall maintain domestic animals so as to create a nuisance by reason of animal waste, bedding, food, pest vectors or odors. Any person who maintains domestic animals shall clean up and properly dispose of all animal waste generated so that such waste does not create a nuisance by reason of odors or pest vector attraction. The Director may specify a schedule of maintenance.”



To correct this violation all animal feces shall be cleaned up and properly dispose of it. Maintain a regular clean-up and maintenance schedule.

4. Refuse and garbage is scattered all around the front porch area and throughout the property.

ACHD Article VI Section 654 Refuse: Responsibility for proper storage and disposal. "The occupant of every dwelling unit or rooming unit shall be responsible for the storage of garbage, refuse and rubbish in a clean and sanitary manner in accordance with the provisions of this Article and in compliance with any other Rules and Regulations of the County.




To correct this violation all refuse, trash, garbage, debris shall be removed or stored properly until it can be disposed of properly.

If these violations are not corrected, citations will be filed through the local District Magistrates office. You have the right to an appeal after the citations are filed at the local District Office. **If you are found guilty you could be fined up to \$300 per day per offense for ACHD Article VI violations and up to \$600 for the violation of West Deer Township Code of Ordinances.** Each violation of any separate subsection or section shall constitute a separate offense.

Please contact me at 724-265-2780 with questions.

Sincerely


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

August 29, 2019

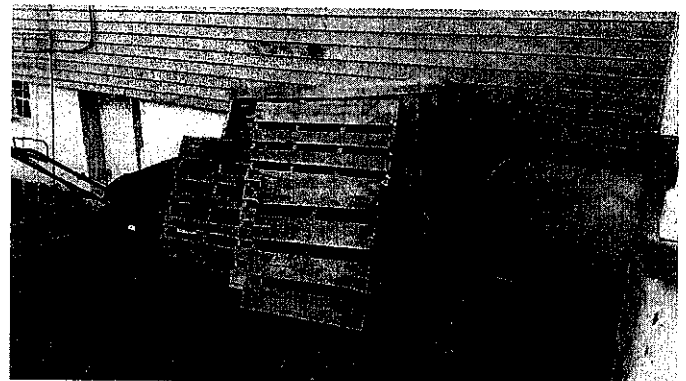
Re: **Notice of Violation**
Property Located at: 1141 Eisenhower Drive
Russellton PA 15076
Parcel ID # 1218-N-195

To: Property Owners of 1141 Eisenhower Drive

The Township has become aware of several code violations located on your property. On August 21, 2019 an exterior visual inspection was performed on your property, any violation not listed on notice does not constitute the acceptance of the violation existing. At the time of the inspection the property owner and landlord was on site. Each violation was discussed in detail and the owner asserted he would take care of the issues. The interior of the home was not inspected at this time and the detailed list below does not include any interior violations that may exist. If a subsequent inspection reveals violations on either the interior or exterior of the home, those violations shall also be corrected. The violations listed below will need to be corrected by **October 1st 2019**. The violations are as follows:

1. On the side porch of the home there is interior grade furniture as well as some construction materials such as empty pallets and concrete blocks.

West Deer Township Code of Ordinances Chapter 166 section 3: Cleaning property of accumulated waste - No person, owner or tenant shall allow to accumulate or causes to be dumped any rubbish, bulk rubbish, garbage, dead animals, junk, abandoned vehicles or other waste material in, or on any dwelling, cellar, lane, alley, yard or vacant ground.



To correct this violation all interior grade materials must be stored on the inside of the home, pallets must be either properly stored or removed and concrete blocks must either be utilized for their desired project or removed.

2. Shared front storm door does not latch properly and has a spring hook clip to keep it from blowing in the wind. This latching device causes the door to be very difficult if not impossible to open from the outside. It also cause an obstructed egress situation as it is also very difficult to open from the inside especially for individuals who have diminished use of their hands or fingers.

ACHD Article VI Section 625: Egress – “Every dwelling unit and every rooming unit shall have a safe and unobstructed means of egress leading to a safe and open space at ground level.”

To correct this violation the shared front storm door either needs to be removed, replaced, or repaired so that it is properly equipped with a latching device that can be easily operated from both sides of the door.

3. Shared fence is in disrepair and cannot support its own weight without supplemental bracing.

ACHD Article VI Section 655 General Repair and Maintenance.- “ Every owner of a premises and every operator of a rooming house shall maintain the dwelling and premise, including all fences, enclosures and appurtenances, in sound condition and good repair.”

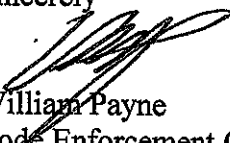


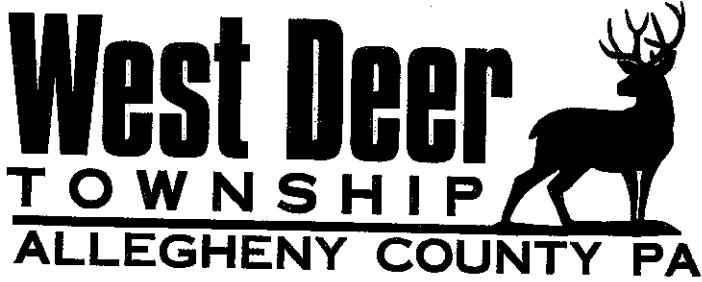
To correct this violation remove, repair, or replace said fence.

If these violations are not corrected, citations will be filed through the local District Magistrates office. You have the right to an appeal after the citations are filed at the local District Office. **If you are found guilty you could be fined up to \$300 per day per offense for ACHD Article VI violations and up to \$600 for the violation of West Deer Township Code of Ordinances.** Each violation of any separate subsection or section shall constitute a separate offense.

Please contact me at 724-265-2780 with questions.

Sincerely


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



Chairman of the Board
Shirley Hollibaugh

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

Township Manager
Daniel J. Mator, Jr.

August 29, 2019

Re: **Notice of Violation**
Property Located at: 1143 Eisenhower Drive
Russellton PA 15076
Parcel ID # 1218-M-193

To: Property Owners of 1143 Eisenhower Drive

The Township has become aware of several code violations located on your property. On August 21, 2019 an exterior visual inspection was performed on your property, any violation not listed on notice does not constitute the acceptance of the violation existing. At the time of the inspection I spoke with Pat the owner and went over all the violations that needed corrected. Each violation was discussed in detail and the owner asserted he would take care of the issues. The interior of the home was not inspected at this time and the detailed list below does not include any interior violations that may exist. If a subsequent inspection reveals violations on either the interior or exterior of the home, those violations shall also be corrected. The violations listed below will need to be corrected by **October 1st 2019**. The violations are as follows:

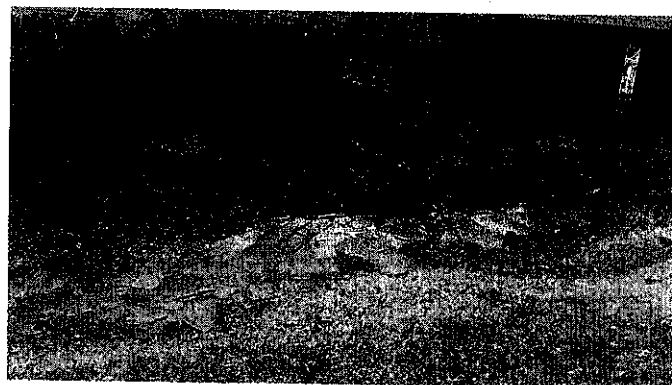
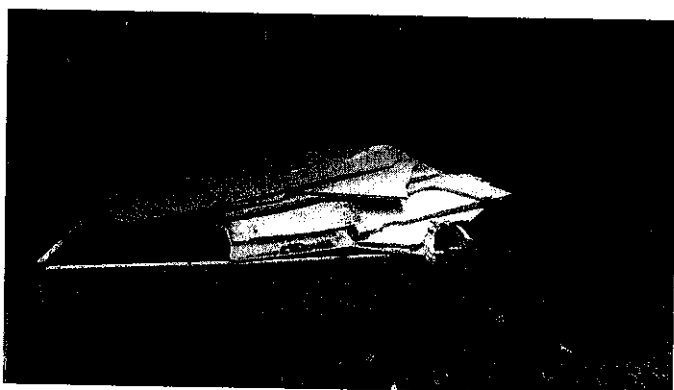
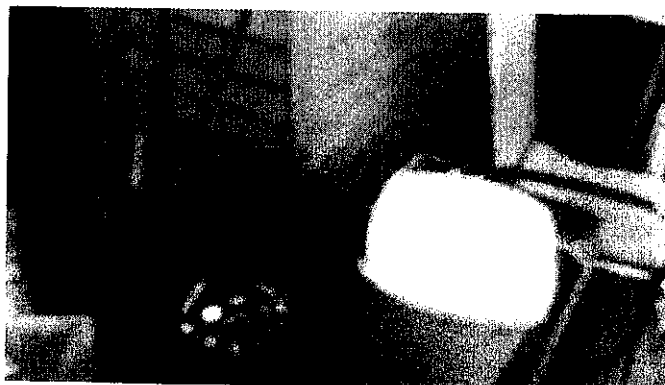
1. The yard has debris, garbage, rubbish, construction materials (bathtub, shingles, and foam board), and trash scattered and stacked throughout the property.

ACHD Article VI Section 657 General Sanitation - "Every Occupant of a dwelling unit, light housekeeping unit or rooming unit shall keep that part of the dwelling and premises which they occupy and control in a clean and sanitary condition, free from any accumulation of dirt, refuse, debris or other matter."

ACHD Article VI Section 650E Rodent and Pest Vector Control: Protection - "No person or municipality shall maintain a premise so as to cause the development of nuisance pest vectors.

West Deer Township Code of Ordinances Chapter 166 section 3: Cleaning property of accumulated waste - No person, owner or tenant shall allow to accumulate or causes to be dumped any rubbish, bulk rubbish, garbage, dead animals, junk, abandoned vehicles or other waste material in or on any dwelling, cellar, lane, alley, yard or vacant ground.

ACHD Article VI Section 654 Refuse: Responsibility for proper storage and disposal - "The occupant of every dwelling unit or rooming unit shall be responsible for the storage of garbage, refuse and rubbish in a clean and sanitary manner in accordance with the provisions of this Article and in compliance with any other Rules and Regulations of the County.



To correct this violation all debris, trash, garbage, rubbish, construction materials, scrap material, etc. must be removed and interior grade furniture must be stored inside or removed. All shingles and nails must be removed and properly disposed.

2. Shared front storm door does not latch properly and has a spring hook clip to keep it from blowing in the wind. This latching device causes the door to be very difficult if not impossible to open from the outside. It also cause an obstructed egress situation as it is also very difficult to open from the inside especially for individuals who have diminished use of their hands or fingers.

ACHD Article VI Section 625: Egress – “Every dwelling unit and every rooming unit shall have a safe and unobstructed means of egress leading to a safe and open space at ground level.”

To correct this violation the shared front storm door either needs to be removed, replaced, or repaired so that it is properly equipped with a latching device that can be easily operated from both sides of the door.

3. Shared fence is in disrepair and cannot support its own weight without supplemental bracing.

ACHD Article VI Section 655 General Repair and Maintenance. – “Every owner of a premises and every operator of a rooming house shall maintain the dwelling and premise, including all fences, enclosures and appurtenances, in sound condition and good repair.”



To correct this violation remove, repair, or replace said fence.

4. High grass is causing a pest vector habitat for ticks, mice, and snakes. Ticks thrive in high grass areas where the grass stays wet longer and is cooler. Ticks also like areas that are cool and damp like under leaves, blankets, tarps, grass piles and cardboard that is outside. Mice and snakes inhabit areas that allow them to be easily hidden and keep them in close proximity to food and water.

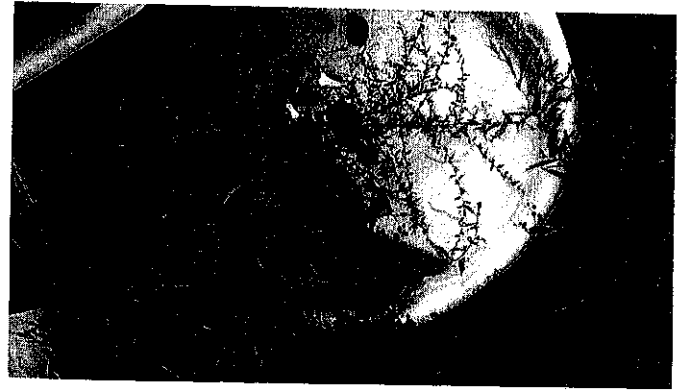
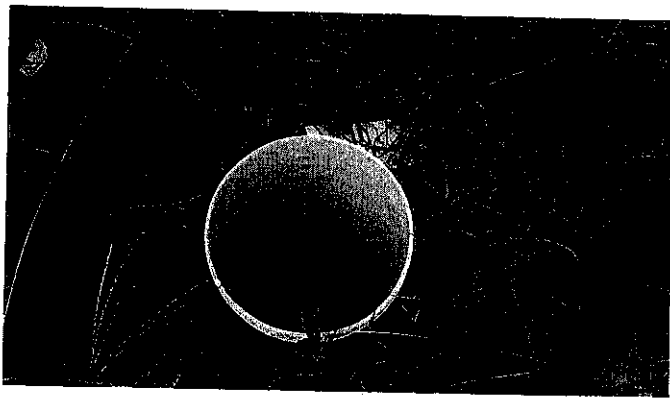
ACHD Article VI Section 651E Rodent and Pest Vector Control: Maintenance – “Any premises determined by the Director to be a nuisance by reason of unrestricted plant growth shall be maintained so as to restrict such growth to ten (10) inches or less. In single family dwellings, the occupant shall be responsible for compliance with this section.”



To correct this violation all grass and weeds need to be cut down and grass piles need to be removed. All debris shall be removed and properly stored or disposed of to allow all the grass to be properly maintained.

5. There are several items holding stagnant water and allowing for breeding of pest vectors, mosquitos.

ACHD Article VI Section 650D Rodent and Pest Vector Control: Protection – “No person shall maintain or permit to be maintained any artificial receptacle or pool containing water in such condition that breeding of pest vectors therein may become a danger to the public health or create a nuisance.”




To correct this violation all standing water must be emptied and all containers or items that can cause pooling of water need to be arranged in such a way to prevent the accumulation of standing water.

If these violations are not corrected, citations will be filed through the local District Magistrates office. You have the right to an appeal after the citations are filed at the local District Office. **If you are found guilty you could be fined up to \$300 per day per offense for ACHD Article VI violations and up to \$600 for the violation of West Deer Township Code of Ordinances.** Each violation of any separate subsection or section shall constitute a separate offense.

Please contact me at 724-265-2780 with questions.

Sincerely


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



Chairman of the Board
Shirley Hollibaugh

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

Township Manager
Daniel J. Mator, Jr.

August 29, 2019

Re: **Notice of Violation**
Property Located at: 190 Trump Road
Cheswick PA 15024
Parcel ID # 1630-F-365

To: Property Owners of 190 Trump Road

The Township has become aware of several code violations located on your property. On August 29, 2019 an exterior visual inspection was performed on your property, any violation not listed on notice does not constitute the acceptance of the violation existing. The interior of the home was not inspected at this time and the detailed list below does not include any interior violations that may exist. If a subsequent inspection reveals violations on either the interior or exterior of the home, those violations shall also be corrected. The violations listed below will need to be corrected by **October 1st 2019**. The violations are as follows:

1. The yard area has an accumulation of junk, debris, scrap, construction materials, paint cans, automotive products, automotive parts, a mattress, cardboard, plastic, etc.

ACHD Article VI Section 657 General Sanitation - "Every Occupant of a dwelling unit, light housekeeping unit or rooming unit shall keep that part of the dwelling and premises which they occupy and control in a clean and sanitary condition, free from any accumulation of dirt, refuse, debris or other matter."

ACHD Article VI Section 650E Rodent and Pest Vector Control: Protection - "No person or municipality shall maintain a premise so as to cause the development of nuisance pest vectors."

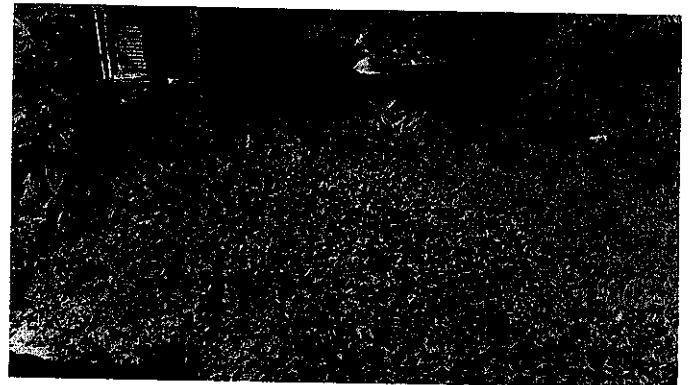
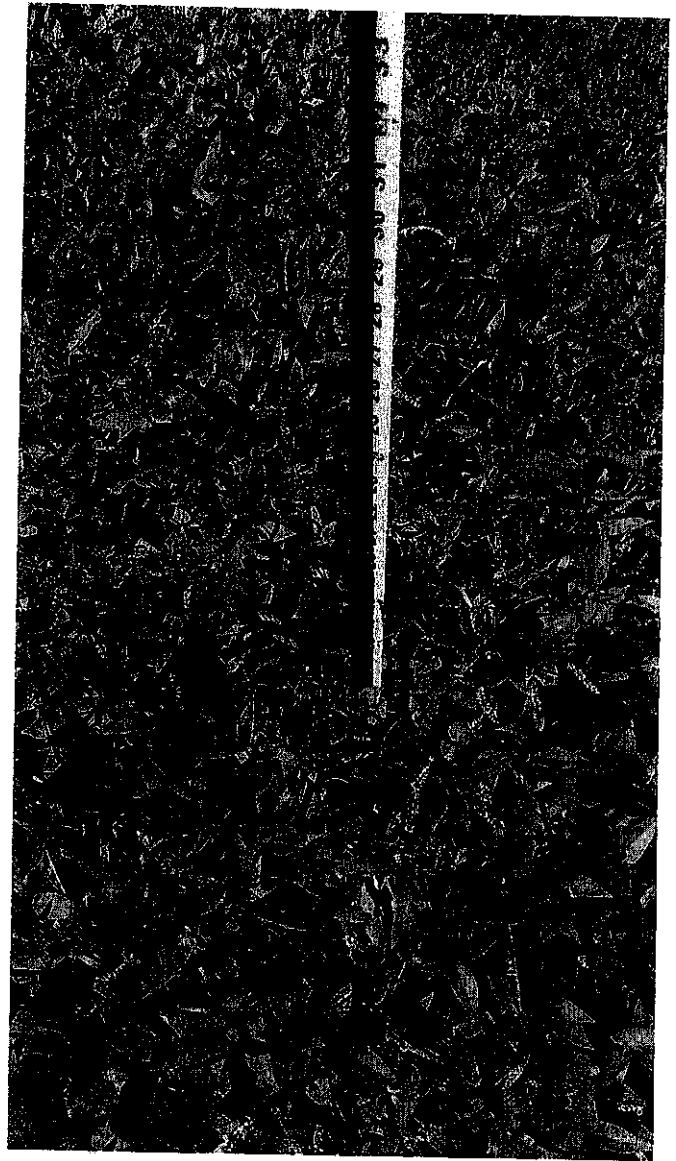
West Deer Township Code of Ordinances Chapter 166 section 3: Cleaning property of accumulated waste - No person, owner or tenant shall allow to accumulate or causes to be dumped any rubbish, bulk rubbish, garbage, dead animals, junk, abandoned vehicles or other waste material in or on any dwelling, cellar, lane, alley, yard or vacant ground.



To correct these violations remove and properly dispose of all garbage, scrap material and junk. All burn pile shall be removed and discontinued.

2. High grass is causing a pest vector habitat for ticks, mice, and snakes. Ticks thrive in high grass areas where the grass stays wet longer and is cooler. Ticks also like areas that are cool and damp like under leaves, blankets, tarps, grass piles and cardboard that is stored outside on bare ground. Mice and snakes inhabit areas that allow them to be easily hidden and keep them in close proximity to food and water.

ACHD Article VI Section 651E Rodent and Pest Vector Control: Maintenance – “Any premises determined by the Director to be a nuisance by reason of unrestricted plant growth shall be maintained so as to restrict such growth to ten (10) inches or less. In single family dwellings, the occupant shall be responsible for compliance with this section.”



To correct this violation all grass and weeds need to be cut down and grass piles need to be removed. All debris, etc. shall be removed and properly stored or disposed to allow all the grass to be properly maintained.

3. A large open burning fire pit is located in the front yard as well as a large one with cardboard boxes is located in the rear of the yard. Open burning is no allowed in Allegheny County unless it falls within the guidelines provided by Allegheny County Open burning ordinance. These regulations restrict the fire pit to a 3' x 3' x 2' area and clean wood. The large burn pile by the road shows evidence that improper materials such as cans, pressure treated wood and metal products were burnt in a large fire.

§2105.50 OPEN BURNING {Subsection f amended May 8, 2007, effective, August 17, 2007, and amended July 16, 2009, effective July 26, 2009. Subsections a, b, and d amended, and Subsections e and f renumbered, November 13, 2014, effective January 1, 2015.}

a. General.

1. No person shall conduct, or allow to be conducted, the open burning of any material, except where the Department has issued an open burning permit to such person in accordance with this Section or where the open burning is conducted solely for the purpose of preparation of food for human consumption, recreation, light, or ornament, and in a manner which contributes a negligible amount of air contaminants, and which is in accordance with Subparagraphs A through C, below.

A. No material other than clean wood, propane, or natural gas may be burned except as provided for in this subparagraph.

i. Charcoal may be used in an outdoor fireplace or grill for the purpose of cooking.

ii. Commercially available fire logs, paraffin logs, or wood pellets may be used in outdoor fireplaces.

iii. Paper or commercial smokeless fire starters may be used with clean wood to start an allowed fire.

B. Any volume of clean wood being burned shall be no larger than 3' wide x 3' long x 2' high and shall be at least 15 feet from the nearest neighbor's dwelling or inhabited area, any property line, roadway, sidewalk, or public access way.

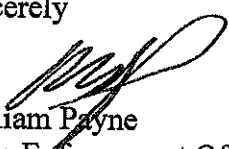
C. Open burning using chimineas, firepits, or outdoor fireplaces may only be conducted using materials meeting Subparagraph A, above.



If these violations are not corrected, citations will be filed through the local District Magistrates office. You have the right to an appeal after the citations are filed at the local District Office. **If you are found guilty you could be fined up to \$300 per day per offense for ACHD Article VI violations, up to \$600 for the violation of West Deer Township Code of Ordinances and up to \$2,500 for a violation of the Open Burning Statute.** Each violation of any separate subsection or section shall constitute a separate offense.

Please contact me at 724-265-2780 with questions.

Sincerely


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

August 29, 2019

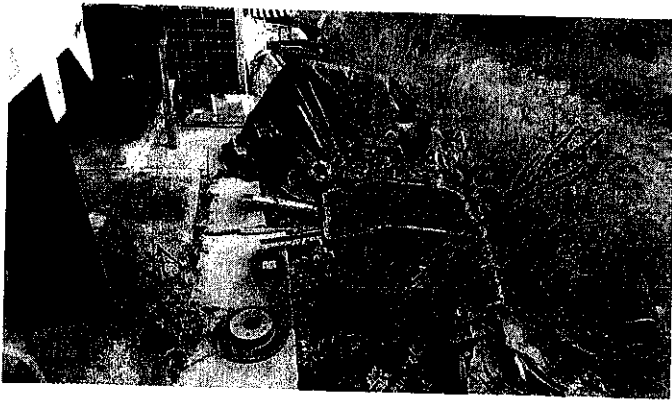
Re: **Notice of Violation**
Property Located at: 46 Magill Dr
Cheswick PA 15024
Parcel ID # 1360-B-92

To: Property Owners of 46 Magill Drive

The Township has become aware of several code violations located on your property. On August 28, 2019 an exterior visual inspection was performed on your property, any violation not listed on notice does not constitute the acceptance of the violation existing. The interior of the home was not inspected at this time and the detailed list below does not include any interior violations that may exist. If a subsequent inspection reveals violations on either the interior or exterior of the home, those violations shall also be corrected. The violations listed below will need to be corrected by **October 1st 2019**. The violations are as follows:

1. The yard area has an accumulation of junk, debris, scrap, construction materials.
ACHD Article VI Section 657 General Sanitation - "Every Occupant of a dwelling unit, light housekeeping unit or rooming unit shall keep that part of the dwelling and premises which they occupy and control in a clean and sanitary condition, free from any accumulation of dirt, refuse, debris or other matter."
ACHD Article VI Section 650E Rodent and Pest Vector Control: Protection - "No person or municipality shall maintain a premise so as to cause the development of nuisance pest vectors."
West Deer Township Code of Ordinances Chapter 166 section 3: Cleaning property of accumulated waste - No person, owner or tenant shall allow to accumulate or causes to be dumped any rubbish, bulk rubbish, garbage, dead animals, junk, abandoned vehicles or other waste material in or on any dwelling, cellar, lane, alley, yard or vacant ground.

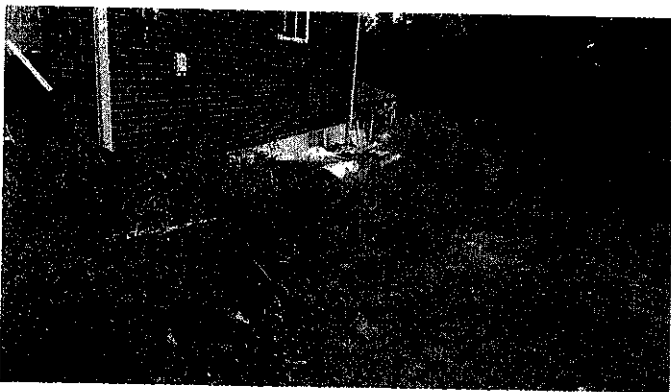




To correct these violations remove and properly dispose of all garbage, scrap material and junk. All new building materials can be neatly stacked and covered in such a way that it does not present pest vector attraction by means of pooling water. The construction materials shall be stored in such a way as it does not create any type of nuisance to neighboring properties including visual nuisances.

2. High grass is causing a pest vector habitat for ticks, mice, and snakes. Ticks thrive in high grass areas where the grass stays wet longer and is cooler. Ticks also like areas that are cool and damp like under leaves, blankets, tarps, grass piles and cardboard that is stored outside on bare ground. Mice and snakes inhabit areas that allow them to be easily hidden and keep them in close proximity to food and water.

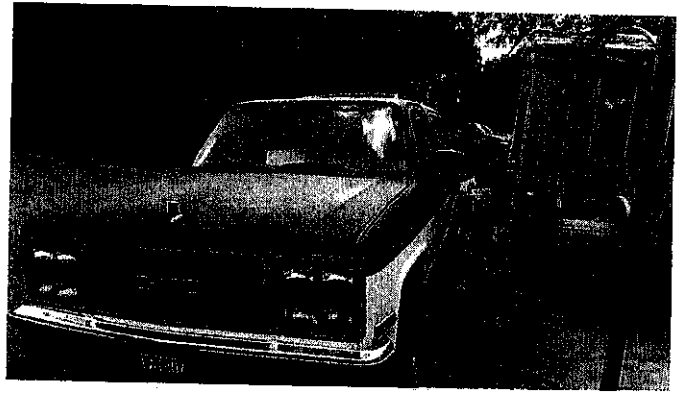
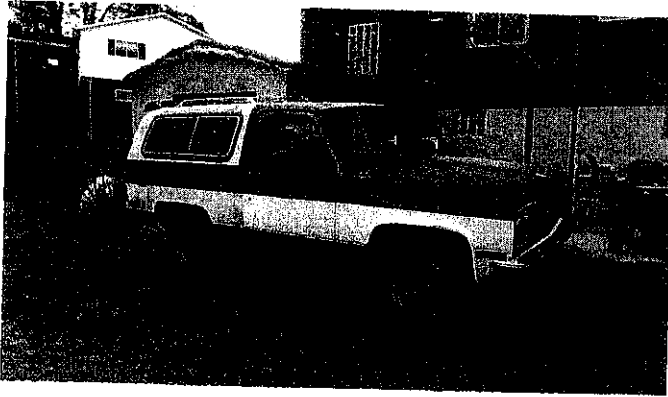
ACHD Article VI Section 651E Rodent and Pest Vector Control: Maintenance – “Any premises determined by the Director to be a nuisance by reason of unrestricted plant growth shall be maintained so as to restrict such growth to ten (10) inches or less. In single family dwellings, the occupant shall be responsible for compliance with this section.”



To correct this violation all grass and weeds need to be cut down and grass piles need to be removed. All debris, etc. shall be removed and properly stored or disposed to allow all the grass to be properly maintained.

3. There are two inoperable vehicles on the property. A 1989 GMC that is unregistered and uninspected having VIN # 1GKEV18K1KF500322 and an inoperable trailer with plate # XK28139 which is unrecognizable by Allegheny County Dispatch center. The physical plate shows a registration end date of 5-08.

West Deer Township Code of Ordinances Chapter 166 section 3: Cleaning property of accumulated waste - No person, owner or tenant shall allow to accumulate or causes to be dumped any rubbish, bulk rubbish, garbage, dead animals, junk, abandoned vehicles or other waste material in or on any dwelling, cellar, lane, alley, yard or vacant ground.




To correct these violations all vehicles and trailers on property must have both current registration and inspection (if applicable) and be in operable condition.

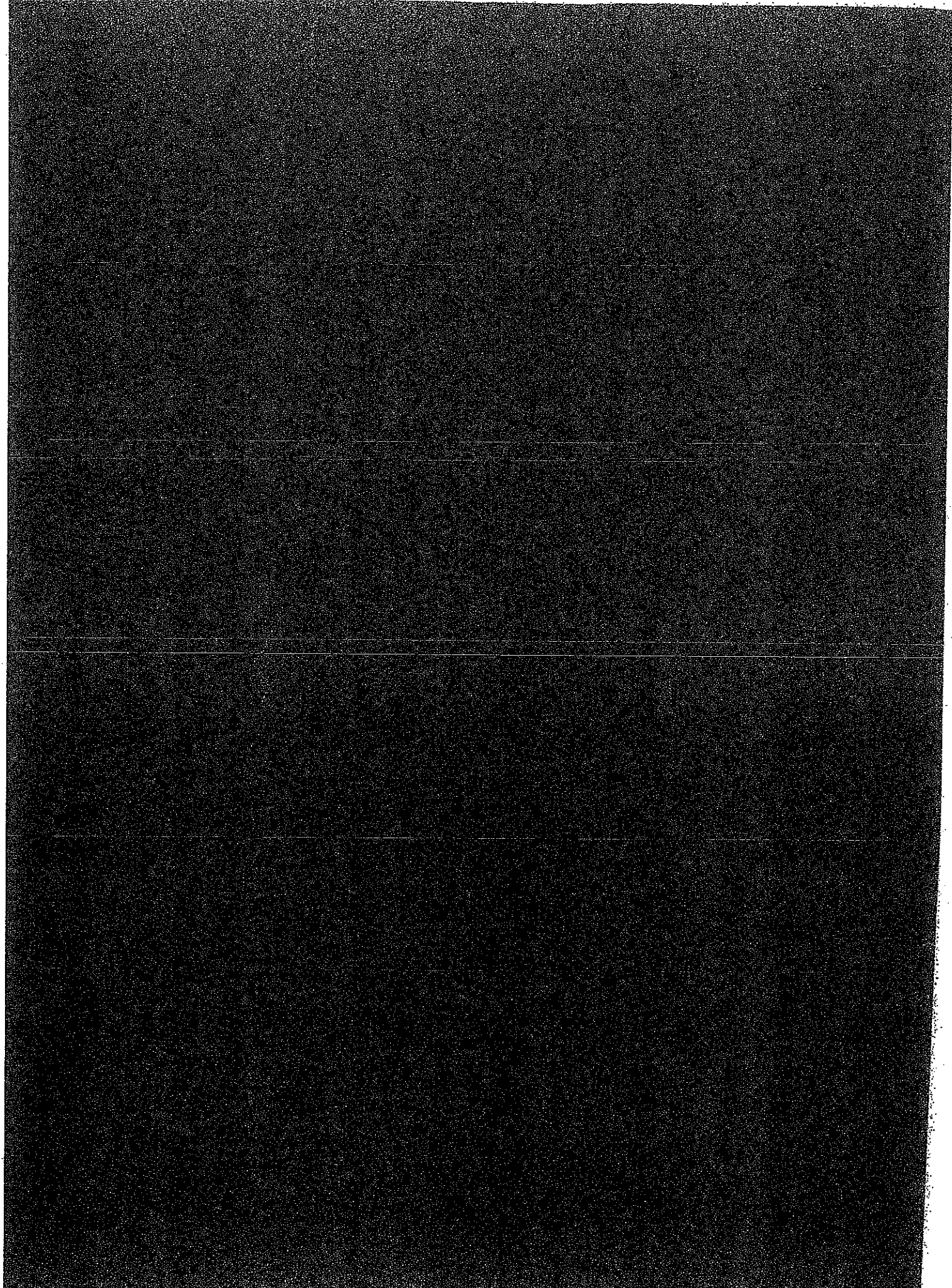
If these violations are not corrected, citations will be filed through the local District Magistrates office. You have the right to an appeal after the citations are filed at the local District Office. **If you are found guilty you could be fined up to \$300 per day per offense for ACHD Article VI violations and up to \$600 for the violation of West Deer Township Code of Ordinances.** Each violation of any separate subsection or section shall constitute a separate offense.

Please contact me at 724-265-2780 with questions.

Sincerely


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

Citations Issued					
<u>Last Name</u>	<u>First Name</u>	<u>Date</u>	<u>Citation Number</u>	<u>Violation</u>	
1	Slowikowski	John	8/3/2019	R2721702-4	Dog running at large
2	Slowikowski	John	8/3/2019	R2721701-3	Harboring Dangerous Dog
3	Bonner	Joseph	8/8/2019	R2721705-0	Dog running at large
4	Scheerbaum	James	8/12/2019	R2721704-6	Abandoned Vehicle
5	Scheerbaum	James	8/12/2019	R2721703-5	Pest Vector control
6	Scheerbaum	James	8/12/2019	R271706-1	Trash
7	Seybert	Debra	8/16/2019	R2721717-5	ACHD Pest Vector Control
8	Seybert	Debra	8/16/2019	R2721707-2	WD # 226 Trash
9	Rana	Bill	8/22/2019	R2721718-6	Dog running at large
10	Bonds	Jasmine	8/22/2019	R2721726-0	Dog running at large
11	Homesite	Insurance	8/23/2019	R2721713-1	Failure to provide fire check
12	Spitchy	Robert	8/23/2019	R2721727-1	Inadequate enclosures
13	Spitchy	Robert	8/23/2019	R2721714-2	Inadequate enclosures
14	Spitchy	Robert	8/23/2019	R2721716-4	Inadequate enclosures
15	Spitchy	Robert	8/23/2019	R2721715-3	Inadequate enclosures
16	Lord	Renee	8/27/2019	R2721730-4	Failure to obtain occ. Permit
17	Lord	Renee	8/27/2019	R2721728-2	Failure to obtain occ. Permit
18	Thomas	Kristina	8/27/2019	R2721731-5	Dug up Township Alley



REPORT FROM THE PARKS AND RECREATION BOARD

MRS. AMY STARK, CHAIRWOMAN.....

13

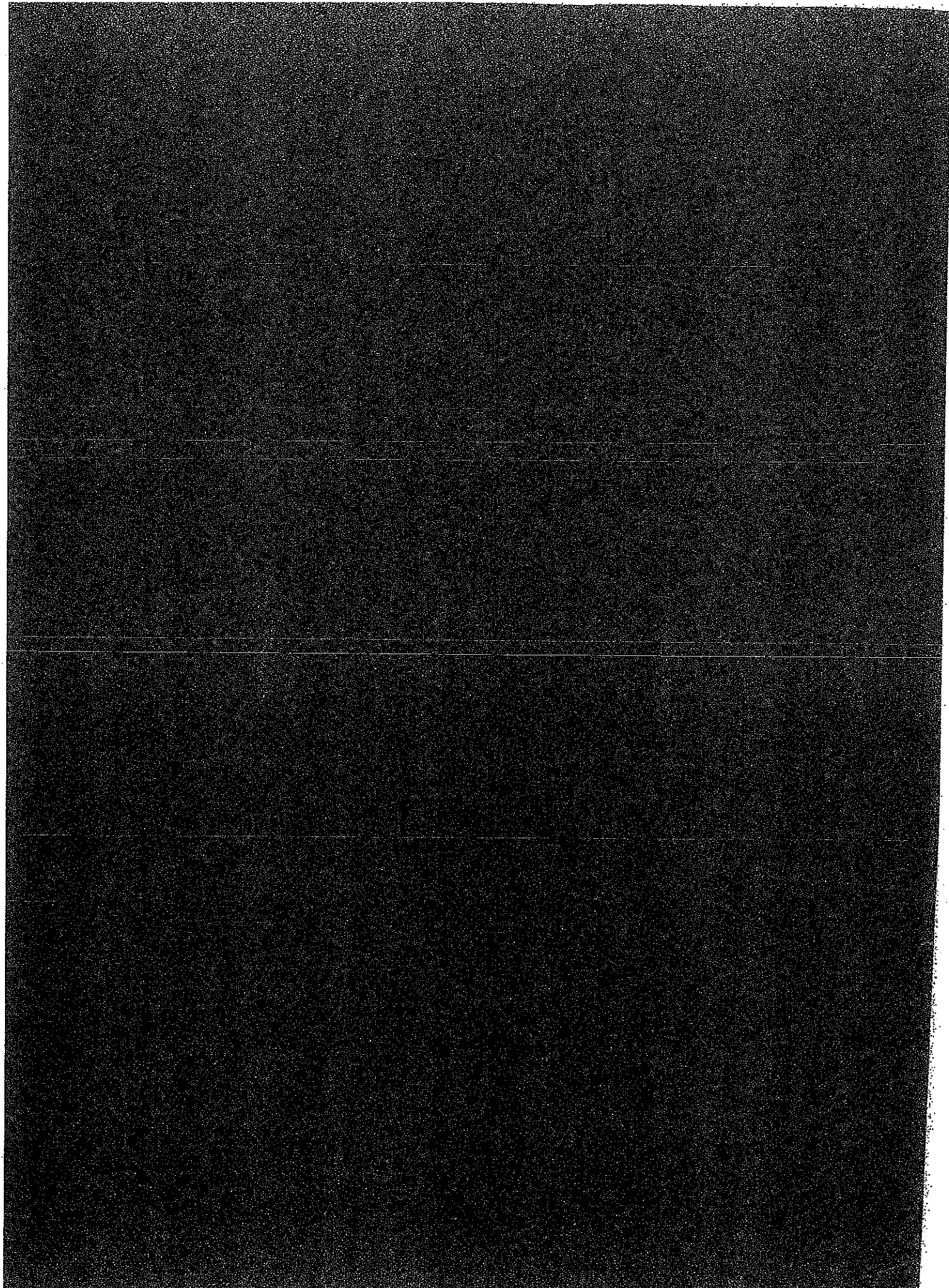
Parks & Recreation Report

September 18th, 2019

- Our last meeting was August 28th, 2019 followed by the last Community Days Meeting of the year.
- Senior Luncheon – Senior Center on September 17th.
- Community Days Rides – I have reached out to 4 different ride companies. They will be getting back to me with open dates and quotes at the end of this month or the beginning of October.
- Trunk or Treat – We have had to move it from October 19th to the 26th because of a large band concert at the high school that evening. It is incorrect in the bulletin but we will advertise profusely ahead of time.
- Our next meeting is September 25th, 2019.

West Deer Township
Parks & Recreation
2019 Accounting

Date	Event	Type of Payment - Reimbursable	Vendor/Donator	Description	Debit	Credit	Event Budget	Event Total	% of Budget Used	Year to Date Total
3/6/19	Egg Hunt	Check	AMCO Johns	Port o Johns	\$205.00		\$1,500.00	\$1,275.86	85%	\$205.00
3/15/19		Amy Stark Sam's/Walmart CC	Walmart	Candy	\$134.86					\$339.86
3/19/19		Amy Stark Sam's/Walmart CC	Sam's Club	Candy	\$291.80					\$631.66
3/25/19		Check	Amy Stark	Change	\$100.00					\$731.66
3/29/19			Charlie's Self Storage	Donation		\$100.00				\$631.66
4/5/19		Amy Stark Sam's/Walmart CC	Walmart	Gift Cards & Supplies	\$83.62					\$715.28
4/11/19		Amy Stark Sam's/Walmart CC	Walmart	Prizes	\$169.30					\$884.58
4/11/19		Amy Stark Sam's/Walmart CC	Sam's Club	Prizes & Drinks	\$207.29					\$1,091.87
4/14/19			Profit	Donations/Sales		\$143.00				\$948.87
4/14/19		Reimbursed to Arjona	Dunkin Donuts	Doruts	\$38.00					\$986.87
4/14/19		Reimbursed to Carol	Dry Cleaner	Costume cleaning	\$25.00					\$1,011.87
4/14/19		Reimbursed to Amy	Seniors	Tape purchase	\$15.00					\$1,026.87
4/27/19		Donation	DLSD Fundraiser	Donation	\$143.00					\$1,169.87
1/7/00		Township Credit Card	Amazon - Township	Bunny Costume	\$105.99					\$1,275.86
5/30/19	Family Fishing	Amy Stark Sam's/Walmart CC	Sam's Club	Snacks & Drinks	\$25.30		\$400.00	\$500.01	125%	\$1,301.16
5/31/19		Reimbursed to Amy	Popeye's	Bait	\$26.91					\$1,328.07
5/31/19		Amy Stark Sam's/Walmart CC	Walmart	Prizes	\$60.47					\$1,388.54
6/18/19		Invoice	Zebco	Rods for next year	\$387.33					\$1,775.87
6/21/19	Movie in the Park	Reimbursed to Amy	Giant Eagle	Popcorn	\$29.70		\$300.00	\$104.96	35%	\$1,805.57
6/17/19		Amy Stark Sam's/Walmart CC	Walmart	Movie, Bags, Napkins	\$75.26					\$1,880.83
5/31/19	80's in the Park	Township Credit Card	Amazon - Township	Wristbands	\$29.67		\$2,000.00	\$2,039.67	27%	\$1,910.50
6/5/19		Check	Amy Stark	Change	\$200.00		Profit	\$1,500.33		\$2,110.50
6/12/19		Check	Jon Shedlock	Sound	\$650.00					\$2,760.50
6/12/19		Check	Harold Bierer	Ferris Bueller's Revenge	\$900.00					\$3,660.50
6/11/19		Check	AMCO Johns	Port o Johns	\$260.00					\$3,920.50
6/28/19		Money at the Door		Money at the Door		\$3,540.00				\$380.50
8/22/19	Senior Luncheon	Check	Pittsburgh Puppet	Magician	\$275.00		\$1,300.00	\$275.00	21%	\$655.50



APPOINTMENT: PARKS & RECREATION BOARD VACANCY

THE TOWNSHIP ADVERTISED FOR THE VACANCY ON THE PARKS & RECREATION BOARD.

THE TOWNSHIP RECEIVED THE FOLLOWING LETTER OF INTERESTS FROM:

- TAITE HOPWOOD
- NINA JONNET
- SARA KREIDLER
- STEVEN VANCE

(LETTERS ATTACHED)

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO APPOINT _____ AS A MEMBER OF THE PARKS & RECREATION BOARD TO FILL THE UNEXPIRED TERM OF LESLIE PETROSKY WHOSE TERM WILL EXPIRE DECEMBER 31, 2019.

	MOTION	SECOND	AYES	NAYES
MR. VAEREWYCK	___	___	___	___
DR. DISANTI	___	___	___	___
MRS. JORDAN	___	___	___	___
MR. KARPUZI	___	___	___	___
MR. MAUDHUIT	___	___	___	___
MRS. ROMIG	___	___	___	___
MRS. HOLLIBAUGH	___	___	___	___

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Cathy Sopko

From: Daniel Mator <dmator@westdeertownship.com>
Sent: Friday, August 23, 2019 12:09 PM
To: Cathy Sopko
Cc: Amy Gazzo
Subject: FW: Parks & Recreation Board

FYI

--
Daniel Mator
Township Manager
West Deer Township
109 East Union Road
Cheswick, PA 15024
724.265.3680
724.265.2228-fax

On 8/23/19, 12:07 PM, "Taite Hopwood" <t8hopwood@comcast.net> wrote:

To Whom it may concern,

My name is Taite Hopwood and I came across the vacancy in the west deer parks department. I really enjoy using the parks facilities with my 4 kids and am curious the responsibilities of this position. Any further information about the position would be greatly appreciated. Thanks for your time.

Taite Hopwood.

Subject: Letter of Interest, West Deer Township Parks & Recreation Board

Date: Thursday, August 15, 2019 at 12:31:25 PM Eastern Daylight Time

From: Sara Kreidler

To: dmator@westdeertownship.com

CC: Toby Kreidler, amygazzo@yahoo.com

West Deer Township Board of Supervisors
109 East Union Road
Cheswick, PA 15024

To whom it may concern,

My name is Sara Kreidler, and I am writing to express my interest in joining the West Deer Township Parks & Recreation Board. I had the pleasure of speaking to the Parks and Recreation Board Chairperson, Amy Gazzo, about the outstanding work the Board is doing, and I would be very excited to join the Board as soon as possible.

My husband, Toby, and I live in West Deer at 70 Creighton Russellton Road, just across the road from the main entrance to Deer Lakes Park. We moved here about 2 years ago from O'Hara township, and we really love living in West Deer. Toby is a partner in a small investment banking firm downtown and I am a "retired" lawyer who now stays home full time with the kids. In the time we have lived here we have turned our property, just shy of 5 acres, into a small homestead with a large vegetable garden, a small orchard, and an array of critters -- chickens, turkeys, rabbits and a few dogs. We love spending time outside with our family and friends. We have four children, ages 17, 14, 4 and 3.

Toby and I have been searching for ways to actively become a part of the West Deer community and meet more of our neighbors and community leaders. After speaking with Amy about the Parks & Recreation Board, it sounds like joining the Board would be a great way for me to lend a hand in important community activities, and also meet some more of the folks living around us. Also, Toby would like to join Amy's list of volunteers to help with event-day activities as needed.

I would welcome the opportunity to speak with the Board of Supervisors about my interest in joining the Parks & Recreation Board, and to answer any questions you might have. I can be reached via email or on my cell, 412-251-1742.

Thank you for your time and consideration. I hope to hear from you soon.

Best regards,
Sara Kreidler

August 18th, 2019

West Deer Township Board of Supervisors
109 East Union Road
Cheswick, PA 15024
dmator@westdeertownship.com

To Whom it May Concern,

I recently came across a posting for a vacancy on the West Deer Township Parks and Recreation Board. As a resident of West Deer, I am interested in becoming more involved in my community. Serving on the Parks and Recreation Board would give me an opportunity to actively work to better my home.

I am a recent graduate of Clarion University of Pennsylvania. Currently, I am working locally in West Deer Township.

I would welcome an opportunity to further discuss this opportunity as well as to provide more information about myself.

I look forward to speaking with you and thank you for your time and consideration.

Nina Jonnet
412-584-1002
njonnet13@gmail.com

Nina Jonnet

njonnet13@gmail.com • (412) 584-1002
11 Fiddlers Green Lane, Tarentum, PA 15084

EDUCATION

Clarion University of Pennsylvania
Bachelor of Science in Communication
Concentration: Strategic Communication
Minor in Marketing

Clarion, PA
May 2017

PROFESSIONAL EXPERIENCE

Smullin Asphalt & Concrete LLC.

West Deer, PA

Administrative Assistant

May 2018-Present

- Authored, maintained, and distributed a mix of customer and production reports including invoices, contracts, job files.
- Ensured strict confidentiality regarding all business and client matters.
- Created, managed and organized all file systems and folders; hard copy and on the computer.
- Assisted in creating and managing all social media accounts.
- Performed all general office duties.

Presbyterian SeniorCare

Oakmont, PA

Communications Intern

May 2016- January 2017

- Developed promotional and educational materials to advance non-profit's understanding of various events, certifications and resident safety
- Created social media content while working alongside of human resources
- Interviewed various Presbyterian SeniorCare residents and staff for internal publications
- Ensured brand consistency across all materials created
- Assisted Masterpiece Living team in creating promotional resident pieces

ACTIVITIES/ORGANIZATIONS

American Advertising Federation, Clarion University

January 2015 – May 2017

- Served as the President, lead meetings and kept members informed and involved
- Attended networking functions and planned agency trips to observe the advertising field
- Created advertising campaigns for Pittsburgh Pirates fundraiser

Public Relations Student Society of America, Clarion University

January 2016 – May 2017

- Attended networking functions and conferences involved with the public relations field
- Organized events and fundraisers to spread awareness of organization

WORK EXPERIENCE

Longwood at Oakmont

Verona, PA

Dietary Aide

September 2011 – September 2017

- Perform a variety of tasks in facility neighborhoods, including assisting with meals, remembering specific diets and serving residents
- Uphold safety protocol and best practices in food environments
- Manage 12-20 residents in neighborhood dining rooms
- Work effectively as part of a team and maintained a flexible work schedule

Cathy Sopko

From: Daniel Mator <dmator@westdeertownship.com>
Sent: Friday, August 23, 2019 10:20 AM
To: Cathy Sopko
Subject: FW: Parks And Recreation Board

FYI

--
Daniel Mator
Township Manager
West Deer Township
109 East Union Road
Cheswick, PA 15024
724.265.3680
724.265.2228-fax

From: Steven Vance <stevenvance@stevenvance.com>
Date: Friday, August 23, 2019 at 10:15 AM
To: <dmator@westdeertownship.com>
Subject: Parks And Recreation Board

West Deer Township Board Of Supervisors

I would like to be considered for a position on the Parks And Recreation Board. Qualifications include:

Running my own entertainment business for 30 years. We booked almost 600 performances last year for weddings, corporate events, festivals and special events of all types.

I have been a performing musician most of my life having played around 4,500 gigs myself.

24-year resident of West Deer in the Cedar Ridge Plan.

Both of my children attended Deer Lakes schools.

Undergrad degree from the University Of Pittsburgh.

I have clearances - although they may need to be updated.

My favorite thing to do when I'm not performing is to go to hear someone else play music.

You can reach me via email here or call my business line at 724-444-8400 or call or text my cell at 724-799-0277.

Let me know if there is anything else you need. Thank you for your consideration.

STEVEN VANCE
VIOLIN & DJ ENTERTAINMENT

Pop/Rock Electric Violin
One-Of-A-Kind Violin & DJ Package
String Ensembles
Strolling Violin
Keysting Violin & Piano Duo
SlickPic PhotoBooth
Uplighting and
Monograms
... and Everything From Steel Drums To Sinatra Impersonators

"We Love Making Special Events ... Extraordinary !"

The Wedding Wire "Couples Choice" Award

2019, 2018, 2017, 2016, 2015, 2014, 2013 and 2012

The Knot "Best of Weddings" Award

2019, 2018, 2017, 2016, 2015, 2013, 2012, 2011

The Knot Hall Of Fame Inducted in 2014

PHONE

724-444-8400 800-303-1947

EMAIL

stevenvance@stevenvance.com

WEB SITE

<http://www.stevenvance.com/>

TWITTER

@StevenVance

FACEBOOK

<https://www.facebook.com/StevenVanceEntertainment>

YOUTUBE

<http://www.youtube.com/user/svenjorgenson>

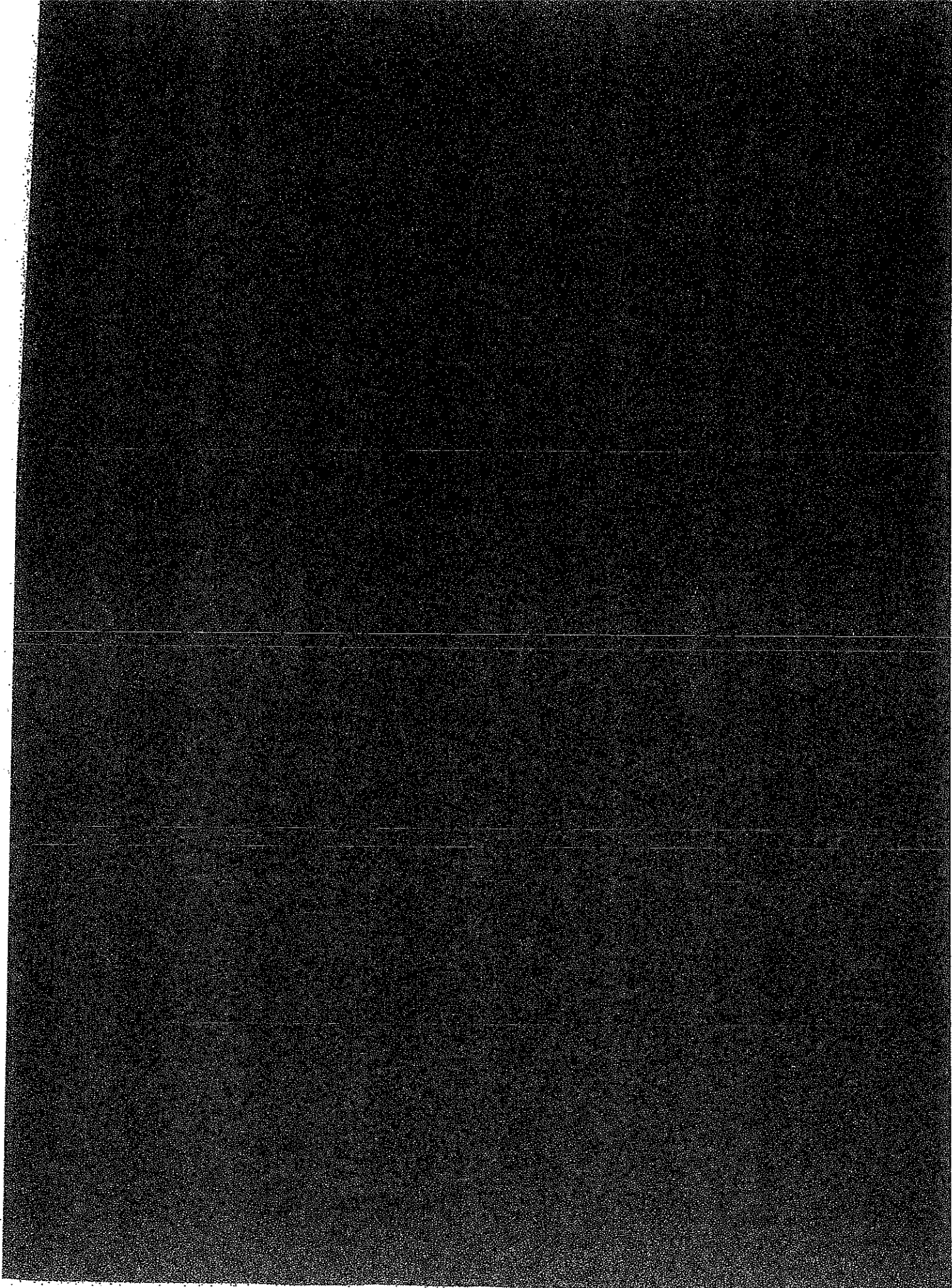
PINTEREST

<http://pinterest.com/stevenvancevln/pins/>

INSTAGRAM

<http://instagram.com/pittsburghweddingmusic/>

SVENTERTAINMENT LLC



APPROVAL: BRNARDIC-UNION ROAD PLAN OF LOTS SUBDIVISION

THE PLANNING COMMISSION APPROVED THE BRNARDIC-UNION ROAD PLAN OF LOTS SUBDIVISION AT THEIR AUGUST 22, 2019 MEETING.

PROPERTY LOCATION: 172 EAST UNION ROAD
ZONING DISTRICT: R-3 SUBURBAN RESIDENTIAL

2-LOT SUBDIVISION:

LOT 1 TO MEASURE 1.7224 ACRES
PARCEL A TO MEASURE 23.6411 ACRES

THE PLANNING COMMISSION RECOMMENDED APPROVAL OF THE BRNARDIC-UNION ROAD PLAN OF LOTS SUBJECT TO MEETING ALL OF THE FOLLOWING REQUIREMENTS FROM THE SHOUP ENGINEERING REVIEW LETTER DATED JULY 9, 2019:

1. DEP SEWAGE FACILITIES PLANNING MODULE NEEDS TO BE SUBMITTED.
2. LABEL FOR EASEMENT "A" NEEDS TO BE CORRECTED.
3. NOTES 4 & 6 ARE DUPLICATED.

THE BOARD RECEIVED THE REVIEW LETTER FROM SHOUP ENGINEERING DATED SEPTEMBER 13, 2019 INDICATING THAT A DEP SEWAGE FACILITIES PLANNING MODULE PACKET WILL NEED TO BE SUBMITTED TO THE TOWNSHIP FOR REVIEW AND APPROVAL.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO APPROVE THE BRNARDIC-UNION ROAD PLAN OF LOTS SUBDIVISION AS PER THE RECOMMENDATION BY THE PLANNING COMMISSION WITH THE CONDITION THE DEP SEWAGE FACILITIES PLANNING MODULE PACKET BE SUBMITTED TO THE TOWNSHIP FOR REVIEW AND APPROVAL.

15

MOTION SECOND AYES NAYES

DR. DISANTI	—	—	—	—
MRS. JORDAN	—	—	—	—
MR. KARPUZI	—	—	—	—
MR. MAUDHUIT	—	—	—	—
MRS. ROMIG	—	—	—	—
MR. VAEREWYCK	—	—	—	—
MRS. HOLLIBAUGH	—	—	—	—



SHOUP ENGINEERING
FOR OVER 50 YEARS

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

September 13, 2019

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

Via Email

Re: Brnardic - Union Road Plan of Lots
Preliminary and Final Subdivision (plans dated September 12, 2019)

Dear Mr. Payne,


I have reviewed the above-referenced preliminary and final subdivision plan located in the R-3 Zoning District and the following comment should be considered.

1. It appears that a DEP Sewage Facilities Planning Module packet will need to be submitted to the Township for review and approval.

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

Sincerely,

SHOUP ENGINEERING, INC.



Scott A. Shoup, P.E.

cc: Daniel Mator, via email
Denise Teorsky, via email
Cathy Sopko, via email
Mark Schmidt, Hampton Technical Associates, via email



Corporate Office
35 Wilson Street – #201 * Pittsburgh, PA 15223
Phone: (412) 781-9660 * Fax: (412) 781-5904

Mars Office

123 Ridge Road Suite B * Valencia, PA 16059
Phone: (724) 625-4544 * Fax: (724) 625-4549

email@hampton-tech.com
www.hampton-tech.com

Date: 12 September 2019

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

RE: **Response to Township Engineer Comments**
Brnardic – Union Road Plan of Lots
Preliminary and Final Subdivision (Plans dated May 23, 2019)

Dear Mr. Payne:

On behalf of the Brnardic's, and Hampton Technical Associates, Inc. (HTA) is pleased to provide the following itemized responses to the comments regarding the referenced proposed development provided by Shoup Engineering on July 9, 2019:

1. It appears that a DEP Sewage Facilities Planning Module packet will need to be submitted to the township for review and approval.

HTA with the help of the Brnardic's are currently working on the DEP Sewage Facilities Planning Module packet. The packet will be submitted to the township for review and approval.

2. The label for the easement "A" on the Peric property refers to Note 8. It appears that this number for the note is incorrect.

The label for the easement "A" on the Peric property has been updated on the plan to refer to Note 6.

3. Notes 4 & 6 on Drawing Sheet 1 are duplicates.

Note 4 was kept and the other stated duplicate note has been deleted as shown on the updated plan.

The Brnardic – Union Road Plan of Lots project team looks forward to addressing any remaining issues associated with this proposed development to the satisfaction of West Deer Township. If you have any questions, please contact HTA at (412) 781-9660.

Respectfully submitted,
Hampton Technical Associates, Inc.

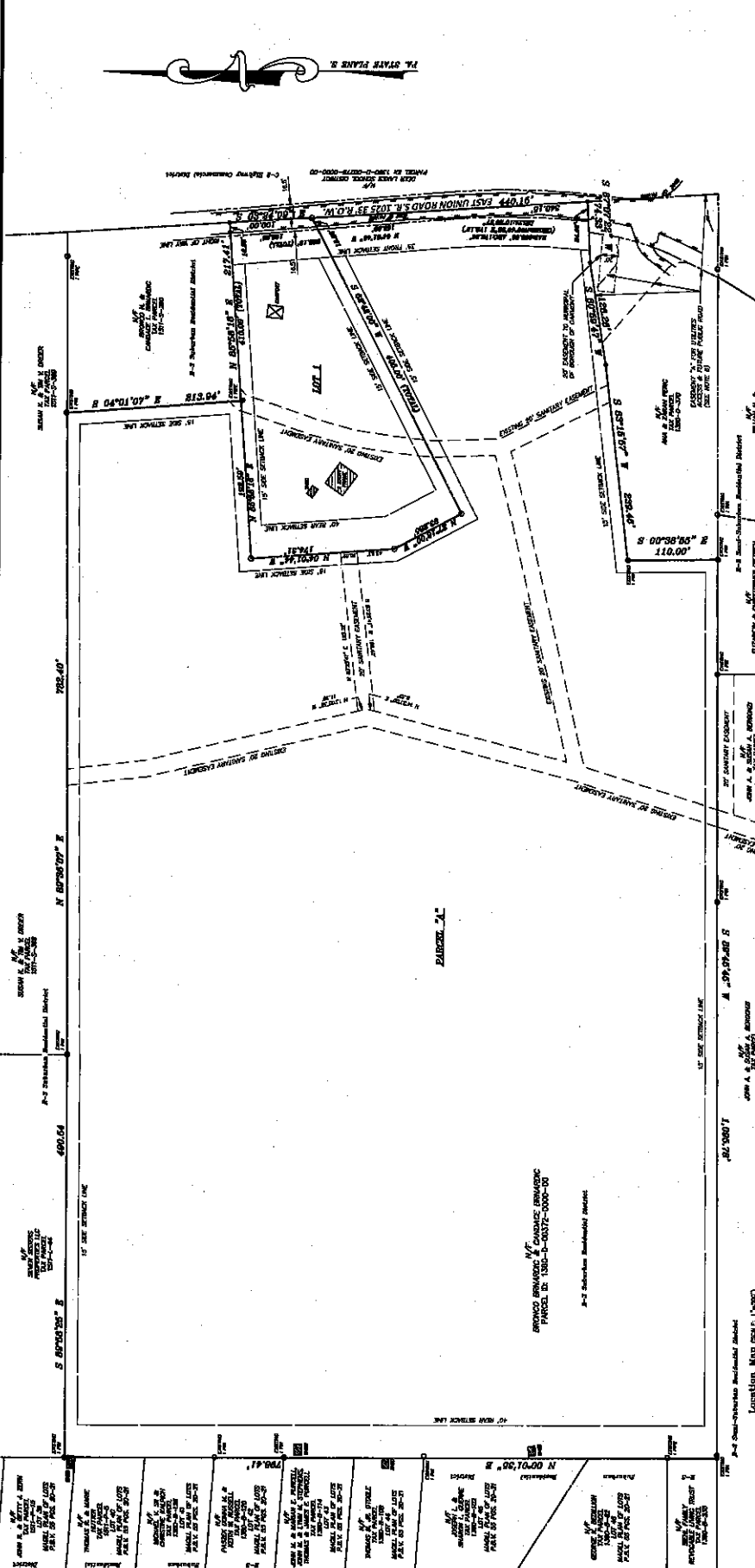
Christopher L. Richardson
Senior Project Manager

Engineering Land Surveyors
Commercial & Residential Land Development Services

AMERICAN SURVEYING & MAPPING, INC.
 1000 W. MARKET STREET, SUITE 200
 CHESTER, PA 19380
 PHONE: 610-336-7000
 FAX: 610-336-7001
 WWW.AMSMAPPING.COM

NO.	DATE	DESCRIPTION
1	10/15/10	PRELIMINARY PLAN
2	11/10/10	REVISION
3	12/15/10	REVISION
4	01/20/11	REVISION
5	02/10/11	REVISION
6	03/15/11	REVISION
7	04/20/11	REVISION
8	05/25/11	REVISION
9	06/30/11	REVISION
10	07/31/11	REVISION
11	08/31/11	REVISION
12	09/30/11	REVISION
13	10/31/11	REVISION
14	11/30/11	REVISION
15	12/31/11	REVISION
16	01/31/12	REVISION
17	02/29/12	REVISION
18	03/31/12	REVISION
19	04/30/12	REVISION
20	05/31/12	REVISION
21	06/30/12	REVISION
22	07/31/12	REVISION
23	08/31/12	REVISION
24	09/30/12	REVISION
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30	03/31/13	REVISION
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94	07/31/18	REVISION
95	08/31/18	REVISION
96	09/30/18	REVISION
97	10/31/18	REVISION
98	11/30/18	REVISION
99	12/31/18	REVISION
100	01/31/19	REVISION

171 East Union Road, Cheswick, PA 15024
 SUBDIVISION PLAN
 BRUNNEN CONSTRUCTION
 181 EAST UNION ROAD, CHESWICK, PA 15024
 PROJECT NO. 171
 DATE: 10/15/10
 SCALE: AS SHOWN
 SHEET NO. 1 OF 2
 PROJECT NO. 3-1893-1



ZONING = R-3 (Suburban Residential District)
 (See West Chester Township Code)

Minimum Lot Width:	75 FT
Minimum Lot Area:	15,000 S.F.
Density (d/u per acre):	2.00
Front Yard Setback:	35 FT
Side Yard Setback (Principle use):	15 FT
Side Yard Setback (Accessory use structure):	40 FT
Accessory Use:	10 FT
Maximum Building Height:	35 FT (2.5 Stories)
Principle use or structure:	

1. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL MUNICIPAL CHIEF ENGINEER AND THE LOCAL HEALTH DEPARTMENT BEFORE CONSTRUCTION OF ANY SEWER SYSTEM OR SANITATION SYSTEM.

2. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL MUNICIPAL CHIEF ENGINEER AND THE LOCAL HEALTH DEPARTMENT BEFORE CONSTRUCTION OF ANY SEWER SYSTEM OR SANITATION SYSTEM.

3. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL MUNICIPAL CHIEF ENGINEER AND THE LOCAL HEALTH DEPARTMENT BEFORE CONSTRUCTION OF ANY SEWER SYSTEM OR SANITATION SYSTEM.

4. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL MUNICIPAL CHIEF ENGINEER AND THE LOCAL HEALTH DEPARTMENT BEFORE CONSTRUCTION OF ANY SEWER SYSTEM OR SANITATION SYSTEM.

5. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL MUNICIPAL CHIEF ENGINEER AND THE LOCAL HEALTH DEPARTMENT BEFORE CONSTRUCTION OF ANY SEWER SYSTEM OR SANITATION SYSTEM.

6. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL MUNICIPAL CHIEF ENGINEER AND THE LOCAL HEALTH DEPARTMENT BEFORE CONSTRUCTION OF ANY SEWER SYSTEM OR SANITATION SYSTEM.

7. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL MUNICIPAL CHIEF ENGINEER AND THE LOCAL HEALTH DEPARTMENT BEFORE CONSTRUCTION OF ANY SEWER SYSTEM OR SANITATION SYSTEM.

8. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL MUNICIPAL CHIEF ENGINEER AND THE LOCAL HEALTH DEPARTMENT BEFORE CONSTRUCTION OF ANY SEWER SYSTEM OR SANITATION SYSTEM.

9. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL MUNICIPAL CHIEF ENGINEER AND THE LOCAL HEALTH DEPARTMENT BEFORE CONSTRUCTION OF ANY SEWER SYSTEM OR SANITATION SYSTEM.

10. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL MUNICIPAL CHIEF ENGINEER AND THE LOCAL HEALTH DEPARTMENT BEFORE CONSTRUCTION OF ANY SEWER SYSTEM OR SANITATION SYSTEM.

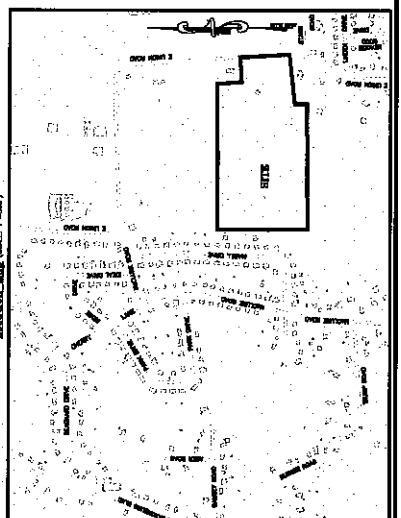
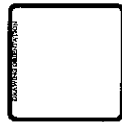




Table with 4 columns: No., Description, Date, and Remarks. The table is mostly empty.



PROJECT TITLE: Subdivision-Union Road Plan of Lots
PROJECT ADDRESS: 171 East Union Road, Cheswick, PA 15024
PROJECT ID: 15024-0002-0002-0000-00
PLANNING COMMISSION: WEST DEER TOWNSHIP, ALLEGANY CO., PA
PLANNING COMMISSION: PHARMACON CONSTRUCTION

PLANNING COMMISSION: WEST DEER TOWNSHIP, ALLEGANY CO., PA
PLANNING COMMISSION: PHARMACON CONSTRUCTION
PAGE NO: 2
TOTAL PAGES: 3

MUNICIPAL DECLARATIONS & RECORDS
Reviewed by the Planning Commission of the Township of West Deer, this _____ day of _____, 2018.

Secretary _____ Mark E. Schmidt, Chairman

The Board of Supervisors of the Township of West Deer does hereby find it appropriate to approve this plan for recording, the Township of West Deer agrees not to issue building permits until the Planning Module for Land Development has been approved in accordance with the requirements of the Pennsylvania Department of Environmental Protection.

Secretary _____ Sherry Halbach, Chairwoman

Date _____ Authorized Municipal Officer _____

Approved by the Board of Supervisors of the Township of West Deer, by resolution this _____ day of _____, 2018.

Signed and mailed as approved this _____ day of _____, 20____.

Secretary _____ Sherry Halbach, Chairwoman

A Highway occupancy permit is required pursuant to § 403 of the Act of June 1, 1945 (P.L. 1945, No. 425), known as the State Highway Law, before driveway access to a State Highway is permitted.

No portion of this property has been approved by the municipality or the Department of Environmental Protection for the installation of sewage disposal facilities. No sewage permit will be issued for the installation, construction, operation or maintenance of any sewage disposal facility until the municipality and the DEP have both approved sewage disposal permits for the property. The property is located in the Township of West Deer, Allegheny County, Pennsylvania, and is subject to the Pennsylvania Sewerage Facilities Act (Act No. 8 of 1962, P.S. § 7301.1 et seq.) and regulations promulgated thereunder. Prior to the installation of any sewage disposal facility, the applicant shall obtain a permit from the municipality, which is subject to the provisions and requirements of the Pennsylvania Sewerage Facilities Act to determine what sewage disposal facility is required and the procedures and requirements for obtaining appropriate permits or approvals.

Reviewed by the Allegheny County Department of Economic Development on this _____ day of _____, 2018.

Director _____

PROOF OF RECORDING
Recorded in the office of the Department of Real Estate of the County of Allegheny, Commonwealth of Pennsylvania, in File Book Volume _____ Page(s) _____
Given under my hand and seal this _____ day of _____, 20____.

Department of Real Estate _____

COUNCIL AGENDAS AND AGENDAS
The Board of Supervisors of the Township of West Deer hereby certifies that the Board of Supervisors of the Township of West Deer has reviewed the plan for the Township of West Deer, and has approved the plan for recording upon our seal, and that the Board of Supervisors of the Township of West Deer has approved the plan for recording upon our seal, and that the Board of Supervisors of the Township of West Deer has approved the plan for recording upon our seal, and that the Board of Supervisors of the Township of West Deer has approved the plan for recording upon our seal.

My commission expires the _____ day of _____, 20____.

Notary Public _____

ACKNOWLEDGMENT OF MORTGAGE
Before me, the undersigned Notary Public, in and for the Commonwealth of Pennsylvania and County of Allegheny, appeared _____, and _____, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Witness my hand and official seal this _____ day of _____, 20____.

My commission expires the _____ day of _____, 20____.

Notary Public _____

GENERATION OF TITLE AND NO MORTGAGE
I, _____, Notary Public, do hereby certify that the above instrument was recorded in the County of Allegheny, Pennsylvania, in the year _____, and that there is no mortgage, lien, or other encumbrance against the property.

Witness _____

SUBJECT'S CERTIFICATE
I, _____, do hereby certify that the above instrument was recorded in the County of Allegheny, Pennsylvania, in the year _____, and that there is no mortgage, lien, or other encumbrance against the property.

Date _____ Mark E. Schmidt (Seal) _____ Registration number _____

MUNICIPAL ENGINEER'S CERTIFICATE
I certify that this plan meets all engineering and design requirements of the applicable ordinances of the Township of West Deer, except as otherwise hereinafter provided by the appropriate officials of the Township.

Date _____ Name _____ Registration number _____



**Planning Commission
Meeting Report for August 22, 2019**

Project Name: **BRNARDIC-UNION ROAD PLAN OF LOTS SUBDIVISION**

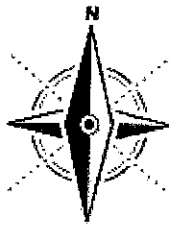
Property Location: 172 East Union Road
Zoned: R-3 (Suburban Residential District)

2-lot subdivision:

Lot 1 to measure 1.7224 acres
Parcel A to measure 23.6411 acres

Planning Commission voted to **RECOMMEND APPROVAL** of the Brnardic-Union Road Plan of Lots subject to meeting all of the following requirements from the Engineering Review letter dated July 9, 2019:

1. DEP Sewage Facilities Planning Module needs to be submitted.
2. Label for easement "A" needs to be corrected.
3. Notes 4 & 6 are duplicated.



SHOUP ENGINEERING
FOR OVER 50 YEARS

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

July 9, 2019

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

Re: Brnardic - Union Road Plan of Lots
Preliminary and Final Subdivision (plans dated May 23, 2019)

Dear Mr. Payne,

I have reviewed the above-referenced preliminary and final subdivision plan located in the R-3 Zoning District and the following comments should be considered.

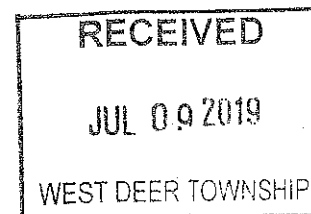
1. It appears that a DEP Sewage Facilities Planning Module packet will need to be submitted to the Township for review and approval.
2. The label for easement "A" on the Peric property refers to Note 8. It appears that this number for the note is incorrect.
3. Notes 4 and 6 on Drawing Sheet 1 are duplicates.

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

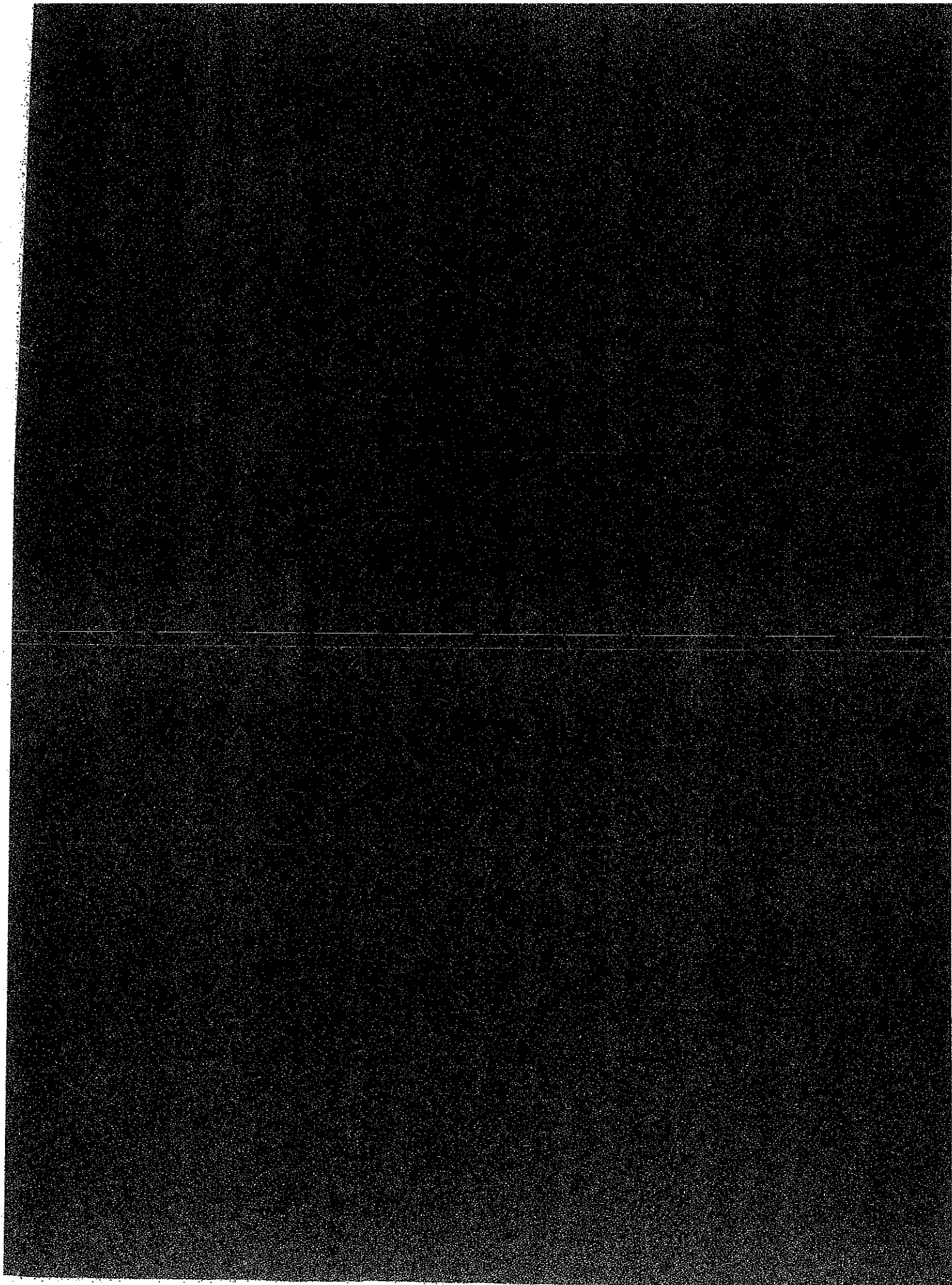
Sincerely,

SHOUP ENGINEERING, INC.

Scott A. Shoup, P.E.



cc: Daniel Mator, via email
Denise Teorsky, via email
Cathy Sopko, via email
Mark Schmidt, Hampton Technical Associates, via email



APPROVAL: DAVID MICHAEL PLAN OF LOTS

THE PLANNING COMMISSION ALSO APPROVED THE DAVID MICHAEL PLAN OF LOTS AT THEIR AUGUST 22, 2019 MEETING.

PROPERTY LOCATION: 33 MICHAEL ROAD
ZONING DISTRICT: R-3 SUBURBAN RESIDENTIAL

PROPOSING TO COMBINE TWO EXISTING PARCELS THEN SUBDIVIDE THE TOTAL ACREAGE INTO THREE LOTS. EACH LOT TO BE APPROXIMATELY 10 ACRES.

THE PLANNING COMMISSION VOTED TO RECOMMEND APPROVAL OF THE DAVID MICHAEL PLAN OF LOTS SUBJECT TO THE FOLLOWING:

1. APPROVAL OF THE SEWAGE FACILITY PLANNING MODULE.
2. CHANGE LABEL ON DRAWING FOR 1-1/2 STORY HOUSE ON LOT 3 TO 1-1/2 STORY ACCESSORY BUILDING.

THE BOARD RECEIVED THE REVIEW LETTER FROM SHOUP ENGINEERING DATED SEPTEMBER 10, 2019 INDICATING HE FOUND THE COMMENTS CONTAINED IN HIS AUGUST 19, 2019 REVIEW LETTER AND THE CONDITIONS RECOMMENDED BY THE TOWNSHIP PLANNING COMMISSION INCLUDING THE PLANNING MODULE HAVE BEEN SATISFACTORILY ADDRESSED.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO APPROVE THE DAVID MICHAEL PLAN OF LOTS INCLUDING THE PLANNING MODULE AS PER THE RECOMMENDATION BY THE PLANNING COMMISSION.

	MOTION	SECOND	AYES	NAYES
MRS. JORDAN	___	___	___	___
MR. KARPUIZI	___	___	___	___
MR. MAUDHUIT	___	___	___	___
MRS. ROMIG	___	___	___	___
MR. VAEREWYCK	___	___	___	___
DR. DISANTI	___	___	___	___
MRS. HOLLIBAUGH	___	___	___	___

16



SHOUP ENGINEERING
FOR OVER 50 YEARS

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

September 10, 2019

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

Re: David Michael Plan of Lots
Preliminary and Final Subdivision (plan revised September 9, 2019)

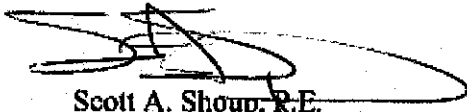
Dear Mr. Payne,

I have reviewed the above-referenced preliminary and final subdivision plan located in the R-3 Zoning District and have found the comments contained in my August 19, 2019 review letter and the conditions recommended by the Township Planning Commission have been satisfactorily addressed.

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

Sincerely,

SHOUP ENGINEERING, INC.



Scott A. Shoup, R.E.

cc: Daniel Mator, via email
Sam Happel, via email
Alpha Engineering, via email
Cathy Sopko, via email
Denise Teorsky, via email



**Planning Commission
Meeting Report for August 22, 2019**

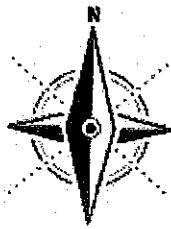
Project Name: **DAVID MICHAEL PLAN OF LOTS**

Property Location: 33 Michael Road
Zoned: R-3 (Suburban Residential District)

Proposing to combine two existing parcels then subdivide the total acreage into three lots.
Each lot to be approximately 10 acres.

Planning Commission voted to **RECOMMEND APPROVAL** of the David Michael Plan of Lots subject to the following:

1. Approval of the Sewage Facility Planning Module.
2. Change label on drawing for 1-1/2 story house on Lot 3 to 1-1/2 story accessory building.



SHOUP ENGINEERING
FOR OVER 50 YEARS

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

August 19, 2019

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

Via Email

Re: David Michael Plan of Lots
Preliminary and Final Subdivision (plan dated June, 2019)

Dear Mr. Payne,

I have reviewed the above-referenced preliminary and final subdivision plan located in the R-3 Zoning District and the following comments should be considered.

1. The recording information for the existing Allegheny Power easement on Lot 1R should be noted on the subdivision recording plan.
2. The Planning Commission should be aware that two existing homes will be situated on Lot 3.

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

Sincerely,

SHOUP ENGINEERING, INC.

Scott A. Shoup, P.E.

cc: Daniel Mator, via email
Sam Happel, via email
Alpha Engineering, via email

SUBJECT TO APPROVAL OF
SEWAGE FAC. P.M.

CHANGE LABEL ON 1 1/2 STORY
HOUSE TO 1 1/2 STY
ACC. BLDG.

RECEIVED
AUG 19 2019
WEST DEER TOWNSHIP

ALPHA ENGINEERING CO., INC.

CONSULTING ENGINEERS - REGISTERED SURVEYORS

2668 LEECHBURG ROAD • LOWER BURRELL, PA 15068

PHONE: (724) 339-2000 • FAX: (724) 339-8070

September 9, 2019

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

Re: David Michael Plan of Lots
Engineer's review

Dear Mr. Payne.

We have received review comments from Shoup Engineering, August 19, 2019. Following are responses to each item:

1. The recording information for the existing Allegheny Power easement on Lot 1R has been added to the plan, next to the easement label.
2. The 1-1/2 story block house on Lot 3 has been relabeled as a 1-1/2 story accessory building.

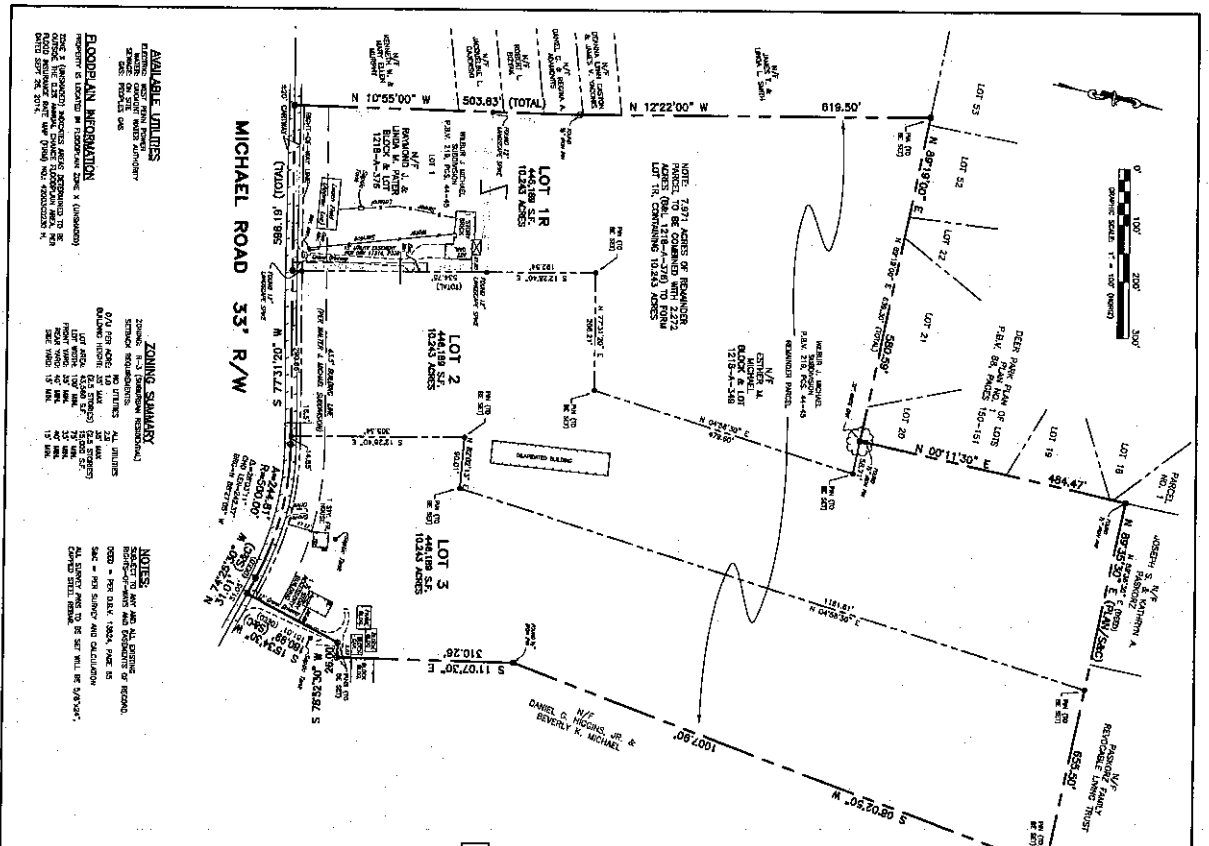
Attached are revised copies of the plan. Thank you for your consideration.

Sincerely,



Anthony J. Males, P.E.

Cc: David Michael
Scott Shoup, Shoup Engineering



AVAILABLE UTILITIES

WATER: 12" MAIN LINE UNDER DEER RUN

SEWER: 12" MAIN LINE UNDER DEER RUN

ELECTRICITY: 4" MAIN LINE UNDER DEER RUN

TELEPHONE: 4" MAIN LINE UNDER DEER RUN

STREET LIGHTS: 4" MAIN LINE UNDER DEER RUN

ZONING SUMMARY

ZONING: R-1 (Residential Single-Family)

PERMITTED: Single-Family Detached Dwelling

PROHIBITED: Multi-Family, Commercial, Industrial

NOTES

1. THIS PLAN IS SUBJECT TO ALL APPLICABLE ORDINANCES AND REGULATIONS OF THE TOWNSHIP OF WEST DEER, ALLEGHENY COUNTY, PENNSYLVANIA.

2. THE TOWNSHIP ENGINEERING DEPARTMENT HAS REVIEWED THIS PLAN AND APPROVES IT FOR RECORDATION.

3. THE TOWNSHIP ENGINEERING DEPARTMENT HAS REVIEWED THIS PLAN AND APPROVES IT FOR RECORDATION.

DO NOT FOLD PLAN TO BE RECORDED

ALL SIGNATURES MUST BE MADE WITH NAVY BLUE INK OR NAVY BLUE FELT TIP PEN

AREA SUMMARY

LOT	AREA (S.F.)	AREA (ACRES)
LOT 1	1,020.00	0.0233
LOT 2	4,418.81	0.1011
LOT 3	4,418.81	0.1011
TOTAL	9,857.62	0.2255

PROPOSED COMMONS:

LOT 1: 1,020.00 S.F. (0.0233 ACRES)

LOT 2: 4,418.81 S.F. (0.1011 ACRES)

LOT 3: 4,418.81 S.F. (0.1011 ACRES)

DATE: 9/1/19

BY: [Signature]

APPROVED BY: [Signature]

APPROVED BY: [Signature]

APPROVED BY: [Signature]

APPROVED BY: [Signature]

APPROVED BY: [Signature]

APPROVED BY: [Signature]

APPROVED BY: [Signature]

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APPROVED BY: [Signature]

DAVID MICHAEL PLAN OF LOTS

WEST DEER TOWNSHIP, ALLEGHENY COUNTY, PA

OWNER: DAVID MICHAEL, ESQUIRE, 1500 W. 10TH AVE., PITTSBURGH, PA 15204

OWNER: ESTHER M. MICHAEL, ESQUIRE, 1500 W. 10TH AVE., PITTSBURGH, PA 15204

OWNER: RAYMOND J. & LINDA M. FENTER, 1500 W. 10TH AVE., PITTSBURGH, PA 15204

OWNER: [Name], [Address], [City], [State], [Zip]

OWNER: [Name], [Address], [City], [State], [Zip]

OWNER: [Name], [Address], [City], [State], [Zip]

OWNER: [Name], [Address], [City], [State], [Zip]

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OWNER: [Name], [Address], [City], [State], [Zip]

VICINITY MAP

Scale: 1" = 250'

Location: [Map showing site location in West Deer Township]

Site: [Map showing site location in West Deer Township]

Site: [Map showing site location in West Deer Township]

Site: [Map showing site location in West Deer Township]

Site: [Map showing site location in West Deer Township]

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Site: [Map showing site location in West Deer Township]

COMMISSIONER'S CERTIFICATE

I, the undersigned, being the duly qualified and authorized officer of the Township of West Deer, Allegheny County, Pennsylvania, do hereby certify that the foregoing plan of lots is in accordance with the provisions of the Township Ordinance No. 10243, and that the same has been duly recorded in the Office of the Township Engineer.

WITNESSED my hand and the seal of the Township of West Deer, Allegheny County, Pennsylvania, this 1st day of September, 1919.

COMMISSIONER

[Signature]

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NOTICE TO RECORDERS

THIS PLAN IS SUBJECT TO ALL APPLICABLE ORDINANCES AND REGULATIONS OF THE TOWNSHIP OF WEST DEER, ALLEGHENY COUNTY, PENNSYLVANIA.

THE TOWNSHIP ENGINEERING DEPARTMENT HAS REVIEWED THIS PLAN AND APPROVES IT FOR RECORDATION.

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COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

TRANSMITTAL LETTER
FOR SEWAGE FACILITIES PLANNING MODULE

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

TO: Approving Agency (DEP or delegated local agency)

Date 7-30-19

Allegheny County Health Dept.
3901 Penn Avenue, Building 5
Pittsburgh, PA 15224-1318

Dear Sir/Madam:

Attached please find a completed sewage facilities planning module prepared by Anthony J. Males
Engineer for David Michael Plan of Lots
a subdivision, commercial, or industrial facility located in West Deer Township
Allegheny County.
(City, Borough, Township)

Check one

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

OR

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

Check Boxes

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

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

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

Daniel J. Mator, Jr.

Municipal Secretary (print)

Signature

Date

K. MUNICIPAL ACTION (See Section K of instructions)

The municipality must act within 60 days of receipt of a complete sewage facilities planning module package.

This planning module has been reviewed by the municipal governing body and has been found to be **ACCEPTABLE**. Approval of this planning module does not constitute individual onlot system permit approval.

This planning module is **NOT ACCEPTABLE** because:

Check appropriate reason(s)

- The subdivision does not comply with municipal zoning ordinances.
- The subdivision does not comply with municipal subdivision and land development ordinances.
- The subdivision is not suitable for the use of individual onlot subsurface absorption areas.
- The subdivision does not meet the requirements for use of this module or other provisions of Chapter 71 (Administration of Sewage Facilities Planning Program).
- Other (Explain) _____

The proposed development has been identified in Section G and/or Section H as having marginal conditions or other concerns for the long-term use of onlot sewage systems. The municipality has selected the following method of providing long-term sewage disposal to this subdivision: (Check one)

- Provision of a sewage management program meeting the minimum requirements of Chapter 71, Section 71.73
- Replacement area testing
- Scheduled replacement with sewerage facilities
- Reduction of the density of onlot systems

The justification required in Section J of the instructions is attached.

A waiver of the planning requirements for the residual tract of this subdivision has been requested.

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

Daniel J. Mator, Jr.

Chairperson/Secretary of Governing Body

Signature

Date

WEST DEER TOWNSHIP

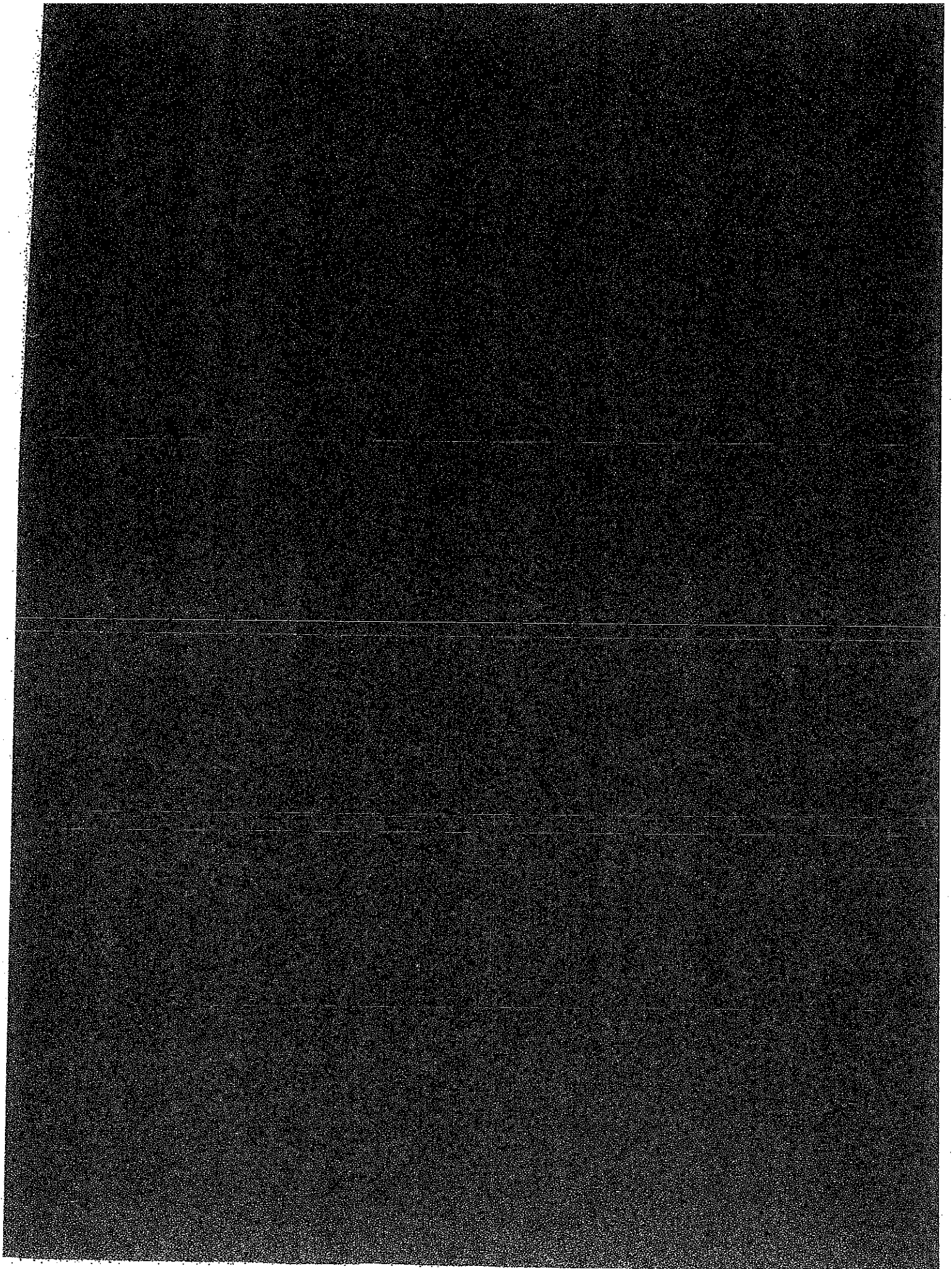
Municipality Name

109 EAST UNION ROAD, CHESWICK PA

Address

15024

(Area Code) Telephone No. (724) 265-3680



AUTHORIZATION: SALE OF PUBLIC WORKS TRUCK

THE TOWNSHIP ADVERTISED FOR THE SALE OF THE 2011 FORD F550 SUPER DUTY FIVE-TON DUMP TRUCK, AUTOMATIC TRANSMISSION 6.7L POWER STROKE ENGINE WITH TAILGATE SALT SPREADER & ANGLE PLOW WITH CARBIDE BLADES. COLOR: RED. INSPECTION: APRIL/2020, MILEAGE: APPROX: 64,000 – AS-IS CONDITION.

SEALED BIDS WERE RECEIVED AND OPENED ON THURSDAY, SEPTEMBER 12, 2019 AT 1:30 PM.

THE FOLLOWING SEVEN BIDS WERE RECEIVED:

- 1) ROBERT COLOSIMO/D.A.R.O.C.O., INC.....\$25,075.00
- 2) MIKE VENEZIANO/MAXWELL TRUCK & EQUIPMENT...\$21,105.00
- 3) TED GALL.....\$16,500.00
- 4) TRACY ADAMIK/A&H DEVELOPMENT.....\$15,860.00
- 5) CORRADO FARMS.....\$15,250.00
- 6) JOHN HOLLIBAUGH/HOLLIBAUGH LANDSCAPE.....\$14,853.00
- 7) MARK GAUDINO.....\$ 5,209.00

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO AUTHORIZE THE SALE OF THE 2011 FORD F550 PUBLIC WORKS DUMP TRUCK TO ROBERT COLOSIMO/D.A.R.O.C.O., INC., IN THE AMOUNT OF \$25,075.00 AS-IS CONDITION.

	MOTION	SECOND	AYES	NAYES
MR. KARPUZI	___	___	___	___
MR. MAUDHUIT	___	___	___	___
MRS. ROMIG	___	___	___	___
MR. VAEREWYCK	___	___	___	___
DR. DISANTI	___	___	___	___
MRS. JORDAN	___	___	___	___
MRS. HOLLIBAUGH	___	___	___	___

17

AUTHORIZATION: SET PUBLIC HEARING (ZONING MAP CORRECTIONS)

AT THE AUGUST MEETING, THE BOARD AUTHORIZED THE ADVERTISEMENT OF ORDINANCE NO. 432 IN REGARD TO FIVE PARCELS THAT WERE INCORRECTLY SHADED AND NEED TO BE CORRECTED ON THE OFFICIAL TOWNSHIP ZONING MAP.

THE ZONING MAP CORRECTIONS HAVE BEEN FORWARDED TO THE WEST DEER PLANNING COMMISSION & THE ALLEGHENY COUNTY ECONOMIC DEVELOPMENT (ON AUGUST 9, 2019) FOR THEIR COMMENTS AND REVIEW.

IN ACCORDANCE WITH THE PA MUNICIPAL PLANNING CODE, THE COMMENTS BY THE COUNTY ECONOMIC DEVELOPMENT SHALL BE MADE TO THE TOWNSHIP WITHIN 45 DAYS.

AT THIS TIME, THE SUPERVISORS WILL NEED TO SET A DATE & TIME FOR THE PUBLIC HEARING.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO SET THE PUBLIC HEARING FOR: **Wednesday, October 16, 2019 AT 6:00 P.M.**

	MOTION	SECOND	AYES	NAYES
MR. MAUDHUIT	___	___	___	___
MRS. ROMIG	___	___	___	___
MR. VAEREWYCK	___	___	___	___
DR. DISANTI	___	___	___	___
MRS. JORDAN	___	___	___	___
MR. KARPUZI	___	___	___	___
MRS. HOLLIBAUGH	___	___	___	___

18

AUTHORIZATION: C2P2 NIKE PARK DEVELOPMENT – RESTROOMS RENOVATION PROJECT ADVERTISEMENT

A BUDGETED AND APPROVED PART OF THE CURRENT PHASE OF THE 2015 PARK MASTER PLAN IS THE NIKE SITE RESTROOMS.

SEALED BIDS WILL BE RECEIVED FOR THE FOLLOWING:
(ADVERTISEMENT ATTACHED)

NIKE PARK DEVELOPMENT – RESTROOMS RENOVATION PROJECT
(DCNR-BRC-PRD-24-248)

WORK WILL CONSIST OF PARTIAL DEMOLITION AND RENOVATIONS OF EXISTING RESTROOMS INCLUDING BUT NOT LIMITED TO REPLACEMENT OF PARTITIONS, WALL MATERIALS, DOOR AND FRAME, WATER CLOSETS AND MISCELLANEOUS FIXTURES AND OTHER ANCILLARY WORK.

MR. SHOUP.....

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO AUTHORIZE THE ADVERTISEMENT TO RECEIVE SEALED BIDS FOR THE RESTROOMS RENOVATION PROJECT AT THE NIKE PARK WITH THE CONDITION – UPON DCNR APPROVAL.

	MOTION	SECOND	AYES	NAYES
MRS. ROMIG	___	___	___	___
MR. VAEREWYCK	___	___	___	___
DR. DISANTI	___	___	___	___
MRS. JORDAN	___	___	___	___
MR. KARPUZI	___	___	___	___
MR. MAUDHUIT	___	___	___	___
MRS. HOLLIBAUGH	___	___	___	___

19

REQUEST FOR BIDS

SEALED BIDS will be received by West Deer Township, Allegheny County, 109 East Union Road, Cheswick, Pennsylvania, 15024, until 1:30 p.m. on Friday, October 11, 2019, at which time they will be opened and read aloud. Bids may be considered and awarded at a meeting held by West Deer Township Supervisors on Wednesday, October 16, 2019, at 6:30 p.m. for the following:

Nike Park Development - Restrooms Renovation Project (DCNR-BRC-PRD-24-248)

Work will consist of partial demolition and renovations of existing restrooms including but not limited to replacement of partitions, wall materials, door and frame, water closets and miscellaneous fixtures and other ancillary work.

Proposals and Bid Documents can be obtained from Shoup Engineering Inc. (724-869-9560) from 8:00 a.m. to 5:00 p.m. weekdays, located at 329 Summerfield Drive, Baden, Economy Borough, Pennsylvania 15005 for a non-refundable fee of \$75.00, payable to Shoup Engineering prior to distribution. Call ahead to ensure the documents are ready.

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

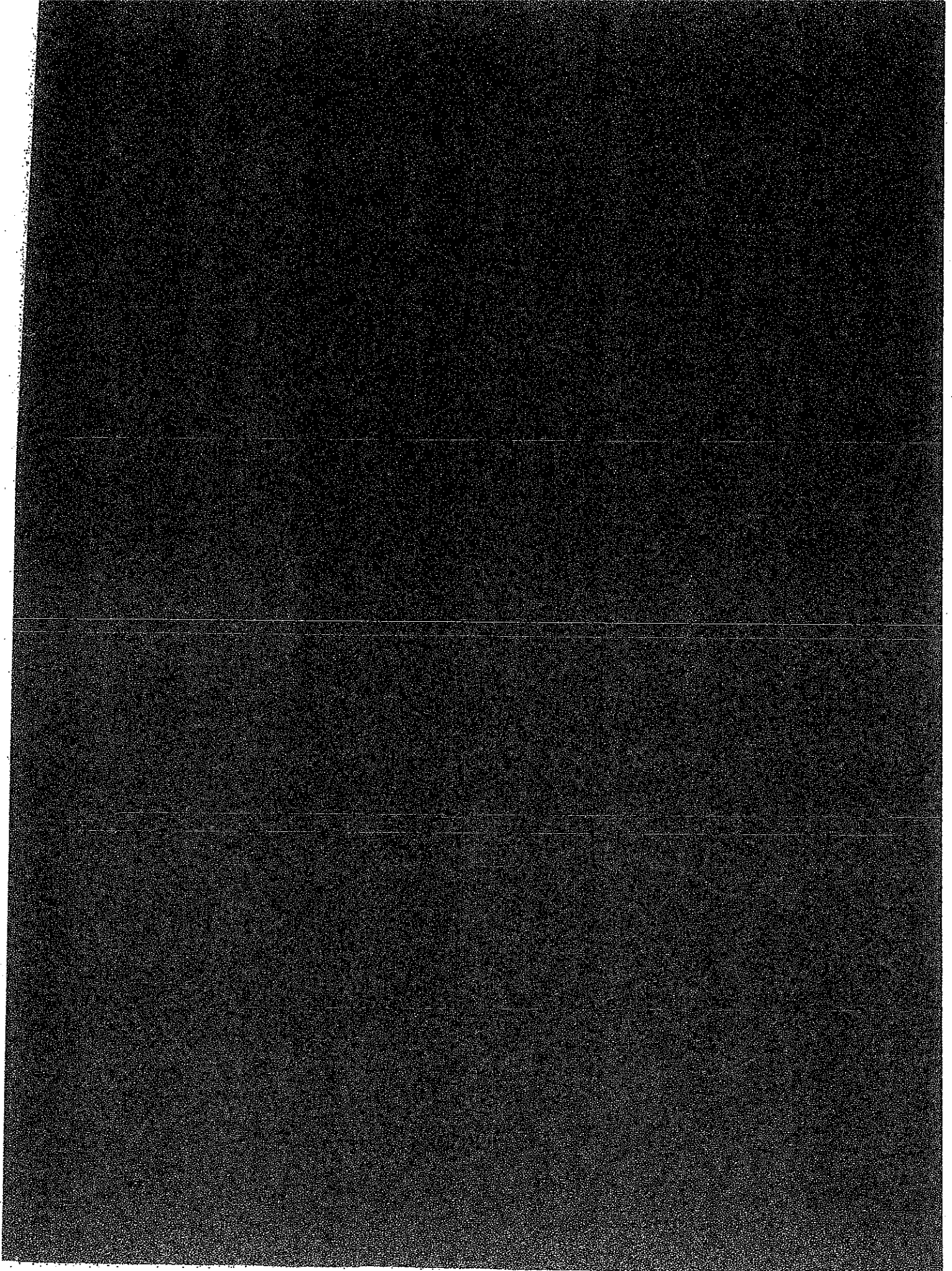
Pennsylvania Prevailing minimum wage rates will apply.

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

A Performance Bond and a Payment Bond in the amount of 100% of the bid amount, and an 18-month Maintenance Bond in the amount of 10% of the contract amount will be required.

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

Daniel Mator, West Deer Township



COMMITTEE REPORTS

EMS COMMITTEE

Chairman – Mr. Vaerewyck

ENGINEERING & PUBLIC WORKS COMMITTEE

Chairwoman – Mrs. Romig

FINANCIAL, LEGAL & HUMAN RESOURCES COMMITTEE

Chairman – Dr. DiSanti

PARKS AND RECREATION COMMITTEE

Chairwoman – Mrs. Jordan

ZONING, PLANNING, & CODE COMMITTEE

Chairman – Mr. Karpuzi

NORTH HILLS COG REPORT

Mr. Karpuzi

20

OLD BUSINESS

NEW BUSINESS

**SET AGENDA / Regular Business Meeting
October 16, 2019**

6:00 p.m. – Public Hearing: Zoning Map Corrections

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. Tax Refunds
9. Police Chief's Report
10. Public Works Foreman's Report
11. Engineer's Report
12. Building Inspector/Code Enforcement Officer's Report
13. Report from the Parks & Recreation Board
14. Authorization: Hiring of Part-time Police Officer
15. Authorization: Advertisement of Budget & Budget Workshops
16. Award: Nike Park Development – Restrooms Renovation Project
17. Committee Reports
18. Old Business
19. New Business
20. Set Agenda/November 20, 2019
21. Comments from the Public
22. Adjournment

23

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.

24

ADJOURNMENT

I MOVE TO ADJOURN AT _____ P.M.

MOTION SECOND AYES NAYES

DR. DISANTI	—	—	—	—
MRS. JORDAN	—	—	—	—
MR. KARPUZI	—	—	—	—
MR. MAUDHUIT	—	—	—	—
MRS. ROMIG	—	—	—	—
MR. VAEREWYCK	—	—	—	—
MRS. HOLLIBAUGH	—	—	—	—

25