

**WEST DEER  
TOWNSHIP  
SUPERVISORS  
MEETING**



**December 18, 2019**

**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  
December 18, 2019

6:30 pm: Regular Business Meeting

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Registered Comments from the Public
5. Comments from the Public
6. 2020 Final Budget
  - Adoption: Resolution No. 2019-7 (2020 Budget)
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. Adoption: Resolution No. 2019-8 (Approval of the Firefighter Rosters)
15. Adoption: Resolution No. 2019-9 (5210 Middle Road Lateral Extension Project DCDBA)
16. Approval: Time Extension Request (McIntyre Heights PRD Application/Set Hearing)
17. Authorization: Hiring of Part-time Police Officer(s)
18. Committee Reports
19. Old Business
20. New Business
21. Set Agenda/Reorganization Meeting/Monday, January 6, 2019 at 8:00 p.m.
22. Comments from the Public
23. Adjournment

**1 Call to Order**

**2 Pledge of Allegiance**

**3 Roll Call - Mr. Mator . . .**

## REGISTERED COMMENTS FROM THE PUBLIC

- None

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**COMMENTS FROM THE PUBLIC**

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

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**2020 FINAL BUDGET**

THE REAL ESTATE TAX MILLAGE WILL REMAIN AT 2.99 MILS FOR THE 2020 TAX YEAR.

**GENERAL FUND BUDGET**

Revenues:       \$     6,480,213.51  
Expenditures:   \$     6,480,213.51

**STREET LIGHTING FUND BUDGET**

Revenues:       \$       91,324.00  
Expenditures    \$       83,500.00

**FIRE TAX FUND BUDGET**

Revenues:       \$     198,000.00  
Expenditures:   \$     198,000.00

**CAPITAL RESERVE FUND BUDGET**

Revenues:       \$       95,952.30  
Expenditures    \$        1,500.00

**LIQUID FUELS FUND BUDGET**

Revenues:       \$     440,495.21  
Expenditures    \$     440,000.00

**OPERATING RESERVE FUND BUDGET**

Revenues:       \$     303,000.00  
Expenditures:   \$     200,000.00

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**RESOLUTION NO. 2019-7**

**A RESOLUTION ADOPTING THE 2020 BUDGET OF THE TOWNSHIP  
OF WEST DEER, ALLEGHENY COUNTY, PENNSYLVANIA.**

(RESOLUTION ATTACHED)

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO ADOPT RESOLUTION NO. 2019-7 – THE 2020 BUDGET.

MOTION    SECOND    AYES    NAYES

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

**TOWNSHIP OF WEST DEER  
ALLEGHENY COUNTY, PENNSYLVANIA  
RESOLUTION NO. 2019-7**

**A RESOLUTION ADOPTING THE 2020 BUDGET OF THE TOWNSHIP  
OF WEST DEER, ALLEGHENY COUNTY, PENNSYLVANIA.**

**BE IT RESOLVED** by the Board of Supervisors of the Township of West Deer, County of Allegheny, Commonwealth of Pennsylvania, and in accordance with the authority granted by the Laws of the Commonwealth of Pennsylvania, being but not limited to the applicable provisions of the Second Class Township Code and the West Deer Township Home Rule Charter, and as follows.

**Section 1:** The Board of Supervisors of West Deer Township prepared a proposed budget for all funds for year 2020, gave public notice, made the proposed budget available for public inspection, and held a public hearing in accordance with the Second Class Township Code and Home Rule Charter of West Deer Township.

**Section 2:** That for the revenues and expenditures of the fiscal year 2020 the following amounts are hereby projected and appropriated from the fund equities, revenues, and other financing sources available for the year 2020 for the specific purposes set forth:

**GENERAL FUND BUDGET**

Revenues:	\$	6,480,213.51
Expenditures:	\$	6,480,213.51

**STREET LIGHTING FUND BUDGET**

Revenues:	\$	91,324.00
Expenditures	\$	83,500.00

**FIRE TAX FUND BUDGET**

Revenues:	\$	198,000.00
Expenditures:	\$	198,000.00

**CAPITAL RESERVE FUND BUDGET**

Revenues:	\$	95,952.30
Expenditures	\$	1,500.00

**LIQUID FUELS FUND BUDGET**

Revenues:	\$	440,495.21
Expenditures	\$	440,000.00

**OPERATING RESERVE FUND BUDGET**

Revenues:	\$	303,000.00
Expenditures:	\$	200,000.00



**Section 3:** The West Deer Township Board of Supervisors hereby adopts the final budget as heretofore proposed. The Real Estate Tax millage will remain at 2.99 mils for the year 2020.

**Section 4:** This budget may be amended from time to time by the Board of Supervisors in accordance with the provisions of the Second Class Township Code and the West Deer Township Home Rule Charter. All budget amendments shall be adopted by resolution by the Board of Supervisors.

**ADOPTED** this 18 day of December, 2019 by the Board of Supervisors of the Township of West Deer.

ATTEST:

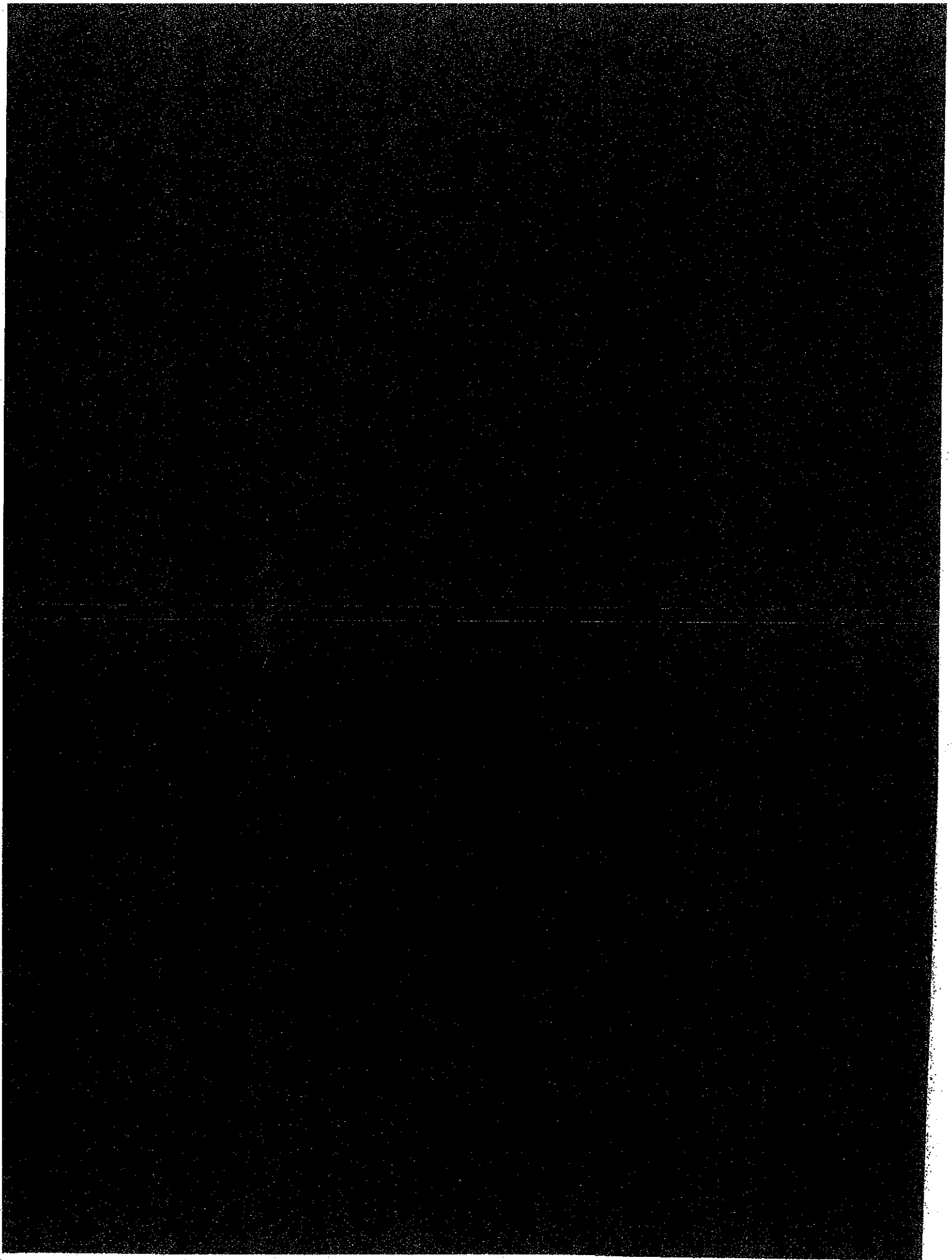
TOWNSHIP OF WEST DEER

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Daniel J. Mator, Jr.  
Township Manager

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Shirley Hollibaugh, Chairwoman  
Board of Supervisors



**ACCEPT MINUTES**

ATTACHED ARE THE MINUTES OF THE NOVEMBER 20, 2019 MEETING.

WHAT ACTION DOES THE BOARD WISH TO TAKE?

I MOVE TO ACCEPT THE MINUTES OF THE NOVEMBER 20, 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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West Deer Township  
Board of Supervisors  
20 November 2019  
6:00 p.m.

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

**6:00 p.m. – PUBLIC HEARING – PROPOSED ZONING MAP CORRECTIONS**

Chairwoman Hollibaugh opened the meeting.

PLEDGE OF ALLEGIANCE

Roll Call taken by Mr. Mator – Quorum present.

Mrs. Hollibaugh stated that the public hearing was advertised, property owners were notified via mail, neighboring property owners were notified via mail, and the properties were posted.

The Court Stenographer was present and swore-in all individuals who planned on speaking at the hearing.

ORDINANCE NO. 432

AN ORDINANCE OF THE TOWNSHIP OF WEST DEER, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, CORRECTING THE OFFICIAL ZONING MAP OF WEST DEER TOWNSHIP AND REZONING PORTIONS OF FOUR PARCELS OF REAL PROPERTY LOCATED WITHIN THE TOWNSHIP.

Ordinance No. 432 will rezone certain portions of the following four parcels of real property that were incorrectly zoned and correct the Official Zoning Map of West Deer Township.

Ordinance No. 432 will amend Ordinance No. 394 (“Zoning Ordinance of West Deer Township”).

- 1) Property owned by TOA Rose Ridge, L.P. / Costantini, Lot & Block number 1216-E-281, located at 4769 Gibsonia Road, Allison Park 15101, totaling 164.5820 acres:
  - a. The parcel of real property is currently zoned *both* R-1 Rural Residential District and R-2 Semi-Suburban Residential District.
  - b. The entire parcel of real property should be zoned R-2 Semi-Suburban Residential District.
  - c. The portion of the parcel of real property currently identified as being zoned R-1 Rural Residential District will be correctly zoned as R-2 Semi-Suburban Residential District.
  
- 2) Property owned by Kress Development Corp., Lot & Block number 2009-K-100, located on Bakerstown Culmerville Road, Gibsonia, PA 15044, totaling 38.1500 acres:
  - a. The parcel of real property is currently zone *both* R-2 Semi-Suburban Residential District and R-Rural Estate District.
  - b. The entire parcel of real property should be zoned R-2 Semi-Suburban Residential District.
  - c. The portion of the parcel of property currently identified as being zoned R-Rural Estate District will be correctly zoned as R-2 Semi-Suburban Residential District.

- 3) Property owned by Daniel B. Pierce Property Group, LLC, Lot & Block number 1215-R-148, located at 4802 Gibsonia Road, Allison Park, PA 15101, totaling 10.7126 acres:
  - a. The parcel of real property is currently zoned *both* R-2 Semi-Suburban Residential District and SU Special Use District.
  - b. The entire parcel of real property should be zoned SU Special Use District.
  - c. The portion of the parcel of real property currently identified as being zoned R-2 Semi-Suburban Residential District will be correctly zoned as SU Special Use District.
  
- 4) Property owned by Andretta Kobik, Lot & Block number 2196-K-267, located at 4989 Bakerstown Culmerville Road, Tarentum, PA 15084, totaling 22.9200 acres:
  - a. The parcel of property is currently zoned *both* R-Rural Estate District and R-2 Semi Suburban Residential District.
  - b. The entire parcel of property should be zoned R-2 Semi Suburban Residential District.
  - c. The portion of the parcel of property currently identified as being zoned R-Rural Estate District will be correctly zoned as R-2 Semi Suburban Residential District.

The West Deer Township Planning Commission reviewed the Zoning Map corrections at their 22 August 2019 meeting and unanimously recommended approval of Items 1 through 4.

The Allegheny County Department of Economic Development was sent a copy of the Zone Change corrections for their review and had 45 days to review. The Board received two review letters dated 19 September 2019.

#### PUBLIC COMMENTS:

- Mr. John Loser, 4232 Bakerstown-Culmerville Road
  - Mr. Loser had concerns regarding any future developments on or near the Kress Development property; specifically water retention and flooding issues.

Mr. Vaerewyck commented on the Rural Estate areas, and said he felt they were zoned that way for a reason. He stated he felt it makes it easier for developers to develop the area, and that he therefore strongly objected to the corrections to the maps. Mr. Vaerewyck then questioned how the map corrections came about.

Mr. Payne pointed out the Planning Commission unanimously agreed on the corrections to the map, and Mr. Happel commented that this was a split zoning issue.

Mr. Daniel Gramc, attorney for TOA Rose Ridge, LP, was present and informed those in attendance that TOA Rose Ridge inquired about the split zoning at the Rose Ridge Golf Course because the current split of R2 and the R1 created two very different types of developments they could make. He indicated they wanted to have consistent development throughout the property, so they approached the Township for clarification, and it precipitated the Township reviewing the Zoning Map for all properties that share the same problem.

Mr. Vaerewyck indicated he was happy to hear the reasoning behind the review.

Mr. Happel asked if there were any further comments. There were none.

MOTION BY Supervisor Jordan and SECONDED BY Supervisor Karpuzi to adopt Ordinance No. 432 approving the corrections and rezoning of the four parcels of property as identified that will be incorporated into the Official Zoning Map of West Deer Township. Motion carried unanimously 7-0.

#### **ADJOURNMENT: PUBLIC HEARING**

MOTION BY Supervisor Karpuzi and SECONDED BY Supervisor DiSanti to adjourn the public hearing at 6:35 p.m. Motion carried unanimously 7-0. Public Hearing adjourned.

## **OPEN REGULAR BUSINESS MEETING**

Chairwoman Hollibaugh opened and welcomed everyone to the meeting.

PLEDGE OF ALLEGIANCE

Roll Call taken by Mr. Mator -- Quorum present.

## **REGISTERED COMMENTS FROM THE PUBLIC**

- None

## **COMMENTS FROM THE PUBLIC**

- Mr. Adam Fusan, 1914 Saxonburg Boulevard
  - Mr. Fusan commented on the streetlight at McKrell Road and Saxonburg Boulevard, and again requested that it be taken down, as he felt it was too bright and was invading his privacy.
  - As this issue had been ongoing, Mr. Mator stated that he performed additional research on the matter. He informed the Board that he found: Duquesne Light is still working through determining the efficacy of a shield to deflect light away from Mr. Fusan's property; Duquesne Light stated they had no record of a streetlight being there in the past, nor did they have record of the Township being charged for a light in that location; and that the Chief was not able to provide any accident reports for that intersection. Mr. Mator therefore advised the Board that if they chose to keep a light in that location, they would have to base their decision upon the Chief's recommendation that a light was necessary at that location for safety reasons, and not history of a light being at that location or an accident history.
  - Dr. DiSanti stated that he knew a light existed there, and recommended Mr. Mator contact the former Township Manager, Shelia Hanlon to verify that a light was there in the past. Mr. Mator stated that he had heard that from three different people, but that he was simply providing the Board with the verifiable facts of his investigation. He again reiterated that the Board would need to base its decision upon whether or not they chose to follow the Chief's recommendation.
  - There was additional discussion, and it was decided to wait to make a decision until Duquesne Light advised the Township in regard to the efficacy of installing a shield to help mitigate the light.
- Mr. David Michael, 33 Michael Road
  - Mr. Michael questioned his subdivision plan on the usage of the one lot for sewage. Mr. Payne was directed to check into the issue.

## **ACCEPT MINUTES**

MOTION BY Supervisor Jordan and SECONDED BY Supervisor Karpuzi to accept the minutes of the 16 October 2019 meeting as presented. Motion carried unanimously 7-0.

## **MONTHLY FINANCIAL REPORT**

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

**TOWNSHIP OF WEST DEER**  
**FINANCE OFFICER'S REPORT**  
**31 October 2019**

**I - GENERAL FUND:**

	<u>October</u>	<u>YTD</u>	<u>% of Budget</u>
Revenues	234,566.28	5,615,176.54	88.03%
Expenditures	403,156.77	5,161,411.62	80.91%
<b>Cash and Cash Equivalents:</b>			
Sweep Account		692,452.83	
			<b>692,452.83</b>

**II - SPECIAL REVENUE FUNDS**

**Cash and Cash Equivalents:**

**Street Light Fund:**

Sweep Account - Restricted 38,635.81

**Fire Tax Fund:**

Sweep Account - Restricted 33,680.00

**State/Liquid Fuels Fund:**

Sweep Account - Restricted 110,370.31

**182,686.12**

**Investments:**

**Operating Reserve Fund:**

Sweep Account - Reserved 196,328.39

**Capital Reserve Fund:**

Sweep Account - Reserved 1,359,477.12

**1,555,805.51**

**III - CAPITAL PROJECT FUNDS:**

**Cash and Cash Equivalents:**

0.00

**0.00**

**TOTAL CASH BALANCE 10/31/19**

**2,430,944.46**

**Interest Earned October 2019**

14,527.01

	<u>10/1/2019</u> <u>Debt Balance</u>	<u>October</u> <u>Principal</u> <u>Payment</u>	<u>10/31/2019</u> <u>Debt Balance</u>
<b>Mars National - VFC #3</b>	\$173,098.00	\$2,607.94	\$171,073.76
<b>NexTier Bank VFC #2</b>	\$428,143.37	\$2,680.96	\$426,799.54

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

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

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

**LIST OF BILLS**

Air-Vac Inc.....	3400.00
Amerikohl Aggregates Inc. ....	1617.73
Amerikohl Transport Inc.....	980.40
Axon Enterprises, Inc.....	1296.00
Bearcom .....	194.97
Best Wholesale Tire Co, Inc.....	378.35
Culverts, Inc .....	3760.00
Hei-Way, LLC.....	1739.58
Jordan Tax Service, Inc. ....	5583.73
Kress Tire .....	576.00
Markl Supply.....	2291.15
Office Depot.....	775.26
Roadsafe Traffic Systems.....	50.00
Shoup Engineering Inc .....	2645.00
Stephenson Equipment, Inc.....	8663.16
Toshiba Financial Services.....	489.87
Tristani Brothers, Inc.....	605.72
Wine Concrete Products, Inc.....	2700.00

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

**POLICE CHIEF'S REPORT**

Chief Jon Lape was present and provided a summary report on the Police Department for the month of October 2019. A copy of the report is on file at the Township. Questions and comments followed.

**PUBLIC WORKS FOREMAN'S REPORT**

Mr. John Yourish was present and provided a summary report on the Public Works Department for the months of October/November 2019. A copy of the report is on file at the Township. Questions and comments followed.

**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
  - Main Parking Lot Landscaping
    - Mr. Shoup reported Hollibaugh Landscaping has completed all work on this project.
  - Overflow and Pavilion/Playground Parking Lot
    - Mr. Shoup reported Holbein, Inc., has installed the parking lots.
  - Playground
    - Mr. Shoup reported Play and Park Structures has completed work on the playground.
  - Bleachers
    - Mr. Shoup reported Play and Park Structures has completed this work.
  - Pavilions



- Mr. Shoup reported Jeffrey Associates was in contact with him, and they will be starting work on the two pavilions in the near future. He stated that locations were explored, and are being finalized. Once this is done, Jeffrey Associates will begin work.
- Restroom/Dumpster Enclosure
  - Mr. Shoup informed the Board that bids were received, and that the award was on the agenda for the Board to vote on later in the meeting.

Development/Subdivision Reviews

- None

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

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

**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.

**ACCEPTANCE: REVISED 2020 MINIMUM MUNICIPAL OBLIGATIONS (MMOS)**

The Board received revised copies of the 2020 Minimum Municipal Obligation Reports for the Police and Municipal Employee Pension Plans as submitted by the Township Actuary. As per the State Law, the Board simply has to acknowledge receipt of the reports.

MOTION BY Supervisor DiSanti and SECONDED BY Supervisor Karpuzi to acknowledge receipt of the Revised 2020 Minimum Municipal Obligations for the Police and Municipal Employee Pension Plans. Motion carried unanimously 7-0.

**ACCEPTANCE: RESIGNATION OF PART-TIME POLICE OFFICER**

The Board is in receipt of two resignation letters from part-time Police Officer Bryan Borghi, effective 16 October 2019 and Officer Brandon Kozar effective 29 October 2019. Motion carried unanimously 7-0.

MOTION BY Supervisor Jordan and SECONDED BY Supervisor DiSanti to accept the resignations of part-time Police Officers Bryan Borghi and Brandon Kozar, and wish them both the best of luck.

**ADOPTION: RESOLUTION NO. 2019-6 STATE HOUSE BILL**

At its last meeting, it was requested of the Board to extend support for a State Citizens Commission for Legislative and Congressional Redistricting. After discussion, the Board agreed to place a resolution on the agenda for a vote this month.

TOWNSHIP OF WEST DEER  
ALLEGHENY COUNTY, PENNSYLVANIA  
RESOLUTION NO. 2019-6

A RESOLUTION IN SUPPORT OF A CITIZENS COMMISSION FOR LEGISLATIVE  
AND CONGRESSIONAL REDISTRICTING

MOTION BY Supervisor DiSanti and SECONDED BY Supervisor Karpuzi to adopt Resolution No. 2019-6, supporting a Citizens Commission for Legislative and Congressional Redistricting. Motion carried unanimously 7-0.

**APPOINTMENT: ADMINISTRATIVE SECRETARY**

With Cathy Sopko retiring 29 February 2020, the Township advertised and interviewed applicants to fill her position of Administrative Secretary. Township Manager Daniel Mator is recommending the hiring of Jodi French.

Mrs. French was present and indicated she was looking forward to working at the Township.

MOTION BY Supervisor Jordan and SECONDED BY Supervisor Karpuzi to hire Jodi French as a full-time employee of West Deer Township, and appoint her the Administrative Secretary effective 1 January 2020, contingent upon a successful drug screening. Motion carried unanimously 7-0.

**APPOINTMENT: PUBLIC WORKS LABORER:**

With John Yourish retiring 31 January 2020, the Township advertised and interviewed applicants to fill the position of Public Works Laborer. Incoming Public Works Foreman Kevin Olar and Township Manager Daniel Mator are recommending the hiring of Zachary Raynovich.

MOTION BY Supervisor Jordan and SECONDED BY Supervisor DiSanti to hire Zachary P. Raynovich as a full-time employee of West Deer Township, and appoint him as Public Works Laborer effective 1 January 2020, contingent upon successful drug and physical screenings. Motion carried unanimously 7-0.

Mr. Raynovich was present and thanked the Board and indicated he is looking forward in working with the Township.

**APPROVAL: EICH SUBDIVISION PLAN**

The Planning Commission approved the Eich 2-Lot Subdivision Plan at their 24 October 2019 meeting.

Property Location: 85 Shepard Road  
 Lot & Block Number: 1834-L-284  
 Zoning District: R-Rural Estate Zoning District

Subdividing total acreage of 47.776 into the following:

- Lot A = 44.133 acres
- Lot A1= 3.643 acres

Lot A1 will have on-lot sewage and public water. Lot created for a residential single-family dwelling.

The Planning Commission recommended approval of the Eich Subdivision Plan and the review letter from Shoup Engineering dated October 10, 2019 was submitted with no comments concerning the plan.

MOTION BY Supervisor Jordan and SECONDED BY Supervisor DiSanti to approve the Eich Subdivision Plan as per the recommendation by the Planning Commission. Motion carried unanimously 7-0.

**AUTHORIZATION: HIRING OF PART-TIME POLICE OFFICER**

The Board received a memorandum from Chief Lape recommending the hiring of Chad Bowman for the position of part-time police officer. A satisfactory background check was performed.

MOTION BY Supervisor DiSanti and SECONDED BY Supervisor Karpuzi to hire Chad Bowman as a part-time police officer of West Deer Township, contingent upon his completion of all the necessary steps in obtaining his certification from the PA Municipal Officers Training Commission. Motion carried unanimously 7-0.

Mr. Bowman was present and thanked the Board and provided a short history of his background.

**AUTHORIZATION: MEMORANDUM OF UNDERSTANDING (ZONING/PLANNING SECRETARY WAGE)**

Earlier in the year, the Board of Supervisors agreed to make the Zoning/Planning Secretary a full-time position and advertise it as such. As the position is listed as part time in the Labor Agreement – with a part-time wage – the Agreement needs amended to apply the full-time rate contained within the Agreement to the position.

The Board received the copy of the Memorandum of Understanding.

MOTION BY Supervisor Jordan and SECONDED BY Supervisor Karpuzi to authorize the Township Manager to sign the Memorandum of Understanding between the Township and the Teamsters Local No. 205 applying the Administrative Assistant base rate of \$23.07/hour to the new full-time Zoning/Planning Secretary position. Motion carried unanimously 7-0.

**AWARD: NIKE PARK DEVELOPMENT – RESTROOM REHABILITATION PROJECT CONTRACT**

Sealed bids were received on Friday, 15 November 2019 until 1:30 p.m. at the Township Building – at which time they were opened and read aloud.

Mr. Shoup commented on the following bids received and recommended Select Contracting, LLC.

BIDDERS:	TOTAL:
Select Contracting, LLC	\$36,520.00
U & S Construction	\$38,700.00

MOTION BY Supervisor Jordan and SECONDED BY Supervisor Karpuzi to award the contract to Select Contracting, LLC for the Restroom Rehabilitation Project at the Nike Park Development in the amount of \$ 36,520.00. Motion carried unanimously 7-0.

**DISCUSSION: VOLUNTEER FIRE COMPANIES:**

Present:

Josh Wiegand, Fire Chief of West Deer No. 3  
 Adam Williams, Fire Chief of West Deer No. 2  
 Luke Raynovich, Fire Chief of West Deer No. 1  
 Marissa Bailey, President, West Deer No. 2  
 Chris Reiher, Assistant Chief, West Deer No. 1  
 Bill Humes, West Deer EMS

The Board received a list of discussion points from the Fire Companies and EMS as requested by the Board of Supervisors.

The following is the list of discussion points:

1. Tax relief (property and/or income for volunteers (business members vs. firefighters) -State, County and Township (including fire tax).
2. Assistance with recruiting and retention activities (incentives as well as advertising).
3. Grant support through the municipality for grants that we cannot apply for on our own (building repairs), use of the township engineer.
4. Agreed upon standards for fire, EMS, and Rescue training as well as monetary incentives to obtain these certifications.
5. Investigating replacement value vehicle insurance.
6. Training facility in the township.
7. Township fuel system upgrade specifically with a key for each vehicle.
8. Assistance with strategic planning for public safety as a whole.
9. Input on building codes and regulations for new construction.
10. Funding/Income – Fundraising, fire tax, Foreign Fire Relief, billing.
11. Establish a partnership with the school district for recruiting, community service training.
12. Health Insurance / worker compensation insurance / AD&D / Life Insurance.
13. Risk reduction effort / fire prevention.
14. Ensure through inspection/reporting that Fire systems within the township are maintained to recommended maintenance schedules.
15. Create code for commercial structures and/or high hazard buildings to provide key boxes at the location for fire department use.
16. Investigate / issue citations to owners for excessive false alarms (fines to go to fire departments).
17. Establish a standard of services available and provided by Fire / EMS.
18. Emergency assistance provided by Public works and police. Training?
19. Junior Firefighter explorer program.
20. Governmental support of Fire / EMS, support for ongoing legislation.

Chief Wiegand commented that the biggest concern at the present is daylight manpower issues, followed by municipal support for grants that they cannot apply for on their own through the County or COG. Also discussed were various grants and grant support.

Discussion was held on various items in regard to the list of items provided.

Mrs. Jordan suggested that Mr. Mator respond briefly to the list indicating what can be done as to how difficult to implement each item could be so the Board can address the easy ones and work on the difficult ones.

Also agreed upon were that future meetings would include the chiefs and/or presidents of each company. If they are unable to attend, then the assistant chiefs will.

Chief Williams stated he would like to see the fire tax increased. He indicated their funds barely cover their costs, and pointed out all Fire Company No. 2 receives is the State grant monies.

Since Supervisor DiSanti's term will be up at the end of December, he thanked the Chiefs and all of the Fire personnel/EMS for their services and continued support in the Township.

### **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 – 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**

- Mr. Vaerewyck questioned Hunting and No Trespassing signs posted to trees. Mr. Payne indicated that it is in the Zoning Ordinance stating no signs can be hung on trees – will look into it.

**NEW BUSINESS**

- None

**SET AGENDA: REGULAR BUSINESS MEETING**

18 December 2019

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

6:30 p.m. – Regular Business Meeting

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Registered Comments from the Public
5. Comments from the Public
6. 2020 Final Budget
  - Adoption: Resolution (2020 Budget)
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. Adoption: Resolution (Approval of the Firefighter Rosters)
15. Adoption: Resolution (5210 Middle Road Lateral Extension Project DCDBA)
16. Authorization: Hiring of Part-time Police Officer(s)
17. Committee Reports
18. Old Business
19. New Business
20. Set Agenda / January 6, 2020 Reorganization Meeting
21. Comments from the Public
22. Adjournment

Supervisor DiSanti suggested the new Board of Supervisors list all of the Supervisors on the Township letterhead and not just the Chair and Vice Chair.

**COMMENTS FROM THE PUBLIC**

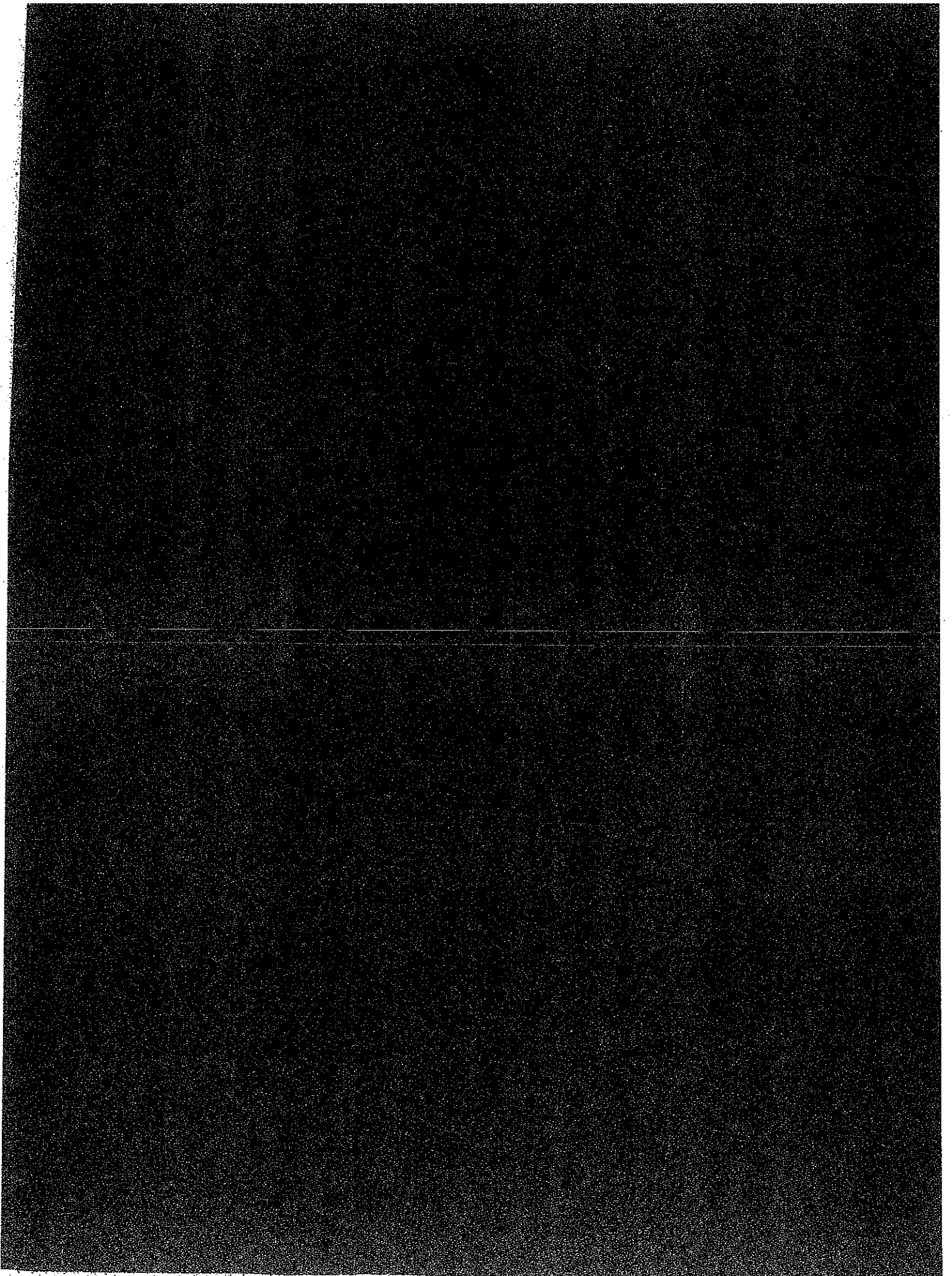
- None

**ADJOURNMENT**

MOTION BY Supervisor DiSanti and SECONDED BY Supervisor Karpuzi to adjourn the meeting at 8:15 p.m. Motion carried unanimously 7-0. Meeting adjourned.

\_\_\_\_\_  
Daniel J. Mator, Jr., Township Manager

**The 2020 Second Public Budget Workshop Meeting followed the Regular Meeting.**



**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**  
**November 30, 2019**

**I - GENERAL FUND:**

	<u>November</u>	<u>YTD</u>	<u>% of Budget</u>
Revenues	372,795.97	5,985,972.51	93.84%
Expenditures	437,643.23	5,599,055.20	87.77%

**Cash and Cash Equivalents:**

Sweep Account

626,882.62

626,882.62

**II - SPECIAL REVENUE FUNDS**

**Cash and Cash Equivalents:**

**Street Light Fund:**

Restricted

31,168.46

**Fire Tax Fund:**

Restricted

30,747.99

**State/Liquid Fuels Fund:**

Restricted

110,514.39

172,430.84

**Investments:**

**Operating Reserve Fund:**

Reserved

196,464.24

**Capital Reserve Fund:**

Reserved

1,359,484.51

1,555,948.75

**III - CAPITAL PROJECT FUNDS:**

**Cash and Cash Equivalents:**

0.00

0.00

**TOTAL CASH BALANCE 11/30/19**

2,355,262.21

**Interest Earned November 2019**

487.97

	<u>11/1/2019</u> <u>Debt Balance</u>		<u>November</u> <u>Principal</u> <u>Payment</u>	<u>11/30/2019</u> <u>Debt Balance</u>
Mars National - VFC #3	170,968.39	\$	2,607.94	168,757.80
NexTier Bank VFC #2	426,799.54	\$	2,680.96	425,497.07

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

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

## INTEREST EARNED - 2019

	<u>NOVEMBER</u>	<u>YTD</u>
GENERAL FUND	\$194.36	\$5,990.73
STREET LIGHT FUND	\$0.00	\$0.00
FIRE TAX FUND	\$6.29	\$143.70
OPERATING RESERVE	\$135.85	\$1,918.33
STATE FUND	\$144.08	\$3,472.16
CAPITAL RESERVE	<u>\$7.39</u>	<u>\$22,480.10</u>
<b>TOTAL INTEREST EARNED</b>	<b><u><u>\$487.97</u></u></b>	<b><u><u>\$34,005.02</u></u></b>

B) LIST OF BILLS

WHAT ACTION DOES THE BOARD WISH TO TAKE?

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

MOTION SECOND AYES NAYES

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

8-B

By Name  
Cutoff as of: 12/31/9999

Time: 10:02 am  
Date: 12/11/2019  
Page: 1

Due Dates: 12/15/2019 thru 12/15/2019

Vendor	Name/Desc	Acct#/Proj	Invoice#	Amount Due	Discount	Cancelled	Paid	Un-Paid	Check#	Check Amt.
00337	AMERIKOHL AGGREGATES	430.372	40528	453.60				453.60		
Road:	Anti-Skid	1119	11/18/2019	12/15/2019	11/19/2019					
Name: AMERIKOHL AGGREGATES INC										
00338	AMERIKOHL TRANSPORT	430.372	28753	200.72				200.72		
Road:	Delivery of Anti-Skid	1119	11/18/2019	12/15/2019	11/19/2019					
Name: AMERIKOHL TRANSPORT INC										
00674	BEARCOM	410.328	4938253	137.50				137.50		
Police:	Radio Equip Maint:	1219	12/02/2019	12/15/2019	12/03/2019					
00674	BEARCOM	430.327	4938288	57.47				57.47		
Road:	Radio Equip Maint:	1219	12/02/2019	12/15/2019	12/03/2019					
00674	BEARCOM	410.327	4941586	1117.44				1117.44		
POL:	Radio/Mount Hardware/Progr	1219	12/06/2019	12/15/2019	12/09/2019					
Name: BEARCOM										
00553	BEST WHOLESALE TIRE	410.374	16346	132.65				132.65		
Pol:	Car#37-Alignment/Oil Change	1119	11/08/2019	12/15/2019	12/04/2019					
00553	BEST WHOLESALE TIRE	410.374	16349	488.15				488.15		
Pol:	Car#31-Inspection/Rotors/b	1119	11/08/2019	12/15/2019	12/04/2019					
00553	BEST WHOLESALE TIRE	410.374	16363	431.55				431.55		
Pol:	Car#38-Spark Plugs/Alignme	1119	11/12/2019	12/15/2019	12/04/2019					
Name: BEST WHOLESALE TIRE CO, INC										
00651	DELL MARKETING L P	407.272	10355768993	2127.66				2127.66		
Police:	Toner Cartridges	1119	11/28/2019	12/15/2019	12/02/2019					
Name: DELL MARKETING L P										
10315	GRIFFITH, MCCAGUE & 404.111	274279	1890.50					1890.50		
Legal	Services:General/Oct/Nov	1119	11/30/2019	12/15/2019	12/11/2019					
10315	GRIFFITH, MCCAGUE & 404.111	274280	988.00					988.00		
Legal	Services:ordance #432-0c	1119	11/30/2019	12/15/2019	12/11/2019					
Name: GRIFFITH, MCCAGUE & HAPPEL, PC										
00005	HEI-WAY, LLC	430.372	91203010	280.23				280.23		
Road:	Cold Patch	1219	12/04/2019	12/15/2019	12/05/2019					

By Name  
Cutoff as of: 12/31/9999

Time: 10:02 am  
Date: 12/11/2019  
Page: 2

Due Dates: 12/15/2019 thru 12/15/2019

Vendor Name/Desc	Acct#/Proj	Invoice#	Amount Due	Discount	Cancelled	Paid	Un-Paid	Check#	Check Amt.
------------------	------------	----------	------------	----------	-----------	------	---------	--------	------------

Name: HEI-WAY, LLC									
00106	JORDAN TAX SERVICE, Delinquent R E Tax Commission	403.140	11-C-#111	11/18/2019	3129.21	12/15/2019	11/20/2019		3129.21
			280.23						280.23
Name: JORDAN TAX SERVICE, INC.									
00362	KRESS TIRE	410.374	10029-36	11/07/2019	615.48	12/15/2019	12/04/2019		615.48
Police: CAR #33-TIRES		1119A							
00362	KRESS TIRE	410.374	10042-27	11/06/2019	615.48	12/15/2019	12/04/2019		615.48
Police: CAR #37-TIRES		1119A							
00362	KRESS TIRE	430.374	10044-28	11/13/2019	1428.00	12/15/2019	11/15/2019		1428.00
Road:Trk #7-Tires/Disposal		1119							
00362	KRESS TIRE	410.374	10046-35	11/06/2019	603.48	12/15/2019	12/04/2019		603.48
Police: CAR #31-TIRES		1119A							
00362	KRESS TIRE	410.374	10052-4	11/15/2019	603.48	12/15/2019	12/04/2019		603.48
Police: CAR #36-TIRES		1119A							
00362	KRESS TIRE	413.374	9771-14	12/06/2019	600.00	12/15/2019	12/09/2019		600.00
Zoning: 4 Tires/Disposal		1219							
Name: KRESS TIRE									
			4465.92						4465.92
Name: MRM WORKERS' COMP FU									
00325	MRM WORKERS' COMP FU	486.354	1819AUD3848	11/20/2019	5434.00	12/15/2019	11/21/2019		5434.00
Annual Audit-2018/19 Worker's		1119							
00325	MRM WORKERS' COMP FU	486.354	1920PRJ2698	11/15/2019	17386.84	12/15/2019	11/18/2019		17386.84
2nd Install of 4:Workman's Com		1119							
Name: MRM WORKERS' COMP FUND									
			22820.84						22820.84
Name: OFFICE DEPOT									
00657	OFFICE DEPOT	410.210	406739645001	11/25/2019	83.49	12/15/2019	12/10/2019		83.49
Police: Office Supplies		1119							
00657	OFFICE DEPOT	410.210	406752717001	11/23/2019	4.49	12/15/2019	12/10/2019		4.49
Police: Office Supplies		1119							
00657	OFFICE DEPOT	406.210	406943928001	11/25/2019	349.75	12/15/2019	12/10/2019		349.75
Township: Office Supplies		1119							
Name: OFFICE DEPOT									
			437.73						437.73

By Name  
Cutoff as of: 12/31/9999

Time: 10:02 am  
Date: 12/11/2019  
Page: 3

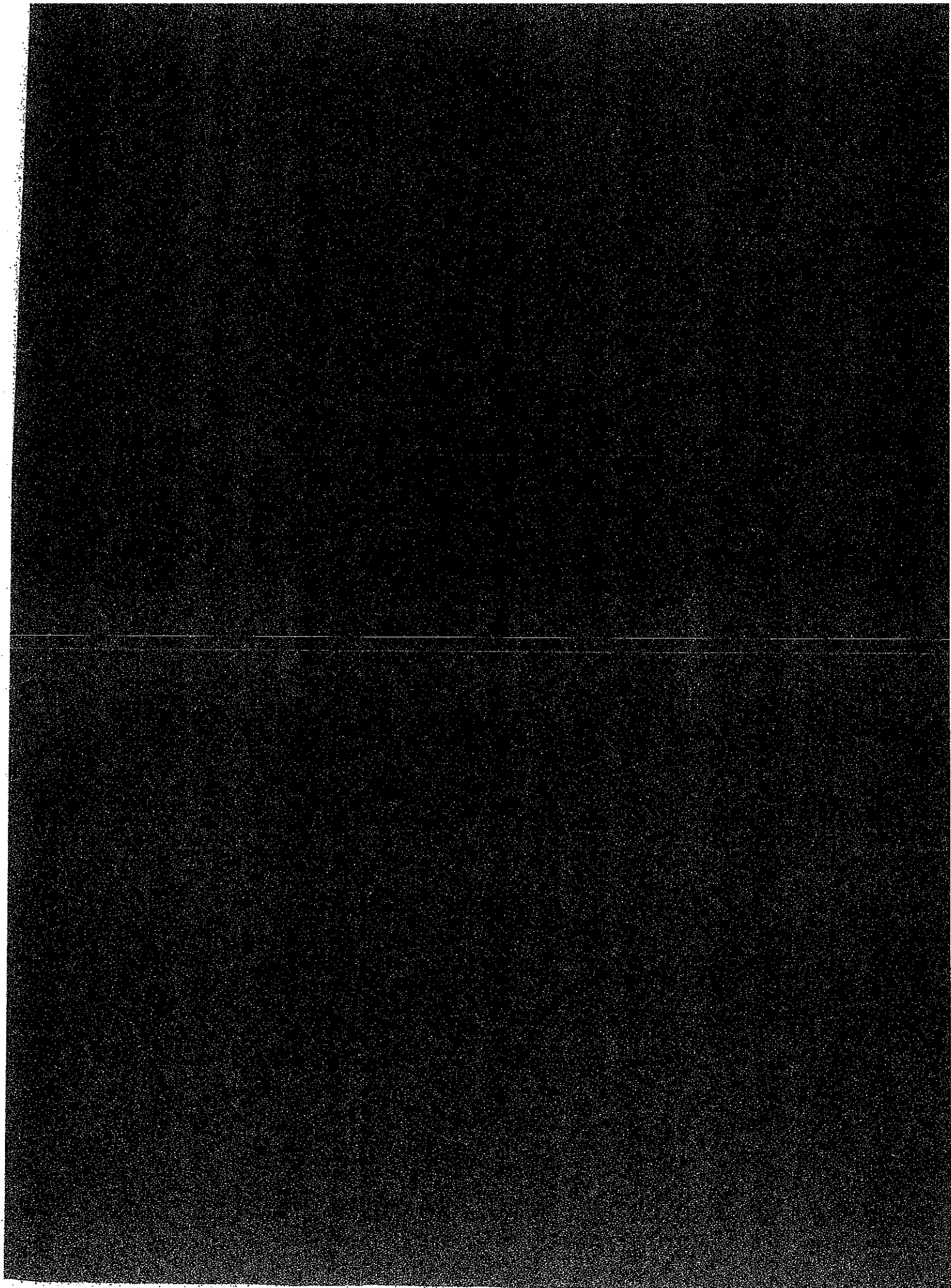
Due Dates: 12/15/2019 thru 12/15/2019

Vendor Name/Desc	Acct#/Proj	Invoice#	Amount Due	Discount	Cancelled	Paid	Un-Paid	Check#	Check Amt.
Name: PA PUBLIC SAFETY, LLC									
00802 PA PUBLIC SAFETY, LL 407.272		3236	2709.82				2709.82		
Police:Dash Mounts/Side Mounts1119		11/14/2019	12/15/2019	11/15/2019					
Name: SHOUP ENGINEERING IN 408.319									
00830 SHOUP ENGINEERING IN 454.285		19-356	8135.00				8135.00		
Eng:DCNR-C2P2-Pavilions/ParkIn1119		11/26/2019	12/15/2019	11/27/2019					
Name: SHOUP ENGINEERING IN 408.313									
00830 SHOUP ENGINEERING IN 408.313		19-365	637.50				637.50		
Engineering: Miscellaneous 1119		11/30/2019	12/15/2019	12/05/2019					
Name: SHOUP ENGINEERING IN 408.319									
00830 SHOUP ENGINEERING IN 408.319		19-366	76.50				76.50		
Engineering: Brickyard Holding1119		11/30/2019	12/15/2019	12/05/2019					
Name: SHOUP ENGINEERING IN 408.319									
00830 SHOUP ENGINEERING IN 408.319		19-367	510.00				510.00		
Engineering: Leto Well Pad 1119		11/30/2019	12/15/2019	12/05/2019					
Name: SHOUP ENGINEERING IN 408.319									
00830 SHOUP ENGINEERING IN 408.319		19-368	127.50				127.50		
Engineering: Shar-Hemphill Pl1a1119		11/30/2019	12/15/2019	12/05/2019					
Name: SHOUP ENGINEERING IN 408.319									
00830 SHOUP ENGINEERING IN 408.319		19-369	357.00				357.00		
Engineering: SDionysus Well Pa1119		11/30/2019	12/15/2019	12/05/2019					
Name: SHOUP ENGINEERING INC.									
			9843.50				9843.50		
Name: TOSHIBA FINANCIAL SE 406.261									
00577 TOSHIBA FINANCIAL SE 406.261		5008146819	438.15				438.15		
Lease & Maintenance of Copiers1119		11/20/2019	12/15/2019	11/25/2019					
Name: TOSHIBA FINANCIAL SE 410.261									
00577 TOSHIBA FINANCIAL SE 410.261		5008146819	244.94				244.94		
Lease & Maintenance of Copiers1119		11/20/2019	12/15/2019	11/25/2019					
Name: TOSHIBA FINANCIAL SERVICES									
			683.09				683.09		
Name: TRISTANI BROTHERS, I 430.374									
00067 TRISTANI BROTHERS, I 430.374		191126	2719.52				2719.52		
Road:Trk #8-Repair Exhaust/Fuel1118		11/30/2019	12/15/2019	12/09/2019					
Name: TRISTANI BROTHERS, I 430.374									
00067 TRISTANI BROTHERS, I 430.374		191127	391.80				391.80		
Road:Dan's F550:steering repair1118		11/30/2019	12/15/2019	12/09/2019					
Name: TRISTANI BROTHERS, I 430.374									
00067 TRISTANI BROTHERS, I 430.374		191128	100.00				100.00		
Road:2014 F550: Inspection 1118		11/30/2019	12/15/2019	12/09/2019					
Name: TRISTANI BROTHERS, INC.									
			3211.32				3211.32		

FINAL TOTALS:

55606.90

55606.90



C) TAX REFUNDS

THE BOARD IS IN RECEIPT OF THE ATTACHED LIST FROM THE TAX COLLECTOR REQUESTING THE ISSUANCE OF A REAL ESTATE TAX REFUND DUE TO ASSESSMENT CHANGES BY ALLEGHENY COUNTY FOR THE YEAR 2018 AND 2019

WHAT ACTION DOES THE BOARD WISH TO TAKE.

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

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

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

S-C



WEST DEER TOWNSHIP

Date: 11/21/19

REAL ESTATE TAX REFUNDS FOR BOARD APPROVAL

Page: 1

Time: 11:41:30

November 2019

Refunds Due to County Change Orders

<b>Payable to:</b> BURKHART MICHAEL H   FRANCES M (W)	<b>Lot &amp; Block</b> 1214-E-345
319 RIDGE VIEW CT	319 RIDGE VIEW CT
ALLISON PARK PA 15101	ALLISON PARK PA 15101

Refund of 41.90 due for tax year: 2018

Orig Value:	292,800	Orig Tax:	857.96
New Value:	278,500	New Tax:	816.06
Exoneration:	14,300	Refund:	41.90

\*\*\*\*\*

WEST DEER TOWNSHIP

Date: 11/21/19

REAL ESTATE TAX REFUNDS FOR BOARD APPROVAL

Page: 1

Time: 11:41:30

November 2019

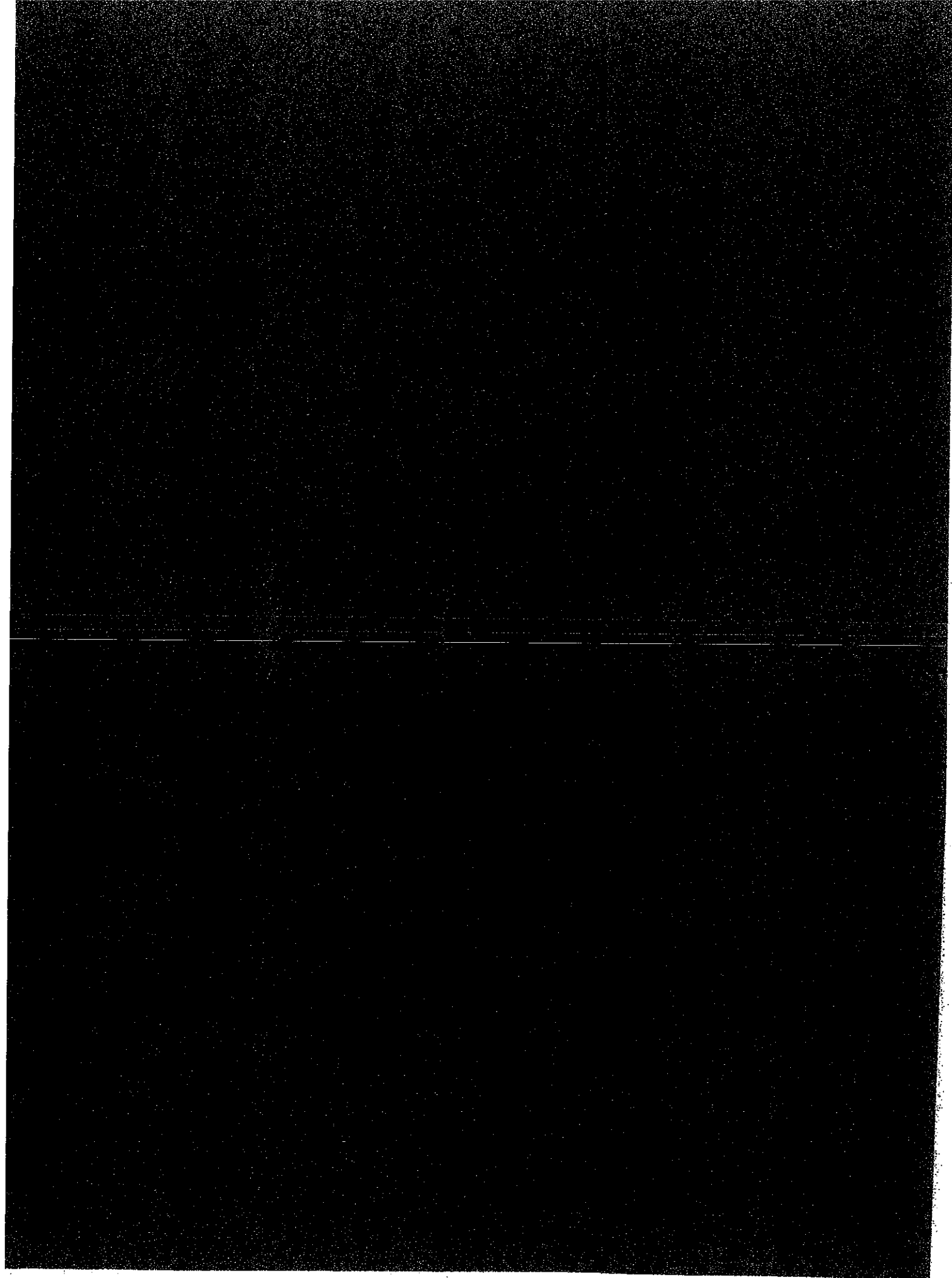
Refunds Due to County Change Orders

<b>Payable to:</b> BURKHART MICHAEL H   FRANCES M (W)	<b>Lot &amp; Block</b> 1214-E-345
319 RIDGE VIEW CT	319 RIDGE VIEW CT
ALLISON PARK PA 15101	ALLISON PARK PA 15101

Refund of 41.90 due for tax year: 2019

Orig Value:	292,800	Orig Tax:	857.96
New Value:	278,500	New Tax:	816.06
Exoneration:	14,300	Refund:	<u>41.90</u>

\*\*\*\*\*



**POLICE CHIEF'S REPORT**

CHIEF LAPE.....

9

## OFFICER'S MONTHLY REPORT

To: Jonathan D. Lape, Chief of Police  
From: Jennifer Borczyk, Administrative Assistant  
Subject: Officer's Monthly Report  
Date: December 10, 2019

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

JB

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

OFFICER'S MONTHLY REPORT  
NOVEMBER 2019

	<u>CURRENT MONTH</u>	<u>PREVIOUS MONTH TO DATE</u>	<u>YEAR TO DATE</u>
REPORTABLE CALLS FOR SERVICE	62	625	687
CALLS FOR SERVICE/FIELD CONTACTS	390	4,908	5298
ALL OTHER CALLS	472	4,726	5198
TOTALS CALLS FOR SERVICE	924	10,385	11309

ARRESTS

ADULT	11	54	65
JUVENILE	2	3	5
TRAFFIC CITATIONS	39	215	254
NON TRAFFIC CITATIONS	3	17	20
PARKING CITATIONS	0	0	0
WARNINGS	2	93	95

PERSONNEL

GRIEVANCES FILED BY POLICE OFFICERS	0	0	0
CITIZENS COMPLAINTS ON POLICE OFFICERS	0	0	0
LETTERS COMMENDING POLICE OFFICERS	0	8	8

VEHICLE REPORTS

TOTAL MILES TRAVELED	10,149	99,817	109966
GALLONS OF GASOLINE USED	869.8	8,609.13	9478.93
REPAIRS/MAINTENANCE	3,490.27	14,181.69	17671.96

OVERTIME PAID

COURT (OFF DUTY)	30	85.50	115.5
PRELIMINARY HEARINGS	2	36.50	38.5
PRETRIAL	0	33.00	33
INVESTIGATIONS	7	54.75	61.75
ARRESTS	5	27.00	32
SPEED CHECKS	0	0.00	0
PRIVATE CONTRACTS	0	0.00	0
MISC. HOURS - FILLED SHIFTS	45	141.00	186
MISC. HOURS - ADMIN. HOURS	0	0.00	0
MISC. HOURS	38.5	132.50	171
TOTAL HOURS	127.5	484.25	611.75

## Points of Interest

November 2019

### Chief Jonathan Lape

- November 1- Attended AMEN Luncheon- Members of SRT (Sergeant Mikus & Officer Petosky) given recognition for their responder role during the Synagogue attack.
- November 4- Interviews with 5 Part Time Officer Applicants; Sgt. Bailey, Sgt. Loper, Officer Petosky, Officer Evan attended
- November 6- Attended meeting with Deer Lakes School Administration regarding Safety; Sergeant Shurina attended.
- November 19- Attended Western Pennsylvania Chief's Meeting.
- November 18- Annual Toys for Children Program kickoff.

### K9 Officer Edward Newman

- No report.

### Sergeant Mikus & Officer Petosky

- November 1- Sergeant Mikus, Officer Petosky, and members of the NHSRT were recognized for their response efforts during the Tree of Life tragedy at the AMEN Luncheon.
- November 1- Officer Petosky attended SRT Training in Monroeville. Their focus was on interior movements during the day time, and then after dusk they worked on various night time drills.
- November 14- Sergeant Mikus and Officer Petosky attended the NHSRT Firearms Qualifications at Hampton Township Firearms Range. In between day and night qualification, all team members were tested on medical training administered last month.

### Explorers

- November 7- Allegheny County Homicide Detective Restani lead an investigation focused on a homicide scenario. Officer Newman and Officer Evan assisted the instruction. Administrative Assistant Jen Borczyk played the suspect. Supervisor Jordan attended and helped play a neighbor during the investigation.

### School District Details

- See attached SRO Security Detail & Logs
- November 14, 15- Shelter in Place Drills conducted at all schools.

### Misc. Details

- November 4, 12, 18- Mandatory Defensive Tactics Training- Sergeant Shurina Instructed; all officers attended
- November 7- Firearms Training; all officers attended.
- November 29- Officer Burk assisted resident with car seat installation
- November 25 to December 8- Click it or Ticket Details.
- November 25- Sergeant Loper held firearms qualification for newly hired part time officer Chad Bowman



# TOWNSHIP OF WEST DEER POLICE DEPARTMENT



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

### NOVEMBER 2019

WDPD INCIDENT REPORTS TOTAL: 3

- 2 Police Information – General
- 1 Drug Laws – General

SRO / SECURITY DETAILS & LOGS TOTAL: 93

- 65 Security General
- 5 Security Cafeteria
- 3 Security Parking Lot
- Instruct SRO Student Program
- Instruct SRO Faculty Program
- 4 Instruct DARE Program
- Attend Court
- 2 Attend Meeting
- 1 Attend Training
- 1 Assist Student
- Assist Teacher
- 2 Assist Administrator
- Assist Juv. Prob. Officer
- Assist Nurse / EMS
- 1 Assist Other
- Student Transport
- Student Missing / Search
- Student Monitoring
- Suspicious Incident / person
- 1 K-9 Drug Search
- 6 School Safety Drill
- 2 Other / Miscellaneous

TOTAL ACTIVITY

TOTAL: 96





# TOWNSHIP OF WEST DEER POLICE DEPARTMENT



## TOTAL ACTIVITY BY SCHOOL

HIGH SCHOOL	25
MIDDLE SCHOOL	23
E.U. INTERMEDIATE	23
CURT. PRIMARY	23
ADMIN. BUILDING	2
BUS GARAGE	0
OTHER	0

## FREQUENT STUDENT INVOLVEMENT

DL School / Student ID #: None

## DARE / SRO CLASSES AND PROGRAMS

### DARE

#### CLASSES INSTRUCTED DURING THIS PERIOD

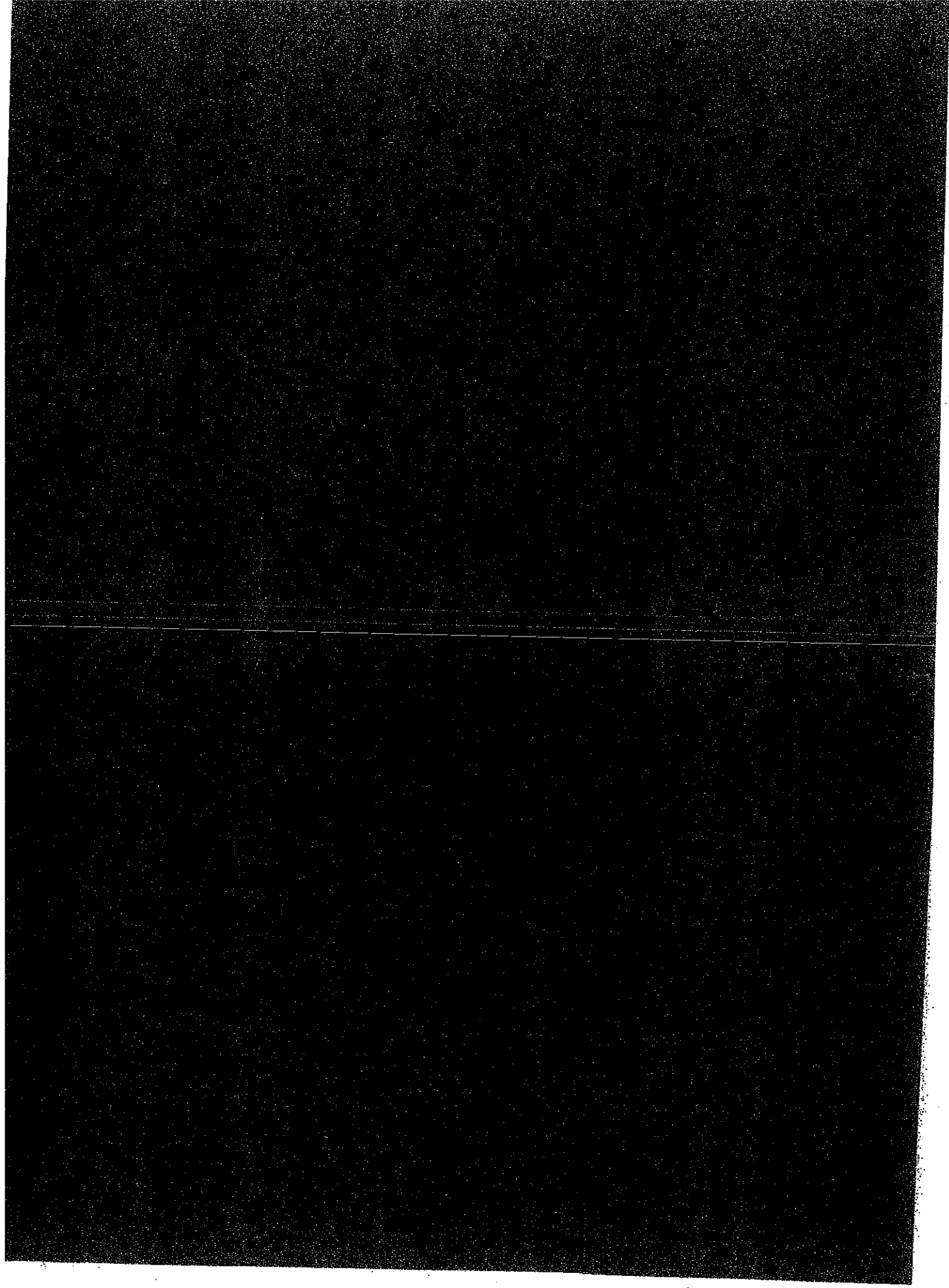
<u>Number of Classes</u>	<u>Grade Level</u>
12	3 <sup>rd</sup> Grade

### 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.....

10

**MONTHLY REPORT FOR NOVEMBER/DECEMBER**  
**PUBLIC WORKS DEPARTMENT**

**ROADS**

- Donaldson, Eisle, Lick – Install 430' pipe, 3 catch basins.
- Maple – Install wedge curb & backfill.
- Cement all catch basins on Donaldson Road.
- Patch roads.
- Patch alleys.
- Clean drains.
- Berm McIntyre Road.
- Salt & plow.


**TRUCKS & EQUIPMENT**

- Change shocks on back door of highlift.
- Replace battery, calipers, spotlight, & hose on trucks.
- Weld shank on bucket.
- Repair small & big cutting saws.

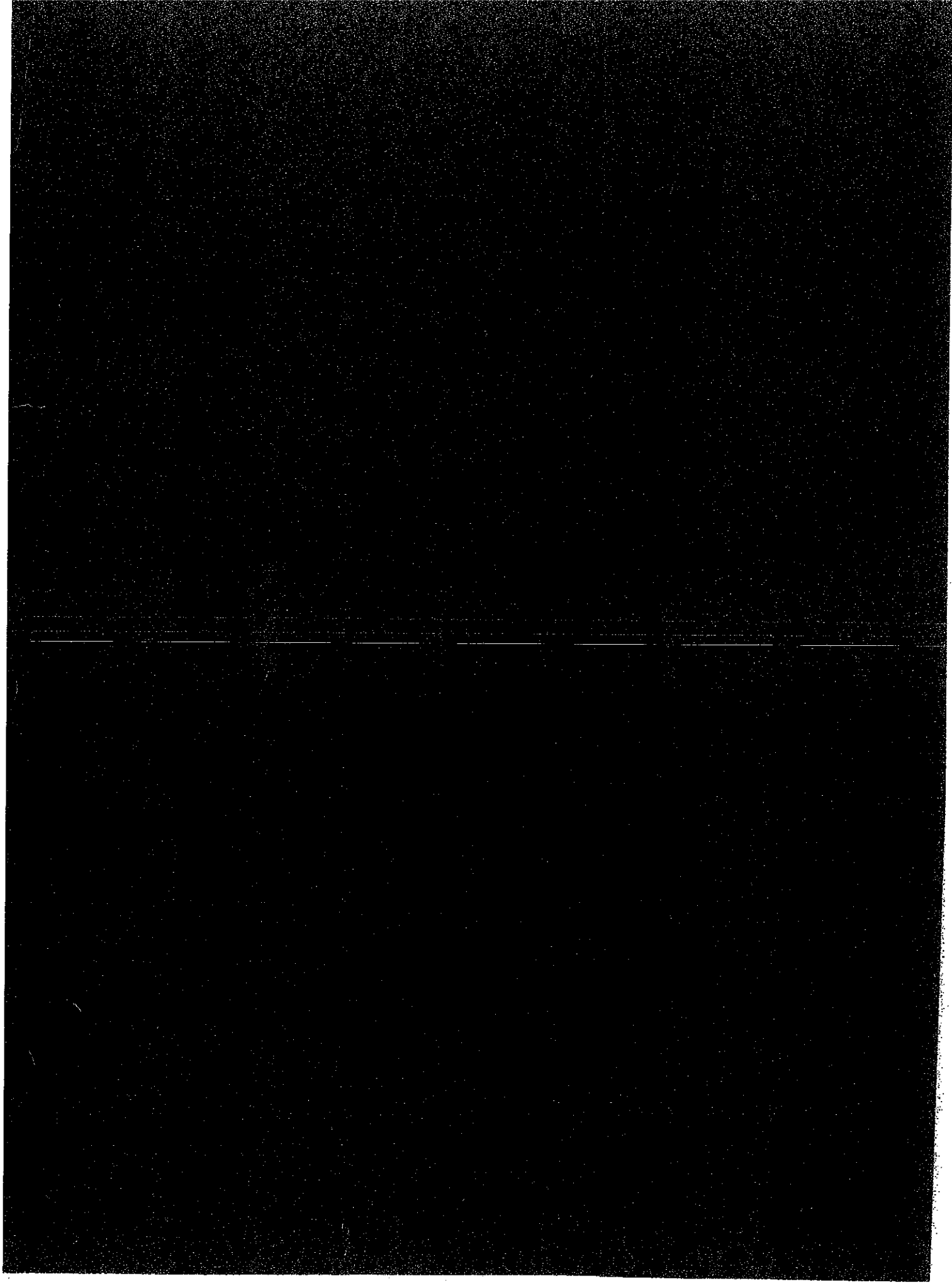
**MISCELLANEOUS**

- Cut metal & weld rings, paint for catch basin.
- Change toilets at Senior Center.
- Clean up old pipe near Salt Shed.
- Clean up leaves.
- Change lights at Municipal Building.
- Repair door on electrical box at Park.

PA1 Calls 33                      44 ½ Hrs. OT Salt  
    3 Meeting  
    3 Tree  
    50 ½

  
John Younisk

12-9-19  
Date

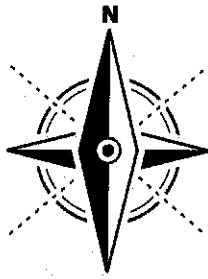


**ENGINEER'S REPORT**

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

info@shoupengineering.com

**NOVEMBER 2019 ENGINEER'S REPORT**  
**WEST DEER TOWNSHIP**  
Prepared December 11, 2019

VIA EMAIL

## 1. MEETING ATTENDANCE

Shoup Engineering attended and participated in the following meetings:

- Board of Supervisors Meeting – November 20, 2019
- Planning Commission Meeting - November 26, 2019

## 2. DEVELOPMENTS/PROJECTS

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

### **Nike Park Project - DCNR Grant**

- **Main Parking Lot Landscaping** - Hollibaugh Landscaping has completed all work on this project.
- **Overflow and Pavilion/Playground Parking Lot** - Holbein, Inc. has completed all work on this project.
- **Playground** - Play and Park Structures has completed work on the playground.
- **Bleachers** - Play and Park Structures has completed all work on the bleachers.
- **Pavilions** - Jeffrey Associates should be starting work on the two pavilions in the near future.
- **Restroom Renovation/Dumpster Enclosure** - Select Contracting has been awarded this project and will be working on the project this winter.

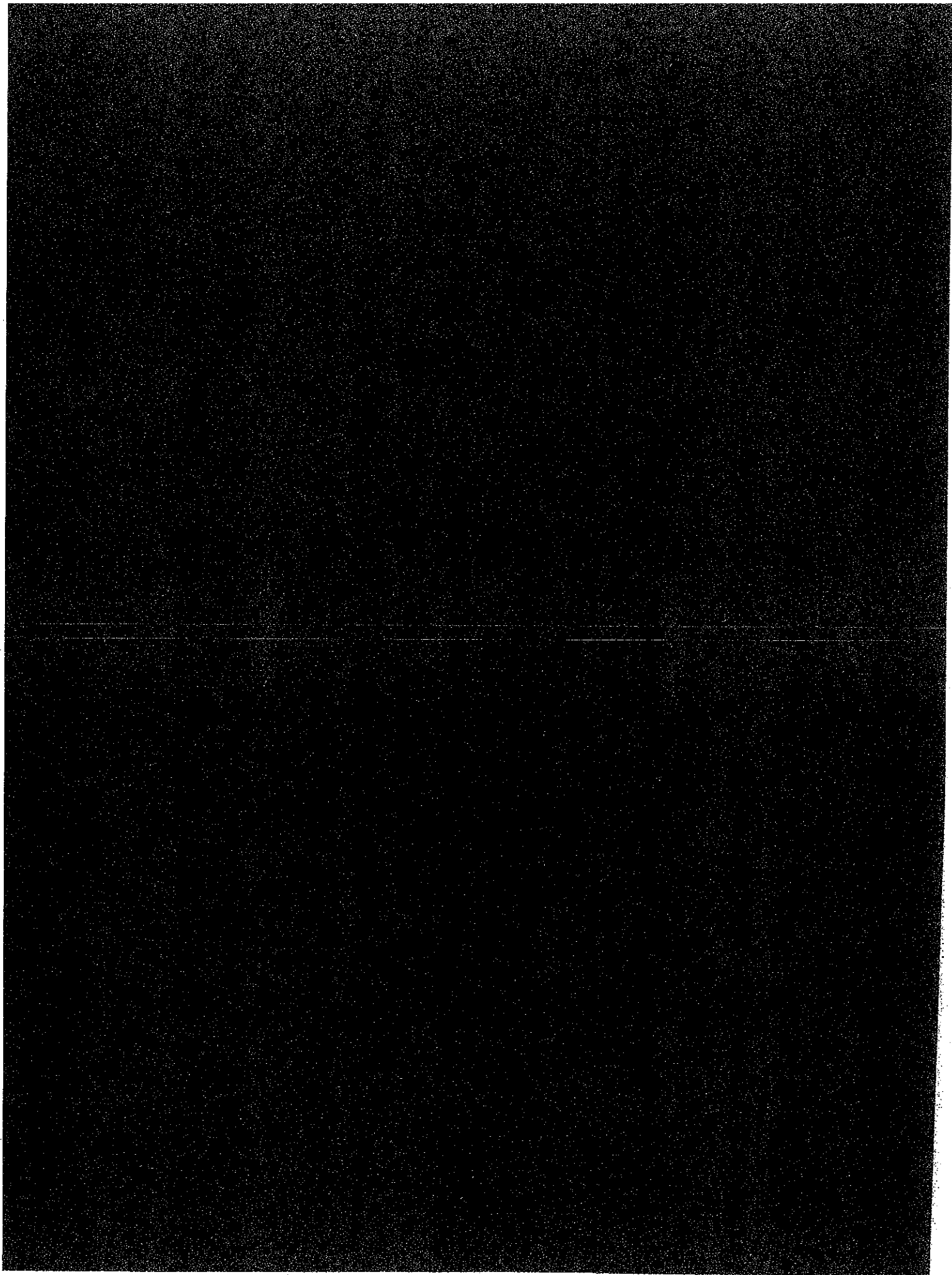
Development/Subdivision Reviews: The following subdivision and land development plan projects had been reviewed, and review letters were issued to the Township as noted:

- **Shar-Hemphill Plan** - A review letter dated November 8, 2019 of this lot line revision on Dawson Road and the review letter was submitted to the Township.
- **Leto Well and Dionysus Well Pads** - Review with letters dated November 25, 2019 of these land developments on Oak Road and Middle Road Extension have been performed and the review letters were submitted to the Township.

Respectfully Submitted,

**SHOUP ENGINEERING, INC.**

Scott A. Shoup, P.E.  
Township Engineer





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

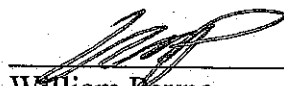
MR. PAYNE.....

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# Code Enforcement

November 30, 2019

1. Issued 20 Occupancy Permits
2. Issued 8 Building Permits
3. Performed 37 site inspections
4. Planning Commission tabled the Vrabel lighting plan for further review of drawings. Dionysus and Leto Gas well pads was table after much discussion. Olympus energy stated that they will come back in January due to Decembers meeting falling so close to Christmas.
5. Zoning Hearing Board denied a contractors yard on Bairdford Road. The ZHB also overturned and granted a use variance for an emotional support pig, Dexter. The following conditions were attached.
  - a. Manure shall not be stored within 15 feet of the property line.
  - b. All manure shall be stored in a manner that does not create a nuisance by reason of odors or pest vector attraction.
  - c. Fencing for Dexter must be properly maintained to prevent him from roaming.
  - d. The residence must be properly maintained to prevent the pig from roaming freely on the property.
  - e. The pig shall not travel beyond the property line unless leashed and accompanied by a person capable of properly controlling him.
  - f. All animal feed must be stored in a manner that does not create pest vector attraction.
  - g. All fences or structures that currently do not have permits must obtain permits.
  - h. Annual veterinary visits must occur to ensure proper rabies and vaccinations as well as deworming protocol.
  - i. Ruling is only valid for Dexter.
  - j. Ruling can be terminated if the Code Enforcement Officer finds violations that are not corrected within 30 days of violation notice. A violation of stated conditions shall also be deemed a violation of West Deer Township's Zoning Ordinance.
6. Initiated 29 complaint investigations.
7. Issued 24 Notices of violations.
8. Issued 15 citations.
9. Attend court for 25 citations.

  
\_\_\_\_\_  
William Payne  
Code Enforcement Officer

**West Deer Township  
Permit Report  
NOVEMBER 2019**

Permit Date	Permit Number	Type	Owner	Address	Parcel ID	Construction Cost	Fees Collected
11/01/2019	P19-189	Fence	FRANK & MARY CALDERONE	1116 STONECREST DR	1670-L-101	\$5,700.00	\$45.00
11/08/2019	P19-190	Other	KATHLEEN M KENNEY	1245 LOGAN RD	1836-D-010	\$5,200.00	\$45.00
11/12/2019	P19-191	Single Family Dwelling	Richland Holdings	3540 CEDAR RIDGE RD.	1214-E-309	\$256,200.00	\$716.10
11/12/2019	P19-192	Single Family Dwelling	RICHLAND HOLDINGS LLC	3538 CEDAR RIDGE RD.	1214-E-307	\$281,500.00	\$773.70
11/12/2019	P19-193	Demolition	MARILYN J ROTH	5 BURGER DR	1359-D-132	\$0.00	\$0.00
11/21/2019	P19-194	Accessory Structure	JAMES W & NANCY J HAZLETT	604 FORD ST	1838-E-337	\$9,700.00	\$65.00
11/21/2019	P19-195	Garage	DARLA McSHERRY	1093 EISENHOWER DR	1219-J-28	\$17,000.00	\$100.00
11/26/2019	P19-196	Commercial Fitment	JENNIFER URBANEK	7 MCKRELL RD	1512-S-274	\$8,000.00	\$291.70
<b>Totals: 8</b>						<b>\$583,300.00</b>	<b>\$2,036.50</b>

**West Deer Township  
Permit Report  
NOVEMBER 2019**

Permit Type	Count	Construction Cost	Fee Total
Accessory Structure	1	\$9,700.00	\$65.00
Commercial Fitment	1	\$8,000.00	\$291.70
Demolition	1	\$	\$
Fence	1	\$5,700.00	\$45.00
Garage	1	\$17,000.00	\$100.00
Other	1	\$5,200.00	\$45.00
Single Family Dwelling	2	\$537,700.00	\$1,489.80
<b>Permit Status</b>			
Issued	8	\$583,390.00	\$2,036.50
<b>Count</b>		<b>Construction Cost</b>	<b>Fee Total</b>

**West Deer Township  
Occupancy Permit Report  
NOVEMBER 2019**

Permit Date	Permit Number	Lot Block	Applicant Name	Street Address	Use	New Construction
11/06/2019	019-227	1511-N-279	JOHN R GEORGE JR	36 RAMSEY RD	Single Family Home	Yes
11/06/2019	019-228	1666-R-100-17A	RAVI & USHA NATARAJAN	332 SADDLEBROOK RD.	Single Family Home	Yes
11/06/2019	019-229	1357-B-169	RALPH & LINDA BACKHAUS	169 STEEPLECHASE CIRCLE	Single Family Home	No
11/06/2019	019-230	1079-B-217	RYAN KRULJAC & CHRISTINA TRILLI	4792 BAYFIELD RD	Single Family Home	No
11/12/2019	019-231	1218-A-223	LORIANNE LANDEFELD	38 MICHAEL RD	Single Family Home	No
11/12/2019	019-232	1513-A-295	CHRISTOPHER & DEBORAH HEANEY	12 FAWN ST	Single Family Home	No
11/12/2019	019-233	1666-R-100-17A	RAVI & USHA NATARAJAN	332 SADDLEBROOK RD.	Single Family Home	Yes
11/14/2019	019-234	1216-S-68	CHRISTOPHER WENGER	19 DEERTON RD	Single Family Home	No
11/18/2019	019-236	1214-E-313	ZELIKO & CYNTHIA JERGAN	3544 Cedar Ridge Road	Single Family Home	Yes
11/19/2019	019-237	1218-A-127	MARJORIE & GARY CROOKS	10 MICHAEL RD	Single Family Home	No
11/19/2019	019-238	1670-S-035	GREGORY GABRIEL	266 MCKRELL RD	Single Family Home	No

**West Deer Township  
Occupancy Permit Report  
NOVEMBER 2019**

11/19/2019	019-239	1360-S-301	EAST UNION CHURCH	292 EAST UNION RD	Miscellaneous	No
11/25/2019	019-240	1218-M-232	Thomas Baker	1105 EISENHOWER DR	Single Family Home	No
11/25/2019	019-241	1360-B-222	LISA GRIGGLE	196 MCCLURE RD	Single Family Home	No
11/25/2019	019-242	1216-C-161	JAMES & CHRISTINA OSWALD	118 WEST STARZ RD	Single Family Home	No
11/25/2019	019-243	1837-F-87	ERIC HILLIARD	0 SHUSTER RD	Miscellaneous	No
11/25/2019	019-244	1837-F-87	ERIC HILLIARD	0 SHUSTER RD	Miscellaneous	No
11/25/2019	019-245	1511-P-25	THOMAS TROCKI, JR.	38 MAGILL DR	Single Family Home	No
11/25/2019	019-246	1216-C-161	JAMES & CHRISTINA OSWALD	118 WEST STARZ RD	Single Family Home	No
11/26/2019	019-247	1669-J-205	KEITH JANSSEN	445 BAIRD FORD RD	Business	No

November - \$400

Total Fees Collected by Month

Grand Total - \$400

Total Fees Collected

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

**WD Inspection Report**  
**From 11/01/2019 To 11/30/2019**

Date	Type	Owner	Parcel Owner Mailing	Legal Address	Parcel ID	Status	Inspector
11/1/2019	Foundation		62 Tarentum Culmerville Road, Tarentum, PA, 15084	62 Tarentum Culmerville Road	2013-S-109	Passed	William Payne
11/4/2019	Complaint Follow Up		1007 MACARTHUR DR, RUSSELLTON, PA, 15076	1007 MACARTHUR DR	1219-N-379	Failed	William Payne
11/5/2019	Framing		1238 LOGAN RD, GIBSONIA, PA, 15044	1238 LOGAN RD	1837-A-176	Passed	William Payne
11/5/2019	Framing		1368 MACARTHUR EXTN, RUSSELLTON, PA, 15076	1368 MACARTHUR EXTN	1218-C-144	Passed	William Payne
11/6/2019	Drywall		23 SUPERIOR RD, TARENTUM, PA, 15084	23 SUPERIOR RD	1672-N-261	Passed	William Payne
11/7/2019	Final		115 HEMPHILL RD, TARENTUM, PA, 15084	115 Hemphill Road	2197-R-146	Passed	William Payne
11/7/2019	Final		13 DEWEY LANE, GIBSONIA, PA, 15044	942 LITTLE DEER CREEK VALLEY RD.	1219-A-25	Passed	William Payne
11/7/2019	Final		36 RAMSEY RD, CHESWICK, PA, 15024	36 RAMSEY RD	1511-N-279	Failed	William Payne
11/7/2019	Complaint Follow Up		11 GARDEN ST, RUSSELLTON, PA, 15076	11 GARDEN ST	1361-H-171	Passed	William Payne
11/7/2019	Accessibility		13 DEWEY LANE, GIBSONIA, PA, 15044	942 LITTLE DEER CREEK VALLEY RD.	1219-A-25	Passed	William Payne
11/8/2019	Foundation		266 EAST UNION RD, CHESWICK, PA, 15024	266 EAST UNION RD	1360-M-365	Passed	William Payne
11/12/2019	Complaint Follow Up		801 LITTLE DEER CREEK VALLEY RD, RUSSELLTON, PA, 15076	801 LITTLE DEER CREEK VALLEY RD	1361-H-268	Passed	William Payne
11/12/2019	Framing		105 LEX LANE, ALLISON PARK, PA, 15101	105 LEX LANE	1214-E-327	Passed	William Payne
11/12/2019	Footer		800 S. WASHINGTON ST, EVANS CITY, PA, 16033	346 SADDLEBROOK RD	1666-R-100-19D	Passed	William Payne
11/12/2019	Footer		800 S. WASHINGTON ST., EVANS CITY, PA, 16033	348 SADDLEBROOK RD	1666-R-100-19A	Passed	William Payne
11/12/2019	Framing		276 KAUFMAN RD, GIBSONIA, PA, 15044	276 KAUFMAN RD	1837-P-378	Passed	William Payne
11/13/2019	Complaint Follow Up		4037 CRESTWOOD DR, GIBSONIA, PA, 15044	4037 CRESTWOOD DR	1508-E-246	Passed	William Payne
11/13/2019	Complaint Follow Up		3701 REGENT BLVD., IRVING, TX, 75063	4302 PARADISE DR	1508-J-367	Failed	William Payne
11/13/2019	Framing		4201 COHASSET LN, ALLISON PARK, PA, 15101	914 COPPER CREEK TRAIL	1667-N-66-A	Passed	William Payne
11/13/2019	Complaint Follow Up		1494 MIDDLE EXT RD, GIBSONIA, PA, 15044	1494 MIDDLE EXT RD	1667-S-305	Failed	William Payne



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

**WD Inspection Report**  
**From 11/01/2019 To 11/30/2019**

Inspection Date	Inspection Type	Parcel Owner	Parcel Owner Mailing	Legal Address	Parcel ID	Status	Inspector
11/13/2019	Framing		4201 COHASSET LN, ALLISON PARK, PA, 15101	911 COPPER CREEK TRAIL	1667-N-74-B	Passed	William Payne
11/13/2019	Framing		4201 COHASSET LN, ALLISON PARK, PA, 15101	909 COPPER CREEK TRAIL	1667-N-74-A	Passed	William Payne
11/13/2019	Framing		4201 COHASSET LN, ALLISON PARK, PA, 15101	916 Copper Creek Trail	1667-N-66	Passed	William Payne
11/18/2019	Final		332 SADDLEBROOK RD, GIBSONIA, PA, 15044	332 SADDLEBROOK RD	1666-R-100-17A	Passed	William Payne
11/18/2019	Complaint Follow Up		992 DEER CREEK RD, GIBSONIA, PA, 15044	992 DEER CREEK RD	2193-K-321	Failed	William Payne
11/18/2019	Final		1742 SAXONBURG BLVD, TARENTUM, PA, 15084	1742 SAXONBURG BLVD	1837-H-128	Passed	William Payne
11/20/2019	Complaint Follow Up		1494 MIDDLE EXT RD, GIBSONIA, PA, 15044	1494 MIDDLE EXT RD	1667-S-305	Passed	William Payne
11/21/2019	Site Inspection		1093 EISENHOWER DR, RUSSELLTON, PA, 15076	1093 EISENHOWER DR	1219-J-28	Failed	William Payne
11/21/2019	Complaint Follow Up		18 OAK ST, RUSSELLTON, PA, 15076	18 OAK ST	1361-M-257	Failed	William Payne
11/25/2019	Fireblocking		248 Deer Creek Valley, Tarentum, PA, 15084	248 DEER CREEK RD	1838-R-074	Failed	William Payne
11/25/2019	Insulation		248 Deer Creek Valley, Tarentum, PA, 15084	248 DEER CREEK RD	1838-R-074	Passed	William Payne
11/25/2019	Foundation		266 EAST UNION RD, CHESWICK, PA, 15024	266 EAST UNION RD	1360-M-365	Passed	William Payne
11/25/2019	Insulation		105 LEX LANE, ALLISON PARK, PA, 15101	105 LEX LANE	1214-E-327	Passed	William Payne
11/25/2019	Complaint Follow Up		1003 MACARTHUR DR, RUSSELLTON, PA, 15076	1003 MACARTHUR DR	1219-N-365	Passed	William Payne
11/25/2019	Complaint Follow Up		3562 HUNTERTOWN RD, ALLISON PARK, PA, 15101	3562 HUNTERTOWN RD	1214-K-16	Failed	William Payne
11/25/2019	Fireblocking		105 LEX LANE, ALLISON PARK, PA, 15101	105 LEX LANE	1214-E-327	Passed	William Payne
11/26/2019	Framing		276 KAUFMAN RD, GIBSONIA, PA, 15044	276 KAUFMAN RD	1837-P-378	Passed	William Payne



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

**WD Inspection Report**  
**From 11/01/2019 To 11/30/2019**

**Count by Type**

Type	Count
Accessibility	1
Complaint Follow Up	11
Drywall	1
Final	5
Fireblocking	2
Footer	2
Foundation	3
Framing	9
Insulation	2
Site Inspection	1
<b>Total</b>	<b>37</b>

# Complaint Report

## Township of West Deer

From: 11/01/2019 To: 11/30/2019

Report Date: 12/12/2019

Date	Type	Owner	Legal Address	Status
11/01/2019	Other	ROSEMARIEZABOROWSKI	7 BAIRD FORD RD	Resolved
<b>Desc:</b> neighbor complained of garbage being in just bags and not can and left out all week by road. 11-1-19 inspection performed. garbage bag in can but lid not on. Stored by garage and not by road. Talked to resident and stated that the lid should be secured to the top of the can. She stated that they will get a new can with wheels and attached lid.				
11/04/2019	Other	CHARLES J & KATHLEEN HECKEL	3425 CEDAR GLEN DR	Referred
<b>Desc:</b> Noise complaint neighbor complained that they played music all hours of night and kept them up. Voicemail was left after 10:30 pm on Friday 11-1-19. The complainant stated that the noise was currently ongoing as well. No details given to make return call to complainant. Forwarded the message to Chief Lape's voicemail.				
11/04/2019	Other	ROSEMARIEZABOROWSKI	7 BAIRD FORD RD	Resolved
<b>Desc:</b> 11-4-19 neighbor called and stated that they still have not gotten a garbage can with a lid and something got into it again last night. Will send notice of violation to get a can with a lid. 11-12-19 Violation letter mailed. 12-12-19 new garbage can with lid being used.				
11/04/2019	Junk	Justin and Amber Jahoda	5 QUIGLEY RD	Pending
<b>Desc:</b> Junk and debris from fire house still there. Looks like a mess. Resident on saxonburg blvd complained. 11-8-19 performed inspection of property. 11-12-19 Violation notice mailed to Justin Jahoda and Home Site Insurance. 11-20-19 received voicemail from Mike 801-449-6533 from All State (Home Site Insurance) claim # 2443414 about notice of violation. Called back and left message stating the if owner does not correct we will use fire escrow money to abate violation. 12-4-19 Notice to Justin came back. Got good phone number for him and Amber and called both and got good addresses for them. Amber 1026 Mueller Street and 518 Sycamore street Vandergriff 15690 for Justin. Justin cell 724-393-8866 and Amber cell 724-393-8712. resent notices out.				
11/04/2019	Other	JOSEPH MEADOWS	183 TARENTUM CULMERVILLE	Resolved
<b>Desc:</b> water run off from new garage to neighbors property, neighbor issued complaint. 11-5-19 inspection performed while light rain all day. no accumulation of puddles. The property line is graded in such a way that both properties slope to a hedge line. I believe that the water is coming from both properties and settling at the property line. I did however talk to the neighbor and stated that he should not be allowing the garage roof to drain uncontrolled. He agreed to put a gutter on the neighbors side and to pipe and discharge it onto his property. Will send out notice of violation. 11-7-19 Violation letter mailed 12-4-19 downspout is day lighted away from neighbors property				
11/05/2019	Other	MICHAEL SCHEINBERG	392 SADDLEBROOK RD	Withdrawn
<b>Desc:</b> feels that the new home that is being built is too close to the other one and is a safety concern. 11-7-19 Plans show the house to be laid out with 2'3" between buildings corner to corner. Physically measured and the buildings approximately 24' 5" so there is no violation. I did stop and talk to Barbra at the house and she said that she will convey that to Michael. Called Michael but mail box was full and could not accept any more messages.				
11/08/2019	Junk	A CHRISTIAN & SANDRA UHL	5 CHRISTINE DR	Referred
<b>Desc:</b> has a travel trailer in front yard. 11-8-19 performed inspection 11-12-19 will issue notice of violation. Follow up set for December 2nd 11-18-19 received email stating that camper is now stored at Deer Creek storage on 910.				
11/13/2019	Other	RENEE LORD/WARREN	15 A-B SCHOOL ST	Resolved
<b>Desc:</b> No occupancy permit applied for 11-13-19 township is aware of occupancy for Ralph Jackson and family. Change in occupancy. ACHD Plumbing department complaint trigger. Will issue notice of violation. 11-14-19 Violation letter mailed to both Ralph Jackson and Renee Lord/Warren 11-26-19				

# Complaint Report

## Township of West Deer

From: 11/01/2019 To: 11/30/2019

Report Date: 12/12/2019

received voicemail for Ralph Jackson and he wanted to schedule his occupancy inspection. 12-10-19 performed occupancy inspection. Duplex shared by family members. Duplex is connected through kitchens and appears to be finished with trim, stain, etc original to house. 1 side has working bathroom that is used by all family members (2 adult sons and a elderly mother they jointly take care of). Occupancy fee paid for and waiting for final inspection paper from ACHD for a section of copper pipe that was replaced. Section was small in size less than 5' and has no visible leaks at time of inspection.

11/14/2019 Junk STIRPARO FAMILY TRUST 1001 MACARTHUR DR Pending

Desc: 11-14-19 Code enforcement drive by found silver Honda w/o inspection. Notice of violation will be sent out. 11-18-19 Violation letter mailed 12-12-19 vehicle is no longer there.

11/14/2019 Junk DONALD & AUDREY CLARK SMITH 1011 LITTLE DEER CREEK VALLEY RD Pending

Desc: 11-14-19 Code enforcement drive by found Junk around block garage at road. Will issue notice of violation. 11-14-19 Violation letter sent.

11/14/2019 Junk DAMIAN ADAMS 1016 LITTLE DEER CREEK RD Pending

Desc: 11-14-19 code enforcement drive around inspection found out of date vehicle, car parts (exhaust), junk in rear of building kerosene heater humidifier, cabinet interior furniture, etc. Will issue notice of violation. 11-18-19 Violation letter mailed. 11-21-19 owner called and asked for clarification and stated he will start on the clean up this weekend.

11/15/2019 Junk STIRPARO FAMILY TRUST 4 6TH WAY Pending

Desc: 11-14-19 Code enforcement drive by found debris beside garage covered with tarp. Notice of violation will be sent out. 11-18-19 Violation letter mailed 11-22-19 received voice mail from Mary Jane Bone 724-272-0092. Made contact with her and she stated that there was a blue tarp over a pile of sand. I verified that there was a pile of sand but in addition to the tarp was an old deteriorating blue pool cover that was falling apart. I called her back and informed her that the pool cover must be removed and if she wanted to cover the sand to do it neatly. She stated she would tarp it and put bricks on it to keep it from blowing away.

11/18/2019 Junk RONALD W & BEVERLY GALORE 971 LITTLE DEER CREEK VALLEY RD Pending

Desc: 11-14-19 Drive by Code enforcement inspection performed. Large pile of scrap and used/waste oil drums stored in front. Some used tires on property. Talked to Randy and Ron and they stated they would clean it up and were very cooperative. Talked about possibility of getting shed or addition to make contain used tires and scrap (rotors/exhaust/etc.). 11-18-19 Violation letter mailed

11/18/2019 Other ANTHONY F & ALICE J CARRADO 19 CARL LANE Withdrawn

Desc: discharging water onto neighbors property. Neighbor concerned Edward Evans 724-502-4069. 11-18-19 Drain added between driveway and integral garage as and discharges in rear of property. Approximately 100+ feet to rear property line and 20+ feet to side property line. rear yard slopes down and slightly down to the right. Appears that water should absorb in property owners yard before it exits. Slope of land does not allow drain water to be diverted to complainants yard. Talked to neighbor next door which would cross his property due to slope if it did not absorb. He said that his property was fine but the neighbor behind him (not complainant) does flood on heavy rains. The grade of multiple properties does naturally flow to that low spot due to topography. There also appears to be a swale that collects water from rear yards on Carl run off and diverts it between the property line between Carl and Betty rear yards. Upon research for the storm water ordinance a new impervious surface under 400 sq. feet is exempt and areas under 5,000 square feet of disturbance are also exempt so a dry sump pit is not required. 11-21-19 Called Mr. Evans and explained outcome.

11/18/2019 Junk JOHN C. McDONOUGH 975 LITTLE DEER CREEK VALLEY RD Pending

Desc: 11-14-19 Code Enforcement Drive by inspection performed. Found old tires, scrap (radiator, lawn mower parts, etc.), construction debris, unstacked wood pile. On vacant lot next to owners residence. 11-18-19 Violation letter mailed

11/18/2019 Junk CATANESE BROTHERS 889 LITTLE DEER CREEK VALLEY RD Pending

# Complaint Report

## Township of West Deer

From: 11/01/2019 To: 11/30/2019

Report Date: 12/12/2019

Desc: 11-14-19 Code Enforcement Drive by inspection performed. Dilapidated vacant mobile home, construction debris (wood, cabinets, etc.) old appliances and scrap material around mobile home, siding falling off of structure, etc. Talked to owner Ron and he stated that he was planning on removing structure when weather broke and asked notice to be hand delivered since the PO box was shared with other members who not have anything to do with Globe Auto. Notice of violation will be sent out. 11-18-19 Violation letter mailed

11/18/2019	Junk	Jazo Properties	727 LITTLE DEER CREEK VALLEY RD	Pending
Desc: 11-14-19	Drive by Code Enforcement Inspection performed. Large burn pile and construction debris found. Notice will be sent out. 11-18-19 Violation letter mailed			
11/18/2019	Junk	Edward & Barbara WILTON	879 LITTLE DEER CREEK VALLEY RD	Pending
Desc: 11-18-19	Code enforcement drive by inspection performed. Abandoned truck and camper, scarp materials, junk, garbage, construction debris, etc. Soffit on old store front rotting and falling, siding on front falling off. Will send notice of violation. 11-18-19 Violation letter mailed 11-22-19 Monica Haines called about the notice 724-265-5242 and asked for clarification and also expressed concern about time frame. She stated that her dead brothers truck and camper were the vehicles and she does not have title to them and that is why she never got rid of them. I told her that i will do a MV952 form and have a salvator tow them out when the ground freezes. She approved of that and thanked me for setting it up.			
11/18/2019	Junk	DEANE & APRIL L WISNESKY	869-871 LITTLE DEER CREEK VALLEY RD	Pending
Desc: 11-18-19	Code enforcement drive by inspection on 871 side found old couch and garbage not being properly stored. Will send notice of violation. 11-18-19 Violation letter mailed			
11/19/2019	Garbage/Solid Waste	ALEX R & LOUISEA ZELAZOWSKI JR	865-867 LITTLE DEER CREEK VALLEY RD	Pending
Desc: 11-18-19	Drive by Code enforcement inspection performed found garbage not properly stored. Will send notice of violation. 11-19-19 Violation letter mailed			
11/19/2019	Other	MARK & TRACY YACONIS	2006 CHURCH ST	Pending
Desc: 11-18-19	Code enforcement drive by performed and found front fence collapsing. Will send notice to fix fence. 11-19-19 Violation letter mailed. 12-3-19 Mark called and LVM returned call and he stated that he corrected the fence. I let him know that i would check it on or after the due date. I also thanked him for correcting the issue so quickly.			
11/19/2019	Other	GEORGE & JOANN GOLOJUH	739 LITTLE DEER CREEK VALLEY RD	Pending
Desc: 11-18-19	Code enforcement drive by performed. No blatant violations but building does need painted or resided. Will send letter to owner asking for them to paint or reside building. 11-20-19 Maintenance notice letter mailed			
11/19/2019	Other	PAULS. & MICHELLE E. DURCI	737A LITTLE DEER CREEK VALLEY RD	Pending
Desc: 11-18-19	Code enforcement drive by performed. No blatant violations but front siding/overhang where shingled need to be replaced. Will send owner letter requesting this concern be addressed. 11-20-19 Maintenance Notice mailed. 12-4-19 Paul owner called and left message, returned call and owner stated that he is going to look at it today and try to find a better option for the vertical shingles.			
11/20/2019	Junk	RICHARD & ELIZABETH DISANTI JR	713 LITTLE DEER CREEK VALLEY RD	Pending
Desc: 11-18-19	Code enforcement drive by performed and found sign frame, old signs, and construction materials present. Will send notice of violation. 11-20-19 Violation letter delivered 11-25-19 Harry Williams of Taton's called for clarification of notice of violation. He stated he will be putting new sign in frame and has closed in front of underside of deck. Will have everything done by the deadline.			
11/20/2019	Other	PETER BRAUNGER	230 MOUNTAINVIEW RD	Withdrawn

# Complaint Report

## Township of West Deer

From: 11/01/2019 To: 11/30/2019

Report Date: 12/12/2019

Desc: 11-20-19 received complaint from Brian Koble that there is always bellowing smoke coming from property. Went onsite. House has a wood burning insert in main living room fireplace. Pole building has an exterior wood burner currently smoking and exterior patio has a fire place that was being face stoned and was currently burning.

11/20/2019 Junk D L K AUTO PARTS 675 LITTLE DEER CREEK VALLEY RD Pending  
Desc: 11-18-19 Code enforcement drive by performed. Broken pole sign, pallet storage in front, vehicle cap, pallets, old signs, tires, debris, etc. by storage trailer. Pallets not to be used as steps. Will send notice of violation. 11-20-19 Violation letter mailed

11/21/2019 Junk CATANESE BROTHERS 66 LITTLE DEER CREEK VALLEY RD. Pending  
Desc: 11-18-19 Code enforcement drive by performed. Found abandoned white pick-up truck, overgrown weeds and brush around building area, falling down fence around salvage yard, various scrap and debris easily seen from road, some used tires, gutter falling off of building. All vehicles and equipment that are used for business operation are PERMITTED to be stored/parked in parking lot or side of building. All equipment or tanks/containers that are used for collection, monitoring, or storage for gas pump removal and monitoring soil condition are PERMITTED to stored in any location permitted by the regulative authority in said gas pump removal permit. 11-21-19 Violation letter mailed to PO Box 501 (AnnMarie) and one hand delivered (Ron)

11/22/2019 Dangerous RENE LORDE/WARREN 2024 B CHURCH ST Pending  
Structure

Desc: 10-31-19 Police entered building for official police business and found faulty plumbing, not toilet, etc. 11-5-19 Composed Notice of condemnation and unfit for human habitation. Gave physical copy and e-mailed copy to Township manager for review. 11-21-19 Asked Township manager for approval to proceed with condemnation. 11-22-19 Posted property and hand delivered notice to occupant (Justin Rape). Officer Loper and Officer Burk were present. 11-25-19 emailed scanned notice and sent notice via regular mail to 9162 Richardson Hwy Salcha AK 99714-9676 and PO Box 58174 Fairbanks AK 14216

11/26/2019 Junk CHARLES & MELISSA DOMBROSKI 249 PINTAIL DR Pending  
Desc: 11-26-19 Performed occupancy inspection on neighboring property and noticed construction debris everywhere. Will send notice of violation. 12-4-19 Mailed Violation Letter

# 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.

November 7, 2019

Re: **NOTICE OF VIOLATION**

Property located at: 183 Tarentum Culmerville Rd.  
Tarentum, PA 15084  
Parcel ID #1839-F-327

To: Property Owner – Joseph Meadows

The Code Enforcement Officer for the Township of West Deer conducted an inspection on your property and became aware that you have unauthorized stormwater that is discharging onto neighbor's property.

Action(s) to solve violation: To correct this violation, contain water within property limits by providing a gutter on new building and piping water to an acceptable discharge point onto your property.

The violation needs to be corrected by **DECEMBER 10, 2019**

If this violation is not corrected by December 10<sup>th</sup>, a citation will be filed through the local District Magistrate's office. You have the right to an appeal after the citation is filed. If you are found guilty, the Magistrate will impose a fine per each violation.

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

Sincerely,

William Payne  
Code Enforcement Officer  
West Deer Township



Chairwoman of the Board  
Shirley Hollibaugh

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

Township Manager  
Daniel J. Mator, Jr.

November 12, 2019

Re: **NOTICE OF VIOLATION**

Property located at: 5 Quigley Rd.  
Cheswick, PA 15024  
Parcel ID #1359-H-220

To: Property Owner – Justin Jahoda

The Code Enforcement Officer for the Township of West Deer conducted an inspection on your property and became aware that you have debris, junk, scrap and construction materials accumulated from the house fire throughout the property. This is in violation of the West Deer Township Code of Ordinances as well as the Allegheny County Health Department (ACHD) Rules and Regulations.

The following violations needs to be corrected by **DECEMBER 12, 2019**:

1. **Accumulated Waste:** Violation of West Deer Township Code of Ordinances, Chapter 166, Section 166-3: 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.

In violation of the following Allegheny County Rules and Regulations:

- **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.”
- **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** – “No person or municipality shall maintain a premise so as to cause the development of nuisance pest vectors.”

Action(s) to solve violation: Remove all debris, junk, scrap, and construction materials.  
**If said violation is not corrected within 30 days, West Deer Township has the right to resolve the violations at the owner’s expense.**

The property must be re-inspected after the violations are addressed to ensure compliance with the standards of West Deer Township and Allegheny County Health Department. Any violation not listed on this notice does not constitute the acceptance of the violation existing.

If these violations are not corrected by December 12<sup>th</sup>, citations will be filed through the local District Magistrate's office. You have the right to an appeal after the citations are filed. If you are found guilty, you could be fined up to \$300 per day per offense for ACHD Article VI and up to \$600 for the violations 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



# 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.

November 12, 2019

Re: **NOTICE OF VIOLATION**

Property located at: 5 Quigley Rd.  
Cheswick, PA 15024  
Parcel ID #1359-H-220

To: Insurance Company – Homesite Insurance Co. of Midwest

The Code Enforcement Officer for the Township of West Deer conducted an inspection on the property and became aware that there is still debris, junk, scrap and construction materials throughout the property from the house fire. This is in violation of the West Deer Township Code of Ordinances as well as the Allegheny County Health Department (ACHD) Rules and Regulations.

The following violations needs to be corrected by **DECEMBER 12, 2019**:

1. **Accumulated Waste:** Violation of West Deer Township Code of Ordinances, Chapter 166, Section 166-3: 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.

In violation of the following Allegheny County Rules and Regulations:

- **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.”
- **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** – “No person or municipality shall maintain a premise so as to cause the development of nuisance pest vectors.”

**Action(s) to solve violation:** Remove all debris, junk, scrap, and construction materials.  
**If said violation is not corrected within 30 days, West Deer Township has the right to use the fire escrow check for the clean-up.**

The property must be re-inspected after the violations are addressed to ensure compliance with the standards of West Deer Township and Allegheny County Health Department. Any violation not listed on this notice does not constitute the acceptance of the violation existing.

If these violations are not corrected by December 12<sup>th</sup>, citations will be filed through the local District Magistrate's office. You have the right to an appeal after the citations are filed. If you are found guilty, you could be fined up to \$300 per day per offense for ACHD Article VI and up to \$600 for the violations 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

# 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.

November 12, 2019

Re: **NOTICE OF VIOLATION**

Property located at: 7 Bairdford Rd.  
Gibsonia, PA 15044  
Parcel ID #2010-E-136

To: Property Owner – Rosemarie Zaborowski

The Code Enforcement Officer for the Township of West Deer was informed that animals are getting into your garbage due to the fact that the can does not have any covering to deter animals from rummaging in the garbage. This is in violation of the West Deer Township Code of Ordinances. Any violation not listed on this notice does not constitute the acceptance of the violation existing.

The following violations needs to be corrected by **DECEMBER 12, 2019**:

- **West Deer Township Code of Ordinance, Chapter 181 – Solid Waste, Section 181-28A:** The storage of all solid waste shall be practiced so as to prevent the attraction, harborage or breeding of insects or rodents and to eliminate conditions harmful to public health or which create safety hazards, odors, unsightliness or public nuisances.
- **West Deer Township Code of Ordinance, Chapter 181 – Solid Waste, Section 181-28E(1):** Containers shall be kept tightly sealed or covered at all times. Solid waste shall not protrude or extend above the top of the container.

Action(s) to solve violation: Waste cans to be covered or tightly sealed.

If this violation is not corrected by December 12<sup>th</sup>, a citation will be filed through the local District Magistrate's office. You have the right to an appeal after the citation is filed. If you are found

guilty, you could be fined no more than \$1000 plus costs. 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.

November 12, 2019

Re: **NOTICE OF VIOLATION**  
Property located at: 5 Christine Drive  
Cheswick, PA 15024  
Parcel ID #1216-M-64

To: Property Owner – Christian & Sandra Uhl

On November 8, 2019 the Code Enforcement Officer for the Township of West Deer conducted an inspection on your property and became aware that you are storing a camper and recreational equipment improperly in the front yard. This is in violation of the West Deer Township Code of Ordinances.

The following violation needs to be corrected by **DECEMBER 12, 2019**:

1. **Camping and Recreational Equipment:** Violation of West Deer Township Code of Ordinances, Chapter 210, Section 210-81B: If the camping and recreational equipment is parked or stored outside of a garage, it shall be parked or stored to the rear of the front building line of the lot.

**Action(s) to solve violation:** Move camping and/or recreational equipment from front yard to rear yard.

The property must be re-inspected after the violations are addressed to ensure compliance with the standards of West Deer Township. Any violation not listed on this notice does not constitute the acceptance of the violation existing.

If this violation is not corrected by December 12<sup>th</sup>, a citation will be filed through the local District Magistrate's office. You have the right to an appeal after the citations is filed. If you are found guilty, you could be fined up to \$600 for the violations 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

# 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.

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November 13, 2019

Neil Flortine  
40 McKrell Rd., Apt. 306  
Russellton, PA 15076

Re: Condemnation of 494 Bairdford Road, Parcel #1669-F-33

Dear Mr. Flortine:

Pursuant to the West Deer Township Code of Ordinance No. 172, the property at 494 Bairdford Road (Parcel #1669-F-33) is hereby deemed an unsafe structure and a public nuisance. The structure is in violation of the International Building Code and the Allegheny County Health Department (ACHD) in the following respects:

International Building Code:

Section 116: Unsafe Structures and Equipment

Section 116:1 Conditions

- Foundation is not weather/water tight and is structurally unsound.
- Roof is not water tight and is causing mold to develop in attic.
- Mold present on hallway walls by attic drop down stairs location.
- Basement window is broken.
- Soffit and fascia are decayed or missing on the west side of structure.
- Unprotected openings in foundation, basement windows, soffit and fascia allow for pest vectors to inhabit the structure.
- Electrical service entrance cable sheathing is deteriorated causing a safety issue.
- Siding is falling off the front of the structure.
- Gutters when present are full and falling off of structure causing foundation damage.
- Non-UL listed (homemade) wood burner comprised of used oil drums located in the basement is a fire safety issue.
- Unsecured structure.

ACHD Rules and Regulations, Article VI:

Section 657: General Sanitation: Occupancy Responsibility

- Garbage, clothing and debris scattered throughout the house causing a pest vector habitat.
- Garbage, clothing, car parts and debris scattered throughout the exterior of property and have filled the fenced in area behind the structure.
- Unsanitary conditions in living room area due to homemade animal coop or pen.

A Notice of Unsafe Structure was posted on structure on August 2, 2019 giving 30 days to make repairs or removal. An appeal was not filed and no contact was made with the Township regarding this matter. Therefore, the Township of West Deer will cause the house to be demolished and removed as soon as possible, and the costs and expenses of such demolition and removal shall be borne by you, including demolition and removal costs, legal fees, administrative costs, a penalty of 10% of all costs and interest at 6% from the date of removal.

Please contact me at 724-265-2780 if you have any questions concerning this Notice.

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.

October 28, 2019

Re: **NOTICE OF VIOLATION**

Property located at: 187 Tarentum Culmerville Rd.  
Tarentum, PA 15084  
Parcel ID #1839-F-356

To: Property Owner – David & Adrienne Bayne

On October 25, 2019 the Code Enforcement Officer for the Township of West Deer conducted an inspection on your property and became aware that you have a carport that is located inches from the property line. Property is zoned R-2 (Semi-Suburban Residential) which states that side yard setbacks are 15 feet. The carport is in violation of the West Deer Township Code of Ordinances.

The following violation needs to be corrected by **DECEMBER 2, 2019**:

1. **Zoning Violation:** Violation of West Deer Township Code of Ordinances, Chapter 210, Attachment 2 - Conventional Development Dimensional Table. District R-2, Side Yard Setback.

Action(s) to solve violation: Carport must be relocated in order to be 15 feet off property line or no closer than the existing old garage.

If these violations are not corrected by December 2<sup>nd</sup>, a citation will be filed through the local District Magistrate's office. You have the right to an appeal after the citations are filed. If you are found guilty, you could be fined up to \$600 per day per offense for the violations 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



# 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.

November 14, 2019

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Re: **NOTICE OF VIOLATION**

Property located at: 15A-B School St.  
Russellton, PA 15076  
Parcel ID #1361-M-101

To: Property Owner – Renee Lord/Warren

The Code Enforcement Officer for the Township of West Deer became aware that you have a tenant (Ralph Jackson) residing at above mentioned property. An occupancy permit was never obtained from the Township. This is in violation of the West Deer Township Code of Ordinances.

The following violation needs to be corrected by **DECEMBER 16, 2019**:

1. **Occupancy Permit:** Violation of West Deer Township Code of Ordinances, Chapter 210, Section 210-116B: Occupancy permits are required for the following:
  1. Occupancy of a new building, including a mobile home.
  2. Occupancy and use of a building hereafter moved or altered so as to require a zoning permit.
  3. Change in the use of an existing building other than to a use of the same type.
  4. Occupancy and use of vacant land.
  5. Change in the use of land except to another use of the same type.
  6. Any change in use of a nonconforming use.
  7. A change of occupants in an existing building.

**Action(s) to solve violation:** Obtain occupancy permit.

The property must be re-inspected after the violations are addressed to ensure compliance with the standards of West Deer Township. Any violation not listed on this notice does not constitute the acceptance of the violation existing.

If these violations are not corrected by December 16<sup>th</sup>, a citation will be filed through the local District Magistrate's office. You have the right to an appeal after the citations are filed. If you are found guilty, you could be fined up to \$600 for the violations of West Deer Township Code of

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

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

# 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.

November 14, 2019

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Re: **NOTICE OF VIOLATION**

Property located at: 15A-B School St.  
Russellton, PA 15076  
Parcel ID #1361-M-101

To: Property Tenant – Ralph Jackson

The Code Enforcement Officer for the Township of West Deer became aware that you have a tenant (Ralph Jackson) residing at above mentioned property. An occupancy permit was never obtained from the Township. This is in violation of the West Deer Township Code of Ordinances.

The following violation needs to be corrected by **DECEMBER 16, 2019**:

1. **Occupancy Permit:** Violation of West Deer Township Code of Ordinances, Chapter 210, Section 210-116B: Occupancy permits are required for the following:
  1. Occupancy of a new building, including a mobile home.
  2. Occupancy and use of a building hereafter moved or altered so as to require a zoning permit.
  3. Change in the use of an existing building other than to a use of the same type.
  4. Occupancy and use of vacant land.
  5. Change in the use of land except to another use of the same type.
  6. Any change in use of a nonconforming use.
  7. A change of occupants in an existing building.

**Action(s) to solve violation:** Obtain occupancy permit.

The property must be re-inspected after the violations are addressed to ensure compliance with the standards of West Deer Township. Any violation not listed on this notice does not constitute the acceptance of the violation existing.

If these violations are not corrected by December 16<sup>th</sup>, a citation will be filed through the local District Magistrate's office. You have the right to an appeal after the citations are filed. If you are found guilty, you could be fined up to \$600 for the violations of West Deer Township Code of

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

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



Chairwoman of the Board  
Shirley Hollibaugh

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

Township Manager  
Daniel J. Mator, Jr.

November 14, 2019

Re: **NOTICE OF VIOLATION**

Property located at: 1011 Little Deer Creek Valley Rd.  
Russellton, PA 15076  
Parcel ID #1219-N-94

To: Property Owner – Donald & Audrey Clark Smith

On November 14, 2019 the Code Enforcement Officer for the Township of West Deer drove by your property and became aware that you are storing various junk (truck cap, pallet, old door, scrape wood, etc.) around the block garage. This is in violation of the West Deer Township Code of Ordinances as well as the Allegheny County Health Department (ACHD) Rules and Regulations.

The following violations needs to be corrected by **DECEMBER 16, 2019**:

1. **Accumulated Waste:** Violation of West Deer Township Code of Ordinances, Chapter 166, Section 166-3: 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.

In violation of the following Allegheny County Rules and Regulations:

- **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.”
- **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** – “No person or municipality shall maintain a premise so as to cause the development of nuisance pest vectors.”

**Action(s) to solve violation:** Remove debris or place inside garage.

The property must be re-inspected after the violations are addressed to ensure compliance with the standards of West Deer Township and Allegheny County Health Department. Any violation not listed on this notice does not constitute the acceptance of the violation existing.

If these violations are not corrected by December 16<sup>th</sup>, citations will be filed through the local District Magistrate's office. You have the right to an appeal after the citations are filed. If you are found guilty, you could be fined up to \$300 per day per offense for ACHD Article VI and up to \$600 for the violations 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



Chairwoman of the Board  
Shirley Hollibaugh

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

Township Manager  
Daniel J. Mator, Jr.

November 18, 2019

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Re: **NOTICE OF VIOLATION**

Property located at: 1001 MacArthur Dr.  
Russellton, PA 15076  
Parcel ID #1219-N-357

To: Property Owner – Stirparo Family Trust

On November 14, 2019 the Code Enforcement Officer for the Township of West Deer conducted an inspection on your property and became aware that you have a silver Honda on the property that is out of inspection. This is in violation of the West Deer Township Code of Ordinances.

The following violations needs to be corrected by **DECEMBER 18, 2019**:

1. **Abandoned Vehicles:** Violation of West Deer Township Code of Ordinances, Chapter 166, Section 166.2: Unlawful to accumulate or store any junked or abandoned vehicle, trailer, boat, appliance or household furnishings or to otherwise maintain a nuisance on private or public property within the Township of West Deer.

Action(s) to solve violation: Remove vehicle or obtain up to date inspections.

The property must be re-inspected after the violations are addressed to ensure compliance with the standards of West Deer Township. Any violation not listed on this notice does not constitute the acceptance of the violation existing.

If these violations are not corrected by December 18<sup>th</sup>, a citation will be filed through the local District Magistrate's office. You have the right to an appeal after the citations are filed. If you are found guilty, you could be fined up to \$600 for the violations 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)  
724-265-2780



Chairwoman of the Board  
Shirley Hollibaugh

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

Township Manager  
Daniel J. Mator, Jr.

November 18, 2019

Re: **NOTICE OF VIOLATION**

Property located at: 1016 Little Deer Creek Valley Rd..  
Russellton, PA 15076  
Parcel ID #1219-N-089

To: Property Owner – Damian Adams

On November 14, 2019 the Code Enforcement Officer for the Township of West Deer conducted an inspection on your property and became aware that you are storing junk in rear of building (kerosene heater, humidifier, cabinet, interior furniture, etc.) and a vehicle out of inspection/date on the property. This is in violation of the West Deer Township Code of Ordinances as well as the Allegheny County Health Department (ACHD) Rules and Regulations.

The following violations needs to be corrected by **DECEMBER 18, 2019**:

1. **Abandoned Vehicles:** Violation of West Deer Township Code of Ordinances, Chapter 166, Section 166.2: Unlawful to accumulate or store any junked or abandoned vehicle, trailer, boat, appliance or household furnishings or to otherwise maintain a nuisance on private or public property within the Township of West Deer.
2. **Accumulated Waste:** Violation of West Deer Township Code of Ordinances, Chapter 166, Section 166-3: 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.

In violation of the following Allegheny County Rules and Regulations:

- **ACHD Article VI, Section 650E** – “No person or municipality shall maintain a premise so as to cause the development of nuisance pest vectors.”

**Action(s) to solve violation:** Remove all junk. Remove vehicle or acquire up to date inspections.

The property must be re-inspected after the violations are addressed to ensure compliance with the standards of West Deer Township and Allegheny County Health Department. Any violation not listed on this notice does not constitute the acceptance of the violation existing.



If these violations are not corrected by December 18<sup>th</sup> , citations will be filed through the local District Magistrate's office. You have the right to an appeal after the citations are filed. If you are found guilty, you could be fined up to \$300 per day per offense for ACHD Article VI and up to \$600 for the violations 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



Chairwoman of the Board  
Shirley Hollibaugh

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

Township Manager  
Daniel J. Mator, Jr.

November 18, 2019

Re: **NOTICE OF VIOLATION**

Property located at: 971 Little Deer Creek Valley Rd.  
Russellton, PA 15076  
Parcel ID #1219-J-224

To: Property Owner – Ronald & Beverly Galore

On November 14, 2019 the Code Enforcement Officer for the Township of West Deer conducted an inspection on your property and became aware that you are storing junk (large pile of scrap and used/waste oil drums, tires). This is in violation of the West Deer Township Code of Ordinances as well as the Allegheny County Health Department (ACHD) Rules and Regulations.

The following violations needs to be corrected by **DECEMBER 18, 2019**:

1. **Accumulated Waste:** Violation of West Deer Township Code of Ordinances, Chapter 166, Section 166-3: 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.

In violation of the following Allegheny County Rules and Regulations:

- **ACHD Article VI, Section 650E** – “No person or municipality shall maintain a premise so as to cause the development of nuisance pest vectors.”

**Action(s) to solve violation:** Clean up property. Possibly acquire a shed or addition to contain used tires and scrap (car parts, etc.)

The property must be re-inspected after the violations are addressed to ensure compliance with the standards of West Deer Township and Allegheny County Health Department. Any violation not listed on this notice does not constitute the acceptance of the violation existing.

If these violations are not corrected by December 18<sup>th</sup>, citations will be filed through the local District Magistrate’s office. You have the right to an appeal after the citations are filed. If you

109 East Union Road, Cheswick, PA 15024

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are found guilty, you could be fined up to \$300 per day per offense for ACHD Article VI and up to \$600 for the violations 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



Chairwoman of the Board  
Shirley Hollibaugh

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

Township Manager  
Daniel J. Mator, Jr.

November 18, 2019

Re: **NOTICE OF VIOLATION**

(HAND DELIVERED)

Property located at: 889 Little Deer Creek Valley Rd.  
Russellton, PA 15076  
Parcel ID #1361-S-19

To: Property Owner – Catanese Brothers

On November 14, 2019 the Code Enforcement Officer for the Township of West Deer conducted an inspection on your property and became aware that you have a vacant dilapidated mobile home that has siding falling off, etc. Old appliances and scrap material were also found around the mobile home. This is in violation of the West Deer Township Code of Ordinances as well as the Allegheny County Health Department (ACHD) Rules and Regulations.

The following violations need to be corrected by **DECEMBER 18, 2019**:

1. **Accumulated Waste:** Violation of West Deer Township Code of Ordinances, Chapter 166, Section 166-3: 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.

In violation of the following Allegheny County Rules and Regulations:

- **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.”
- **ACHD Article VI, Section 650E** – “No person or municipality shall maintain a premise so as to cause the development of nuisance pest vectors.”

**Action(s) to solve violation:** Clean up property. Remove mobile home or bring up to Code.

The property must be re-inspected after the violations are addressed to ensure compliance with the standards of West Deer Township and Allegheny County Health Department. Any violation not listed on this notice does not constitute the acceptance of the violation existing.

If these violations are not corrected by December 18<sup>th</sup>, citations will be filed through the local District Magistrate's office. You have the right to an appeal after the citations are filed. If you are found guilty, you could be fined up to \$300 per day per offense for ACHD Article VI and up to \$600 for the violations 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



Chairwoman of the Board  
Shirley Hollibaugh

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

Township Manager  
Daniel J. Mator, Jr.

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November 18, 2019

Re: **NOTICE OF VIOLATION**

Property located at: 727 Little Deer Creek Valley Rd.  
Russellton, PA 15076  
Parcel ID #1512-S-102

To: Property Owner – Jazo Properties

The Code Enforcement Officer for the Township of West Deer conducted an inspection on your property and became aware that you are storing construction debris and have a large burn pile on the property. This is in violation of the West Deer Township Code of Ordinances as well as the Allegheny County Health Department (ACHD) Rules and Regulations.

The following violations needs to be corrected by **DECEMBER 18, 2019**:

1. **Accumulated Waste:** Violation of West Deer Township Code of Ordinances, Chapter 166, Section 166-3: 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.

In violation of the following Allegheny County Rules and Regulations:

- **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** – "No person or municipality shall maintain a premise so as to cause the development of nuisance pest vectors."
2. **ACHD Article XXI, Section 2105.50 Open Burning** as follows:

*§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.}*

1. *General.*

- A. *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*

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- 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.*
- B. 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.**
  - D. 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.*
  - E. Open burning using chimineas, firepits, or outdoor fireplaces may only be conducted using materials meeting Subparagraph A, above.*

**Action(s) to solve violation:** General maintenance of property by removing junk and discontinuing open burning

If these violations are not corrected by December 18<sup>th</sup>, citations will be filed through the local District Magistrate's office. You have the right to an appeal after the citations are filed. If you are found guilty, you could be fined up to \$300 per day per offense for ACHD Article VI and up to \$600 for the violations 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

# 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.

November 18, 2019

Re: **NOTICE OF VIOLATION**

Property located at: 4 6<sup>th</sup> Way  
Russellton, PA 15076  
Parcel ID #1219-N-353

To: Property Owner – Michael & Mary Jane Bone

On November 14, 2019 the Code Enforcement Officer for the Township of West Deer conducted an inspection on your property and became aware that you are storing junk beside the garage covered with a tarp. This is in violation of the West Deer Township Code of Ordinances as well as the Allegheny County Health Department (ACHD) Rules and Regulations.

The following violations needs to be corrected by **DECEMBER 18, 2019**:

1. **Abandoned Vehicles:** Violation of West Deer Township Code of Ordinances, Chapter 166, Section 166.2: Unlawful to accumulate or store any junked or abandoned vehicle, trailer, boat, appliance or household furnishings or to otherwise maintain a nuisance on private or public property within the Township of West Deer.
2. **Accumulated Waste:** Violation of West Deer Township Code of Ordinances, Chapter 166, Section 166-3: 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.

In violation of the following Allegheny County Rules and Regulations:

- **ACHD Article VI, Section 650E** – “No person or municipality shall maintain a premise so as to cause the development of nuisance pest vectors.”

**Action(s) to solve violation:** Remove all junk.

The property must be re-inspected after the violations are addressed to ensure compliance with the standards of West Deer Township and Allegheny County Health Department. Any violation not listed on this notice does not constitute the acceptance of the violation existing.

If these violations are not corrected by December 18<sup>th</sup>, citations will be filed through the local District Magistrate's office. You have the right to an appeal after the citations are filed. If you are found guilty, you could be fined up to \$300 per day per offense for ACHD Article VI and up

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to \$600 for the violations 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

November 18, 2019

Re: **NOTICE OF VIOLATION**

Property located at: 975 Little Deer Creek Valley Rd. (Vacant Land)  
Russellton, PA 15076  
Parcel ID #1219-J-220

To: Property Owner – John McDonough

On November 14, 2019 the Code Enforcement Officer for the Township of West Deer conducted an inspection on your property and became aware that you are storing junk (tires, radiator, lawn mower parts, construction debris, etc.) and unstacked wood on the vacant lot next to your residence. This is in violation of the West Deer Township Code of Ordinances as well as the Allegheny County Health Department (ACHD) Rules and Regulations.

The following violations needs to be corrected by **DECEMBER 18, 2019**:

1. **Accumulated Waste:** Violation of West Deer Township Code of Ordinances, Chapter 166, Section 166-3: 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.

In violation of the following Allegheny County Rules and Regulations:

- **ACHD Article VI, Section 650E** – “No person or municipality shall maintain a premise so as to cause the development of nuisance pest vectors.”

**Action(s) to solve violation:** Clean up property.

The property must be re-inspected after the violations are addressed to ensure compliance with the standards of West Deer Township and Allegheny County Health Department. Any violation not listed on this notice does not constitute the acceptance of the violation existing.

If these violations are not corrected by December 18<sup>th</sup>, citations will be filed through the local District Magistrate's office. You have the right to an appeal after the citations are filed. If you are found guilty, you could be fined up to \$300 per day per offense for ACHD Article VI and up

to \$600 for the violations 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

# 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.

November 18, 2019

Re: **NOTICE OF VIOLATION**

Property located at: 869 Little Deer Creek Valley Rd.  
Russellton, PA 15076  
Parcel ID #1361-S-218

To: Property Owner – Dean & April Wisnesky

On November 18, 2019 the Code Enforcement Officer for the Township of West Deer conducted an inspection on your property and became aware that on the side of 871 Little Deer Creek Valley Rd. there is an old couch and garbage not being properly stored. Also, a Tenant Registration needs to be filed with the Township every time a new tenant moves in. These are in violation of the West Deer Township Code of Ordinances as well as the Allegheny County Health Department (ACHD) Rules and Regulations.

The following violations needs to be corrected by **DECEMBER 18, 2019**:

- **Accumulated Waste:** Violation of West Deer Township Code of Ordinances, Chapter 166, Section 166-3: 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.
- **Solid Waste:** Violation of West Deer Township Code of Ordinances, Chapter 181, Section 181-28 (D): All municipal waste shall be stored in containers approved by the Township or its designated representative. Individual containers and bulk containers utilized for storage of municipal waste shall comply with the following standards:
  1. Reusable containers shall be constructed of durable, watertight, rust and corrosion resistant material, such as plastic, metal or fiberglass, in such a manner to be leakproof, weatherproof, insect-proof, and rodent-proof.
  2. Reusable containers for individual residences shall have a tight-fitting cover and suitable lifting handles to facilitate collection.
- **Responsibilities of Landlords:** Violation of West Deer Township Code of Ordinances, Chapter 189, Section 189-61: Every landlord shall, within 30 days after the effective date of this article or within 30 days after first becoming a landlord, register with the Tax Collector the landlord's name and address and the tenant's name and address. Every landlord shall thereafter report changes of tenants within 30 days of such change.

In violation of the following Allegheny County Rules and Regulations:

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- **ACHD Article VI, Section 650E** – “No person or municipality shall maintain a premise so as to cause the development of nuisance pest vectors.”

**Action(s) to solve violation:** Clean-up of property, proper container for municipal waste, and register tenants.

The property must be re-inspected after the violations are addressed to ensure compliance with the standards of West Deer Township and Allegheny County Health Department. Any violation not listed on this notice does not constitute the acceptance of the violation existing.

If these violations are not corrected by December 18<sup>th</sup>, citations will be filed through the local District Magistrate's office. You have the right to an appeal after the citations are filed. If you are found guilty, you could be fined up to \$300 per day per offense for ACHD Article VI and up to \$600 for the violations 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

# 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.

November 18, 2019

Re: **NOTICE OF VIOLATION**

Property located at: 879 Little Deer Creek Valley Rd.  
Russellton, PA 15076  
Parcel ID #1361-S-206

To: Property Owner – Edward & Barbara Wilton  
Tenant – Monica Haines

On November 18, 2019 the Code Enforcement Officer for the Township of West Deer conducted an inspection on your property and became aware that you are storing an abandoned truck and camper, scrap materials, junk, garbage, construction debris, etc. Soffit on old store front rotting and falling, siding is also falling off from front. This is in violation of the West Deer Township Code of Ordinances as well as the Allegheny County Health Department (ACHD) Rules and Regulations.

The following violations needs to be corrected by **DECEMBER 18, 2019**:

1. **Abandoned Vehicles:** Violation of West Deer Township Code of Ordinances, Chapter 166, Section 166.2: Unlawful to accumulate or store any junked or abandoned vehicle, trailer, boat, appliance or household furnishings or to otherwise maintain a nuisance on private or public property within the Township of West Deer.
2. **Accumulated Waste:** Violation of West Deer Township Code of Ordinances, Chapter 166, Section 166-3: 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.

In violation of the following Allegheny County Rules and Regulations:

- **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.”
- **ACHD Article VI, Section 650E** – “No person or municipality shall maintain a premise so as to cause the development of nuisance pest vectors.”

109 East Union Road, Cheswick, PA 15024  
724.265.3680  
[www.westdeertownship.com](http://www.westdeertownship.com)

**Action(s) to solve violation:** General clean-up of property (removal of all debris), removal of truck and camper, and maintenance of building.

The property must be re-inspected after the violations are addressed to ensure compliance with the standards of West Deer Township and Allegheny County Health Department. Any violation not listed on this notice does not constitute the acceptance of the violation existing.

If these violations are not corrected by December 18<sup>th</sup>, citations will be filed through the local District Magistrate's office. You have the right to an appeal after the citations are filed. If you are found guilty, you could be fined up to \$300 per day per offense for ACHD Article VI and up to \$600 for the violations 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



Chairwoman of the Board  
Shirley Hollibaugh

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

Township Manager  
Daniel J. Mator, Jr.

November 20, 2019

Re: **NOTICE OF VIOLATION**

Property located at: 675 Little Deer Creek Valley Rd.  
Russellton, PA 15076  
Parcel ID #1512-M-319

To: Property Owner – DLK Auto Parts

On November 18, 2019 the Code Enforcement Officer for the Township of West Deer drove by your property and became aware that you are storing junk (pallets, vehicle cap, old signs, tires, debris, etc.) by storage trailer and a broken pole sign in front of building. This is in violation of the West Deer Township Code of Ordinances as well as the Allegheny County Health Department (ACHD) Rules and Regulations.

The following violations needs to be corrected by **DECEMBER 23, 2019**:

1. **Accumulated Waste:** Violation of West Deer Township Code of Ordinances, Chapter 166, Section 166-3: 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.
2. **Signs:** Violation of West Deer Township Code of Ordinances, Chapter 210, Section 210-95 K: Maintenance and inspection. All signs must be constructed of a durable material and maintained in good condition. If any sign becomes dilapidated to the point that it constitutes an unsightly or hazardous condition it shall be declared to be a public nuisance and the Zoning Officer shall give notice to the owner in writing to repair or remove the sign within 10 days. Upon failure of the owner to comply, the Township shall remove the sign at the owner's expense for time, equipment and disposal fees.

In violation of the following Allegheny County Rules and Regulations:

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- **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.”
- **ACHD Article VI, Section 650E** – “No person or municipality shall maintain a premise so as to cause the development of nuisance pest vectors.”

**Action(s) to solve violation:** Remove all debris from property. Repair/replace sign.

The property must be re-inspected after the violations are addressed to ensure compliance with the standards of West Deer Township and Allegheny County Health Department. Any violation not listed on this notice does not constitute the acceptance of the violation existing.

If these violations are not corrected by December 23<sup>rd</sup>, citations will be filed through the local District Magistrate's office. You have the right to an appeal after the citations are filed. If you are found guilty, you could be fined up to \$300 per day per offense for ACHD Article VI and up to \$600 for the violations 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

# 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.

November 20, 2019

Re: **MAINTENANCE NOTICE**

Property located at: 737A Little Deer Creek Valley Rd.  
Russellton, PA 15076  
Parcel ID #1361-D-125

To: Property Owner – Paul & Michelle Durci

The Code Enforcement Officer for the Township of West Deer became aware that your building needs shingles on front overhang replaced. This maintenance is an infringement of the Allegheny County Health Department (ACHD) Rules and Regulations as follows:

- **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.”

**Requested corrective action:** The Township is requesting your assistance in replacing or repairing shingles to improve the appearance of the community.

West Deer Township would like to give you the opportunity to rectify this issue to avoid any fines that could be imposed by a citation under ACHD Article VI. Please contact me to discuss this matter at 724-265-2780

Sincerely,

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



Chairwoman of the Board  
Shirley Hollibaugh

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

Township Manager  
Daniel J. Mator, Jr.

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November 20, 2019

Re: **NOTICE OF VIOLATION**

Property located at: 713 Little Deer Creek Valley Rd.  
Russellton, PA 15076  
Parcel ID #1512-S-64

To: Property Owner – Richard & Elizabeth DiSanti

The Code Enforcement Officer for the Township of West Deer became aware that you are storing junk (sign frame, signs, construction materials) on the property. This is in violation of the West Deer Township Code of Ordinances as well as the Allegheny County Health Department (ACHD) Rules and Regulations.

The following violations needs to be corrected by **DECEMBER 23, 2019**:

1. **Accumulated Waste:** Violation of West Deer Township Code of Ordinances, Chapter 166, Section 166-3: 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.

In violation of the following Allegheny County Rules and Regulations:

- **ACHD Article VI, Section 650E** – “No person or municipality shall maintain a premise so as to cause the development of nuisance pest vectors.”

**Action(s) to solve violation:** Store material out of sight.

The property must be re-inspected after the violations are addressed to ensure compliance with the standards of West Deer Township and Allegheny County Health Department. Any violation not listed on this notice does not constitute the acceptance of the violation existing.

If these violations are not corrected by December 23<sup>rd</sup>, citations will be filed through the local District Magistrate's office. You have the right to an appeal after the citations are filed. If you are found guilty, you could be fined up to \$300 per day per offense for ACHD Article VI and up

to \$600 for the violations 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

# 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.

November 19, 2019

Re: **MAINTENANCE NOTICE**

Property located at: 739 Little Deer Creek Valley Rd.  
Russellton, PA 15076  
Parcel ID #1361-D-129

To: Property Owner – George & Joann Golojuh

The Code Enforcement Officer for the Township of West Deer became aware that your building is in need of paint or siding. This maintenance is an infringement of the Allegheny County Health Department (ACHD) Rules and Regulations as follows:

- **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.”

**Requested corrective action:** The Township is requesting your assistance in either painting or siding the building to improve the appearance of the community.

West Deer Township would like to give you the opportunity to rectify this issue to avoid any fines that could be imposed by a citation under ACHD Article VI. Please contact me to discuss this matter at 724-265-2780

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.

November 19, 2019

Re: **NOTICE OF VIOLATION**

Property located at: 2006 Church St.  
Russellton, PA 15076  
Parcel ID #1361-M-148

To: Property Owner – Mark & Tracy Yaconis

On November 18, 2019 the Code Enforcement Officer for the Township of West Deer became aware that your front fence is collapsing. This is in violation of the Allegheny County Health Department (ACHD) Rules and Regulations.

The following violations needs to be corrected by **DECEMBER 20, 2019**:

- **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.”

**Action(s) to solve violation:** Repair fence to comply with Section 655 of ACHD Rules and Regulations.

The property must be re-inspected after the violation is addressed to ensure compliance with the standards of Allegheny County Health Department. Any violation not listed on this notice does not constitute the acceptance of the violation existing.

If this violation is not corrected by December 20<sup>th</sup>, a citation will be filed through the local District Magistrate’s office. You have the right to an appeal after the citation is filed. If you are found guilty, you could be fined up to \$300 per day per offense for ACHD Article VI. 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



Chairwoman of the Board  
Shirley Hollibaugh

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

Township Manager  
Daniel J. Mator, Jr.

November 21, 2019

Re: **NOTICE OF DANGEROUS/NUISANCE STRUCTURE**

**UNFIT FOR HUMAN HABITATION**

Property located at: 2024 Church Street  
Russellton PA 15076  
Parcel ID # 1361-M-125 and 1361-M-127

To: Property Owner and Representative:

On October 31<sup>st</sup> 2019 the police entered 2024 Church Street on official police business. At that time there were several items that were in plain sight that were brought to the code enforcements attention through their police report # 201911010007. The report stated that the left side (B) did not have a toilet in the unit. The tub/shower enclosure does not have plumbing hooked up to it. The left side also had a hole in the concrete floor with standing water in it. On the right side (A) there is a make shift fiberglass tub surround in the basement. There is an open notice from Allegheny County Health Department (ACHD) Plumbing Division for side A that that the repair/replacement of the plumbing in the basement bathroom requires a plumbing permit to be obtained from ACHD Plumbing division. At the time of the notice given by ACHD Plumbing Division the basement bathroom of side A had a crushed sewer pipe from the toilet to the lateral sewer connection. The plumbing to the tub/shower unit and toilet was also in disrepair. As of November 5, 2019 no plumbing permit was obtained for ACHD. The police report also indicates that the 2 dwellings unit, A and B are now connected by a new passage through the party (shared) wall on the second floor of the structure. If the wall is a load bearing wall, the structural alteration requires a building permit. The addresses would also need to be changed through the Township with an occupancy inspection performed. The change in use from a duplex unit into a single family unit also requires and occupancy inspection/permit.

The owner and representative have been aware of the requirement for an occupancy inspection for the habitation of any portion of 2024 Church Street. This was documented on notices sent out on July 12<sup>th</sup> 2019 while the structure was stated to be vacant. A notice dated October 11<sup>th</sup> 2019 restated this and at that time there was currently a child registered at Deer Lakes School District at the 2024 Church Street address.

**This serves as a notice to repair the structure and correct all violations or to remove the structure completely. Repairs must commence within 15 days of receipt of notice and to be completed within 30 days of notice.**

109 East Union Road, Cheswick, PA 15024  
724.265.3680  
[www.westdeertownship.com](http://www.westdeertownship.com)

If repairs are not made within 30 days of receipt of this notice the structure at 2024 Church Street all occupants will be ordered to vacate the dwelling.

If the owner of a nuisance or dangerous structure to whom a notice to repair or remove has been sent, fails to commence to repair or remove such structure or fails to file an appeal within 15 days of such notice, such owner shall be deemed to be in violation of the provision of this chapter.

The owner or representative must contact the Township Code Enforcement Officer within 15 days to provide proof that the repairs have commenced or file an appeal. Failure to respond will be deemed the structure to be in violation.

Once the structure is deemed in violation an order to vacate the dwelling will be issued.

Any occupants or persons that violate the order to vacate will be charged with criminal trespass. At that time the Township has the right to demolish the structure at the owner's expense.

In accordance with Allegheny Health Department Rules and Regulations Article VI:

***Violations for the unfit for human habitation classification are as follows:***

**Class 2**

- 2.2 Missing or Inoperable Sanitary Facilities: Dwelling unit, light housekeeping unit or rooming unit lacks access to operating toilet.  
***To correct violation install an operating toilet. Allegheny County plumbing permit require.***
- 2.3 Uncontained Sewage: Occupants exposed to raw sewage.  
***To correct violation properly contain all sewage. Allegheny County plumbing permit require.***

**Class 3**

- 3.6 Lack of Hot Water: No hot water supplied to kitchen or bathroom.  
***To correct violation install working plumbing in the bathroom. Allegheny County plumbing permit require.***
- 3.8 Malfunctioning Sewage Facility: Leaking sewer, soil pipe, or waste pipe; on-lot sewage disposal system discharges.  
***To correct violation repair all sewer pipes that are not fully connected. Allegheny County plumbing permit require.***
- 3.9 Defective Plumbing: Direct cross-connection; broken, obstructed, or leaking waterline causing major structural damage (falling plaster, foundation movement, etc.); an inoperable required fixture; required fixture lacks hot or cold running water; presence of defective toilet or water heater; water heater improperly



installed; dwelling lacks operating bathtub/shower or lavatory sinks; dwelling unit or rooming house common kitchen lacks kitchen sink.

***Install operable required fixture (shower and toilet), install running water to required fixtures, install operable bathtub/shower and lavatory sink. Allegheny County plumbing permit require.***

#### **Class 4**

**Section 634 Utilities and Fixtures:** Toilets, Lavatory Basins and Bathtubs or Showers in Dwelling Units. "Every dwelling unit shall be provided with at least one (1) toilet, one (1) lavatory basin and one (1) bathtub or shower within the dwelling unit."

***To correct this violation a working toilet and shower must be present in every unit that is habitable. Allegheny County plumbing permit require.***

#### **Section 641(A)(2) Fire and Personal Safety:**

"Single or multiple-station smoke detectors shall be installed and maintained in the following locations."

- 2.1. In the immediate vicinity of every sleeping room; and
- 2.2. In each story within the dwelling unit, including basement and cellars.

***To correct these violations install a battery in the smoke detector in the 1<sup>st</sup> floor. I suggest you move it to the living room so it does not continuous go off while cooking. Install a smoke detector in the basement. Ensure the smoke detector on the second floor is in working condition.***

**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 all open sewer pipes and connections must be properly capped, connected, or attached to fixtures. The open sewer pipes and connections allow unrestricted travel for sewer rats. Allegheny County plumbing permit require.***

In accordance with the PA Carbon Monoxide Alarm Standards act of 2013 section 4(B): "Multifamily dwellings – Each apartment in a multifamily dwelling, which uses a fossil fuel-burning heater or appliance, fireplace or an attached garage, must have an operational, centrally located and approved carbon monoxide alarm installed in the vicinity of the bedrooms...."

***To correct this violation install a carbon monoxide detector in the hallway by the bedrooms located on the second floor. I would suggest buying a combo smoke and carbon monoxide detector for this area so it covers both this requirement and the requirement for the smoke detector.***

In accordance with West Deer Townships Code of Ordinances Chapter 210 Section 116 B(7) which states that occupancy permits are required for a change of occupants in an existing building as well as changing the use of the structure from a duplex unit to a single family home.

***To correct this violation an occupancy permit must be requested and an occupancy inspection must be performed by the Township.***

In accordance with the International Existing Buildings Code (IEBC) section 115.1 Conditions which states: "Buildings, structures, or equipment that are or hereafter become unsafe, shall be taken down, removed or made safe as the code official deems necessary and as provided for in this code."

***To correct this violation all previous mentioned building violations need to be corrected.***

Any owner, or his or her designated agent, may appeal the determination of the Board of Supervisors or other designated agent, within 15 days of the receipt of the notice contained in § 90-4A of this chapter. Such appeal shall be in writing and must be received by the Township Code Enforcement Officer or by registered mail within the prescribed time period.

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

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

Sincerely,

William Payne  
Code Enforcement Officer  
West Deer Township  
724-275-2780

October 31, 2019

Re: **NOTICE OF VIOLATION**

Property located at: 159 Reaghard Dr.  
Cheswick, PA 15024  
Parcel ID #1511-F-72

To: Property Owner – Mary Seng

On October 29, 2019 the Code Enforcement Officer for the Township of West Deer conducted an inspection on your property and became aware that you are storing junk, garbage/debris everywhere and vehicles that are inoperable on the property. This is in violation of the West Deer Township Code of Ordinances as well as the Allegheny County Health Department (ACHD) Rules and Regulations.

The following violations needs to be corrected by **DECEMBER 3, 2019**:

1. **Abandoned Vehicles:** Violation of West Deer Township Code of Ordinances, Chapter 166, Section 166.2: Unlawful to accumulate or store any junked or abandoned vehicle, trailer, boat, appliance or household furnishings or to otherwise maintain a nuisance on private or public property within the Township of West Deer.
2. **Solid Waster Management:** Violation of West Deer Township Code of Ordinances, Chapter 181, Section 181-28: (A). The storage of all solid waste shall be practiced so as to prevent the attraction harborage or breeding of insects or rodents and to eliminate conditions harmful to public health or which create safety hazards, odors, unsightliness or public nuisances. (B). Any person producing municipal waste shall provide a sufficient number of approved containers to store all waste materials generated during periods between regularly scheduled collections and shall place and store all waste material therein.

In violation of the following Allegheny County Rules and Regulations:

- 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."
- ACHD Article VI, Section 651E Rodent and Pest Vector Control: Maintenance - Any premises determined by the Director to be a nuisance by reason of

109 East Union Road, Cheswick, PA 15024

724.265.3680

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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.

- 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. In the case of multiple dwellings and rooming houses, the owner or operator shall be responsible for maintaining the shared refuse storage facilities in a clean and sanitary manner.

Action(s) to solve violations: Eliminate all junk/debris throughout the property which will eliminate any nuisance pest vector, remove inoperable vehicles, and dispose of any solid waste in proper containers for garbage pickup.

If these violations are not corrected by December 3<sup>rd</sup>, citations will be filed through the local District Magistrate's office. You have the right to an appeal after the citations are filed. If you are found guilty, you could be fined up to \$300 per day per offense for ACHD Article VI and up to \$600 for the violations of West Deer Township Code of Ordinances. Chapter 181, Section 181-28 fine cannot exceed \$1000. Each violation of any separate subsection or section shall constitute a separate offense.

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

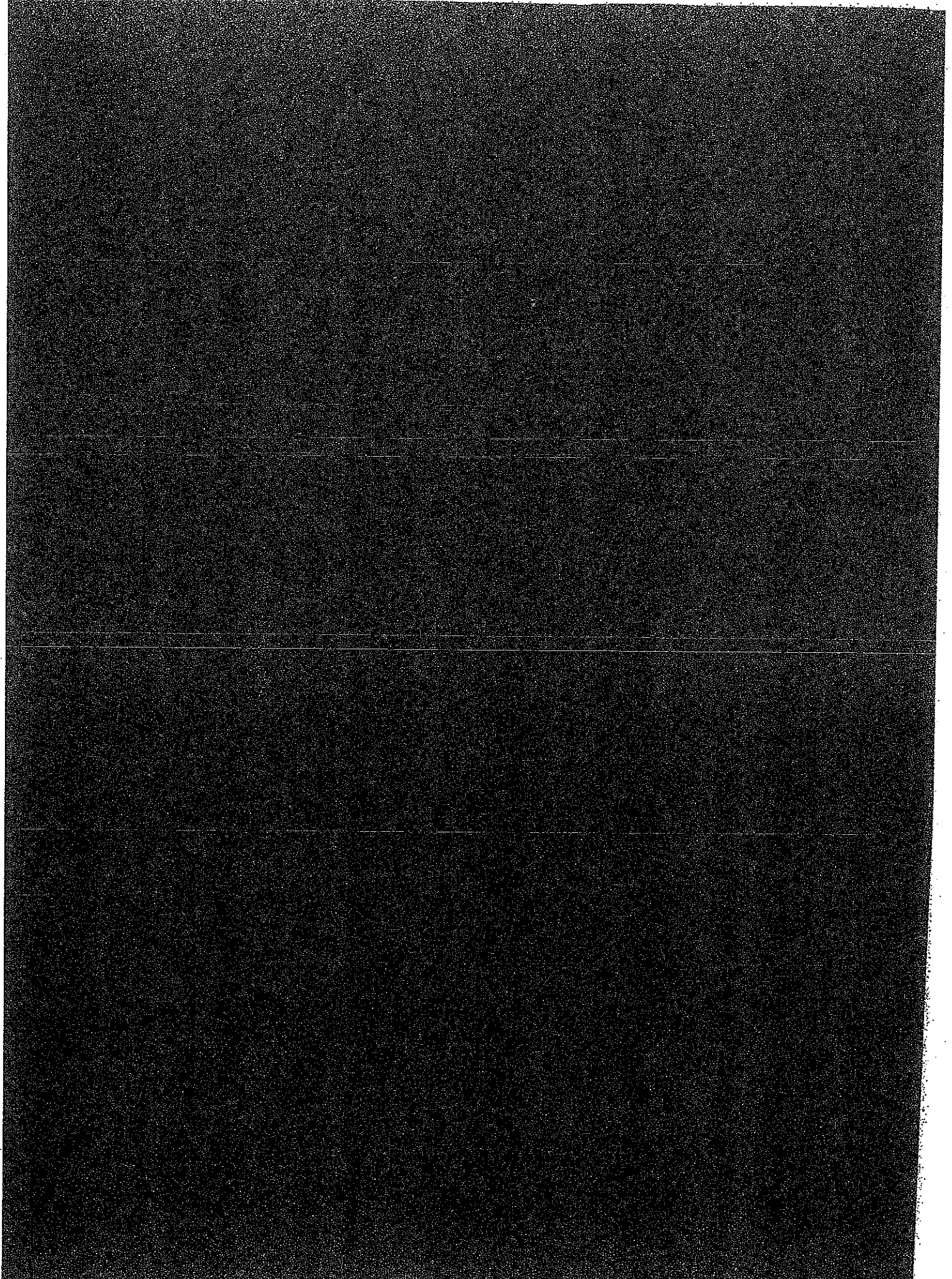
Sincerely,

---

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

### Citations Issued

Last Name	First Name	Date	Citation Number	Violation
1 Lord	Renee	11/1/2019	R2721756-2	Failure to obtain occ. Permit
2 Rape	Justin	11/1/2019	R2721753-6	ACHD Pest Vector Control - grass
3 Rape	Justin	11/1/2019	R2721755-1	Failure to obtain occ. Permit
4 Sharkins	William	11/6/2019	R2721757-3	ACHD Habitable room window area
5 Delaney	Dawn	11/8/2019	R2721759-5	WD Junk Ordinance vehicles
6 Delaney	Dawn	11/8/2019	R2721761-0	WD Junk Ordinance debris
7 Delaney	Norbert	11/8/2019	R2721760-6	WD Junk Ordinance vehicles
8 Delaney	Norbert	11/8/2019	R2721758-4	WD Junk Ordinance debris
9 LSF10 Master Participation Trust		11/21/2019	R2721765-4	ACHD General Sanitation
10 LSF10 Master Participation Trust		11/21/2019	R2721767-6	ACHD Pest Vectors - garbage
11 LSF10 Master Participation Trust		11/21/2019	R2721768-0	ACHD Junk
12 LSF10 Master Participation Trust		11/21/2019	R2721769-1	WD Zoning: Storage garbage
13 LSF10 Master Participation Trust		11/21/2019	R2721770-2	ACHD Porch/Deck
14 LSF10 Master Participation Trust		11/21/2019	R2721766-5	ACHD Pest Vecotrs- wood eating insects
15 LSF10 Master Participation Trust		11/21/2019	R2721772-4	WD Zoning: Swimming pool enclosure



**REPORT FROM THE PARKS AND RECREATION BOARD**

MRS. AMY STARK, CHAIRWOMAN.....

13

## **Parks & Recreation Report**

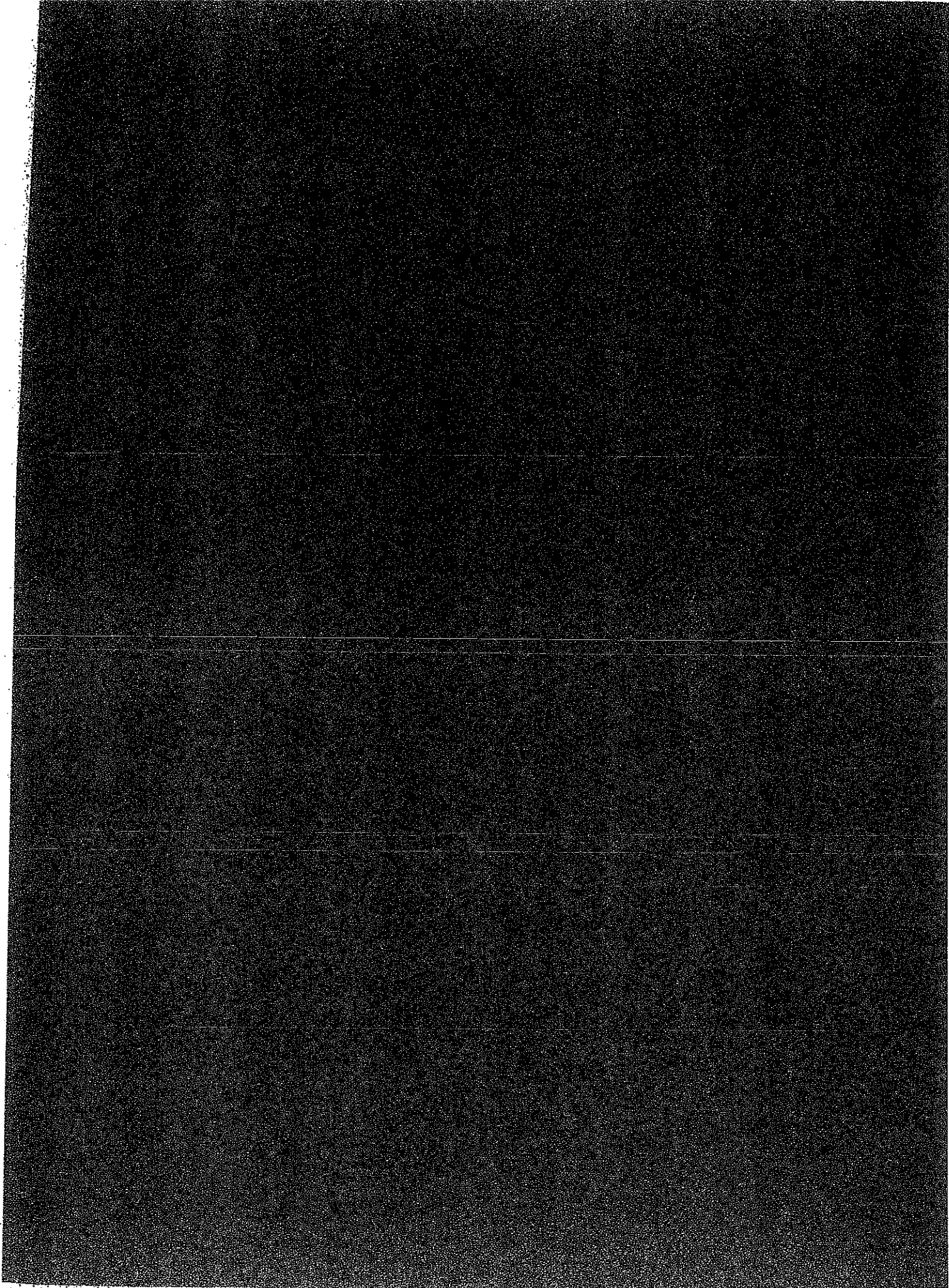
**December 18<sup>th</sup>, 2019**

- Breakfast with Santa – December 8<sup>th</sup> at VFD #1 – much more manageable crowd this year.
  - 2019 – 164 Children, 187 Adults – Total: 351
  - 2018 – 243 Children, 236 Adults – Total: 497
  - 2017 – 155 Children, 173 Adults – Total: 328
  - 2016 – 111 Children, 162 Adults – Total 273
- Community Days Rides – Chief Lape and I have a meeting with someone on 12/11 and hopefully will have info by the meeting.
- Our next meeting is January 22, 2020.



West Deer Township  
Parks & Recreation  
2019 Accounting

Date	Event	Type of Payment - Reim- bursable	Payee/Payer	Description	Debit	Credit	Event Budget	Event Total	% of Budget Used	Year to Date Total
3/6/19	Egg Hunt	Check	Arco Johns	Port o Johns	\$205.00		\$1,500.00	\$1,275.86	85%	\$205.00
3/15/19		Check	Arco Johns	Candy	\$134.86					\$339.86
3/19/19		Amy Stark Sams/WalmartCC	Sams Club	Candy	\$291.80					\$631.66
3/25/19		Check	Amy Stark	Cash for change - not a cost	\$100.00					\$731.66
3/29/19			Charles Self Storage	Donation		\$100.00				\$631.66
4/5/19		Amy Stark Sams/WalmartCC	Walmart	Gift Cards & Supplies	\$63.62					\$715.28
4/11/19		Amy Stark Sams/WalmartCC	Walmart	Prizes	\$169.30					\$884.58
4/11/19		Amy Stark Sams/WalmartCC	Sams Club	Prizes & Drinks	\$207.29					\$1,091.87
4/14/19			Profit	Donations/Sales		\$143.00				\$948.87
4/14/19		Reimbursed to Ariona	Dunkin Donuts	Donuts	\$38.00					\$986.87
4/14/19		Reimbursed to Carol	Dry Cleaning	Costume	\$26.00					\$1,011.87
4/14/19		Reimbursed to Amy	Seniors	Tape	\$15.00					\$1,026.87
4/27/19		Donation	DLSD Fundraiser	Donation	\$143.00					\$1,169.87
5/7/19		Township CC	Amazon	Bunny Costume	\$105.99					\$1,275.86
5/30/19	Family Fishing	Amy Stark Sams/WalmartCC	Sams Club	Snacks & Drinks	\$26.30		\$400.00	\$500.01	125%	\$1,301.16
5/31/19		Reimbursed to Amy	Popeyes	Bait	\$26.91					\$1,328.07
5/31/19		Amy Stark Sams/WalmartCC	Walmart	Prizes	\$60.47					\$1,388.54
6/18/19		Invoice	Zebco	Rods for next year	\$387.33					\$1,775.87
6/17/19	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 Sams/WalmartCC	Walmart	Movie, bags & napkins	\$75.26					\$1,880.83
6/5/19	80s in the Park	Township CC	Amazon	Whisbards	\$29.67		\$2,000.00	\$2,039.67	27%	\$1,910.50
6/12/19		Check	Amy Stark	Change	\$200.00		Profit	\$1,500.33		\$2,110.50
6/12/19		Check	Jon Shadlock	Sound	\$650.00					\$2,760.50
6/12/19		Check	Harold Bieler	Ferris Buellers Revenge	\$900.00					\$3,660.50
6/11/19		Check	Arco Johns	Port o Johns	\$260.00					\$3,920.50
6/28/19		Money at the Door		Money at the Door		\$3,540.00				\$3,920.50
8/22/19	Senior Luncheon	Check	Pittsburgh Puppet Works	Magician	\$275.00		\$1,300.00	\$981.04	75%	\$4,195.50
9/1/2/19		Amy Stark Sams/WalmartCC	Walmart	Gift Cards & Supplies	\$118.14					\$4,313.64
9/16/19		Amy Stark Sams/WalmartCC	Sams Club	Supplies	\$132.34					\$4,445.98
9/17/19		Amy Stark Sams/WalmartCC	Walmart	Food	\$196.16					\$4,642.14
9/17/19		Check	Brandon Farster	Ham BBQ	\$107.34					\$4,749.48
9/17/19		Invoice	Wagners	Food	\$152.06					\$4,901.54
8/28/19	Donation		Donation			\$60.00				\$4,841.54
10/8/19	Trunk or Treat	Reimbursed to Amy	Oriental Trading	Prizes	\$113.17		\$700.00	\$1,076.70	154%	\$4,954.71
10/24/19		Check	Stellos	Pizza	\$275.00					\$5,229.71
10/25/19		Amy Stark Sams/WalmartCC	Sams Club	Food/Drinks	\$368.66					\$5,598.37
10/25/19		Amy Stark Sams/WalmartCC	Walmart	Supplies	\$44.87					\$5,643.24
10/26/19		Check	Stellos	Food	\$275.00					\$5,918.24
10/8/19	Breakfast w/Santa	Reimbursed to Amy	Oriental Trading	Crafts	\$197.34		\$1,500.00	\$1,569.81	105%	\$6,115.58
11/23/19		Check	Pittsburgh Puppet Works	Balloon Artists	\$590.00					\$6,705.58
12/3/19		Amy Stark Sams/WalmartCC	Walmart	Candy	\$224.00					\$6,929.58
12/6/19		Amy Stark Sams/WalmartCC	Sams Club	Prizes	\$355.49					\$7,285.07
12/6/19		Amy Stark Sams/WalmartCC	Walmart	Prizes and Gift Cards	\$189.07					\$7,474.14
12/7/19		Reimbursed to Amy	Dollar Tree	Supplies	\$13.91					\$7,488.05
12/6/19	Senior Xmas Party	Amy Stark Sams/WalmartCC	Walmart	Gift Cards	\$100.00					\$7,588.05
						Budget	\$7,000.00			



**ADOPTION: RESOLUTION NO. 2019-8 (APPROVAL OF THE FIREFIGHTER ROSTERS)**

AS PER ORDINANCE NO. 418 – WHICH ESTABLISHED AN EIT CREDIT FOR FIRE AND EMS VOLUNTEERS – A NOTARIZED ROSTER MUST BE SUBMITTED TO, AND REVIEWED BY, THE TOWNSHIP MANAGER, THEN ACCEPTED BY THE BOARD OF SUPERVISORS.

**RESOLUTION NO. 2019-8**

A RESOLUTION APPROVING THE VOLUNTEERS THAT APPEAR ON THE NOTARIZED LISTS SUBMITTED BY THE FIRE CHIEFS AND VERIFIED BY THE TOWNSHIP MANAGER.

RESOLUTION ATTACHED.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO ADOPT RESOLUTION NO. 2019-8 APPROVING THE VOLUNTEERS THAT APPEAR ON THE NOTARIZED LISTS SUBMITTED BY THE FIRE CHIEFS AND VERIFIED BY THE TOWNSHIP MANAGER.

MOTION SECOND AYES NAYES

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

14

**TOWNSHIP OF WEST DEER  
ALLEGHENY COUNTY, PENNSYLVANIA  
RESOLUTION NO. 2019-8**

A RESOLUTION APPROVING THE VOLUNTEERS WHO APPEAR ON THE NOTARIZED LISTS  
SUBMITTED BY THEIR RESPECTIVE FIRE CHIEFS FOR THE 2019 TAX YEAR, AND WHO HAVE BEEN  
VERIFIED BY THE TOWNSHIP MANAGER.

**WHEREAS**, the Township adopted Ordinance No. 418 to provide volunteer firefighters and EMS personnel an earned income tax credit if eligible; and

**WHEREAS**, the Ordinance specifies the procedure to determine eligibility; and

**WHEREAS**, the final step of determining eligibility is to have the Board of Supervisors approve the volunteers who appear on a notarized roster of eligible members as presented by the respective fire chiefs/supervisors, and who have been verified by the Township Manager;

**NOW, THEREFORE**, the Board of Supervisors of West Deer Township does hereby formally approve the volunteers who appear on the notarized lists submitted by the respective fire chiefs for the 2019 tax year, and who have been verified by the Township Manager.

**ADOPTED** this 18<sup>th</sup> day of December, 2019 by the Board of Supervisors of the Township of West Deer.

ATTEST:

TOWNSHIP OF WEST DEER

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Daniel J. Mator, Jr.  
Township Manager

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Shirley A. Hollibaugh, Chairperson  
Board of Supervisors

2019

Act 172 Certified  
Volunteer Fire Fighters



Client Services Division

Name	Municipality	PSD Code
	West Deer Township	710303
Name	Station	Date Certified
Brian Borsuk	West Deer #1	11/26/19
Damian Brand	West Deer #1	11/26/19
Stephen R. Brennan	West Deer #1	11/26/19
Morgan Carroll	West Deer #1	11/26/19
Mark A. Carroll	West Deer #1	11/26/19
Trevor Elza	West Deer #1	11/26/19
Anthony C. Jackson	West Deer #1	11/26/19
Ralph Jackson III	West Deer #1	11/26/19
Sean McAtee	West Deer #1	11/26/19
Bernadette Mundy	West Deer #1	11/26/19
Luke Raynovich	West Deer #1	11/26/19
Zachary Raynovich	West Deer #1	11/26/19
Chris Reiher	West Deer #1	11/26/19
Devin Reiher	West Deer #1	11/26/19
Joseph J. Trocki	West Deer #1	11/26/19
Robin Trocki	West Deer #1	11/26/19
Thomas Trocki	West Deer #1	11/26/19
Melvin Wick	West Deer #1	11/26/19
William A. Yanicko	West Deer #1	11/26/19

2019

Act 172 Certified  
Volunteer Fire Fighters



Client Services Division

Name	Municipality	PSD Code
	West Deer Township	710303
Name	Station	Date Certified
Marissa Bailey	West Deer #2	11/20/19
William M. Bailey III	West Deer #2	11/20/19
William M. Bailey IV	West Deer #2	11/20/19
Riece Bayne	West Deer #2	11/20/19
Troy Brozewicz	West Deer #2	11/20/19
Anthony Creaturo	West Deer #2	11/20/19
Braden Fish	West Deer #2	11/20/19
Don Gerlach	West Deer #2	11/20/19
Tim Hamilton	West Deer #2	11/20/19
Frank McCorkle	West Deer #2	11/20/19
Daryl Morrison	West Deer #2	11/20/19
Alexander Schmidt	West Deer #2	11/20/19
Adam Williams	West Deer #2	11/20/19

2019

Act 172 Certified  
Volunteer Fire Fighters



Client Services Division

Name	Municipality	PSD Code
	West Deer Township	710303
Name	Social Security Number	Date Certified
Cole Cannon	West Deer #3	11/15/19
Maya Cannon	West Deer #3	11/15/19
Bryan A. Downs	West Deer #3	11/15/19
Lisa Eversole	West Deer #3	11/15/19
Julie Eyerman	West Deer #3	11/15/19
James W. Feil IV	West Deer #3	11/15/19
Alex Gall	West Deer #3	11/15/19
Dale E. Horn	West Deer #3	11/15/19
Annette Locke	West Deer #3	11/15/19
Ashley Lovich	West Deer #3	11/15/19
Dustin Lovich	West Deer #3	11/15/19
Kelly Malena	West Deer #3	11/15/19
Edward J. Newman	West Deer #3	11/15/19
Dale A. Renner	West Deer #3	11/15/19
Jeffrey S. Ross	West Deer #3	11/15/19
Jason Rutan	West Deer #3	11/15/19
Bethany Schleboth	West Deer #3	11/15/19
Raymond Skoff	West Deer #3	11/15/19
Abby Smith	West Deer #3	11/15/19
Amber Stadelmaier	West Deer #3	11/15/19
Eric Stadelmaier	West Deer #3	11/15/19
Heather White	West Deer #3	11/15/19
Deborah Wiegand	West Deer #3	11/15/19
Josh Wiegand	West Deer #3	11/15/19
Tyler Yeager	West Deer #3	11/15/19
Megan Zellhart	West Deer #3	11/15/19

2019

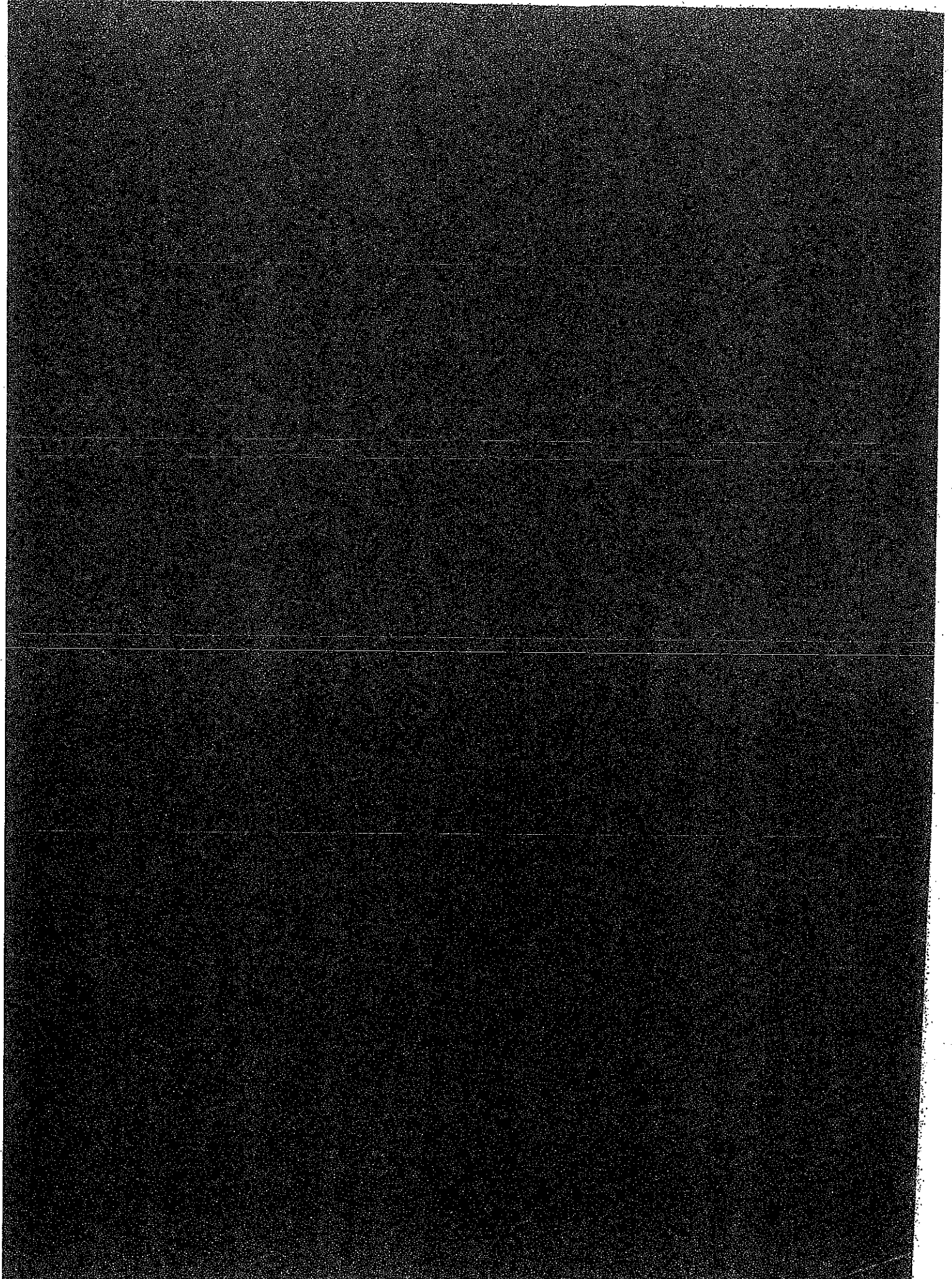
Act 172 Certified  
Volunteer Fire Fighters



*Client Services Division*

	<b>Municipality</b>	<b>PSD Code</b>
<b>Name</b>	<b>Station</b>	<b>Date Certified</b>
Andrew Zeis	North Hampton VFD	11/15/19





**ADOPTION: RESOLUTION NO. 2019-9 (5210 MIDDLE ROAD LATERAL EXTENSION PROJECT DCDBA – PLANNING MODULE)**

THE SEWAGE FACILITIES PLANNING MODULE RESOLUTION, TRANSMITTAL LETTER AND CORRESPONDENCE IS ATTACHED FOR THE 5210 MIDDLE ROAD LATERAL EXTENSION PROJECT FOR THE DEER CREEK DRAINAGE BASIN AUTHORITY.

THE NATURE OF THIS SEWER PROJECT IS RESIDENTIAL AND WILL HAVE 5 EQUIVALENT DWELLING UNITS BASED OFF OF A PROJECT FLOW OF 2,000 GALLONS PER DAY (gpd).

MR. SHOUP REVIEWED THE PA DEPARTMENT OF ENVIRONMENTAL PROTECTION PLANNING MODULE DOCUMENTS AND FOUND THE PLANNING MODULE TO BE IN PROPER ORDER. MR. SHOUP THEREFORE RECOMMENDED THAT IT BE APPROVED BY THE TOWNSHIP BY RESOLUTION.

WHAT ACTION DOES THIS BOARD WISH TO TAKE.

I MOVE TO ADOPT RESOLUTION NO. 2019-9 – THE PA DEP SEWAGE FACILITIES PLANNING MODULE FOR THE 5210 MIDDLE ROAD LATERAL EXTENSION PROJECT FOR THE DEER CREEK DRAINAGE BASIN AUTHORITY.

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

15



**SHOUP ENGINEERING**  
**FOR OVER 50 YEARS**

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

Our New Email Is: [info@shoupengineering.com](mailto:info@shoupengineering.com)

December 11, 2019

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

Via Email

Re: 5210 Middle Road Lateral Extension Project  
Sewage Facilities Planning Module

Dear Mr. Payne,

I have reviewed the above-referenced sewage facilities module documents and have found the same to be in proper order.

I would therefore recommend that the Township Board of Supervisors approve resolution which accompanies the documents.

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

Sincerely,

SHOUP ENGINEERING INC.

Scott A. Shoup, P.E.

cc: Daniel Mator, via email  
Cathy Sopko, via email

**RESOLUTION FOR PLAN REVISION  
FOR NEW LAND DEVELOPMENT**  
2019-9

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

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

WHEREAS DCDBA has proposed the development of a parcel of land identified as  
land developer

5210 Middle Road Lateral Extension, and described in the attached Sewage Facilities Planning Module, and  
name of subdivision

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

WHEREAS, West Deer Township finds that the subdivision described in the attached  
municipality

Sewage Facilities Planning Module conforms to applicable sewage related zoning and other sewage related municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management.

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

I, \_\_\_\_\_, Secretary, West Deer  
(Signature)

Township Board of Supervisors (Borough Council) (City Councilmen), hereby certify that the foregoing is a true copy of the Township (Borough) (City) Resolution # 2019-9, adopted, December 18, 2019.

Municipal Address:

109 East Union Road

Cheswick, PA 15024

Telephone 724-265-3680

Seal of  
Governing Body





## SEWAGE FACILITIES PLANNING MODULE

### Component 3. Sewage Collection and Treatment Facilities

(Return completed module package to appropriate municipality)

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

This planning module component is used to fulfill the planning requirements of Act 537 for the following types of projects: (1) a subdivision to be served by sewage collection, conveyance or treatment facilities, (2) a tap-in to an existing collection system with flows on a lot of 2 EDU's or more, or (3) the construction of, or modification to, wastewater collection, conveyance or treatment facilities that will require DEP to issue or modify a Clean Streams Law permit. Planning for any project that will require DEP to issue or modify a permit cannot be processed by a delegated agency. Delegated agencies must send their projects to DEP for final planning approval.

This component, along with any other documents specified in the cover letter, must be completed and submitted to the municipality with jurisdiction over the project site for review and approval. All required documentation must be attached for the Sewage Facilities Planning Module to be complete. Refer to the instructions for help in completing this component.

**REVIEW FEES:** Amendments to the Sewage Facilities Act established fees to be paid by the developer for review of planning modules for land development. These fees may vary depending on the approving agency for the project (DEP or delegated local agency). Please see section R and the instructions for more information on these fees.

**NOTE:** All projects must complete Sections A through I, and Sections O through R. Complete Sections J, K, L, M and/or N if applicable or marked .

#### A. PROJECT INFORMATION (See Section A of instructions)

- Project Name 5210 Middle Road Lateral Extension
- Brief Project Description Connection of five laterals into proposed sewer extension.

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

Municipality Name	County	City	Boro	Twp
West Deer Township	Allegheny	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Municipality Contact Individual - Last Name	First Name	MI	Suffix	Title
Mator	Daniel			Township Manager
Additional Individual Last Name	First Name	MI	Suffix	Title
Municipality Mailing Address Line 1		Mailing Address Line 2		
109 East Union Road				
Address Last Line -- City		State	ZIP+4	
Cheswick		PA	15024	
Area Code + Phone + Ext.		FAX (optional)	Email (optional)	
724-265-3680		724-265-2228		

**C. SITE INFORMATION** (See Section C of instructions)

**Site (Land Development or Project) Name**

5210 Middle Road Lateral Extension

**Site Location Line 1**

5210 Middle Road

**Site Location Line 2**

**Site Location Last Line -- City**

Gibsonia

**State**

PA

**ZIP+4**

15044

**Latitude**

40 36 34.0

**Longitude**

79 55 12.2

Detailed Written Directions to Site From Pittsburgh, take PA-28 North toward Etna. At exit 5B, take ramp left for PA-8 North toward Butler. In 8 miles turn right onto the Wildwood Road exit. Turn left onto Middle Road. In 1 mile arrived.

Description of Site Residential area

**Site Contact (Developer/Owner)**

**Last Name**

Tarantine

**First Name**

Ruth

**MI Suffix**

**Phone**

412-915-0571

**Ext.**

**Site Contact Title**

Homeowner

**Site Contact Firm (if none, leave blank)**

**FAX**

**Email**

**Mailing Address Line 1**

5210 Middle Road

**Mailing Address Line 2**

**Mailing Address Last Line -- City**

Gibsonia

**State**

PA

**ZIP+4**

15044

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

**Last Name**

Glasser

**First Name**

William

**MI Suffix**

R

**Title**

Professional Engineer

**Consulting Firm Name**

Gibson-Thomas Engineering

**Mailing Address Line 1**

PO Box 853, 1004 Ligonier Street

**Mailing Address Line 2**

**Address Last Line -- City**

Latrobe

**State**

PA

**ZIP+4**

15650

**Country**

**Email**

bill.glasser@gibson-thomas.com

**Area Code + Phone**

**Ext.**

**Area Code + FAX**

**E. AVAILABILITY OF DRINKING WATER SUPPLY**

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

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

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

Name of water company: \_\_\_\_\_

**F. PROJECT NARRATIVE** (See Section F of instructions)

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

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

**G. PROPOSED WASTEWATER DISPOSAL FACILITIES** (See Section G of instructions)

Check all boxes that apply, and provide information on collection, conveyance and treatment facilities and EDU's served. This information will be used to determine consistency with Chapter 93 (relating to wastewater treatment requirements).

**1. COLLECTION SYSTEM**

a. Check appropriate box concerning collection system

- New collection system       Pump Station       Force Main  
 Grinder pump(s)       Extension to existing collection system       Expansion of existing facility

Clean Streams Law Permit Number 0275407

b. Answer questions below on collection system

Number of EDU's and proposed connections to be served by collection system. EDU's 5

Connections 5

Name of:

existing collection or conveyance system Middle Road

owner Deer Creek Drainage Basin Authority

existing Interceptor Deer Creek Interceptor

owner Deer Creek Drainage Basin Authority

**2. WASTEWATER TREATMENT FACILITY**

Check all boxes that apply, and provide information on collection, conveyance and treatment facilities and EDU's served. This information will be used to determine consistency with Chapter(s) 91 (relating to general provisions), 92 (relating to national Pollution Discharge Elimination System permitting, monitoring and compliance) and 93 (relating to water quality standards).

a. Check appropriate box and provide requested information concerning the treatment facility

- New facility     Existing facility     Upgrade of existing facility     Expansion of existing facility

Name of existing facility Allegheny Valley Joint Sanitary Authority

NPDES Permit Number for existing facility PA0026255

Clean Streams Law Permit Number 0275407

Location of discharge point for a new facility. Latitude 40.530222      Longitude -79.847975

b. The following certification statement must be completed and signed by the wastewater treatment facility permittee or their representative.

As an authorized representative of the permittee, I confirm that the Allegheny Valley Joint Sanitary Authority

(Name from above) sewage treatment facilities can accept sewage flows from this project without adversely affecting the facility's ability to achieve all applicable technology and water quality based effluent limits (see Section I) and conditions contained in the NPDES permit identified above.

Name of Permittee Agency, Authority, Municipality Allegheny Valley Joint Sanitary Authority

Name of Responsible Agent \_\_\_\_\_

Agent Signature \_\_\_\_\_ Date \_\_\_\_\_

(Also see Section I. 4.)



## **PROJECT NARRATIVE**

### **5210 Middle Road Deer Creek Drainage Basin Authority**

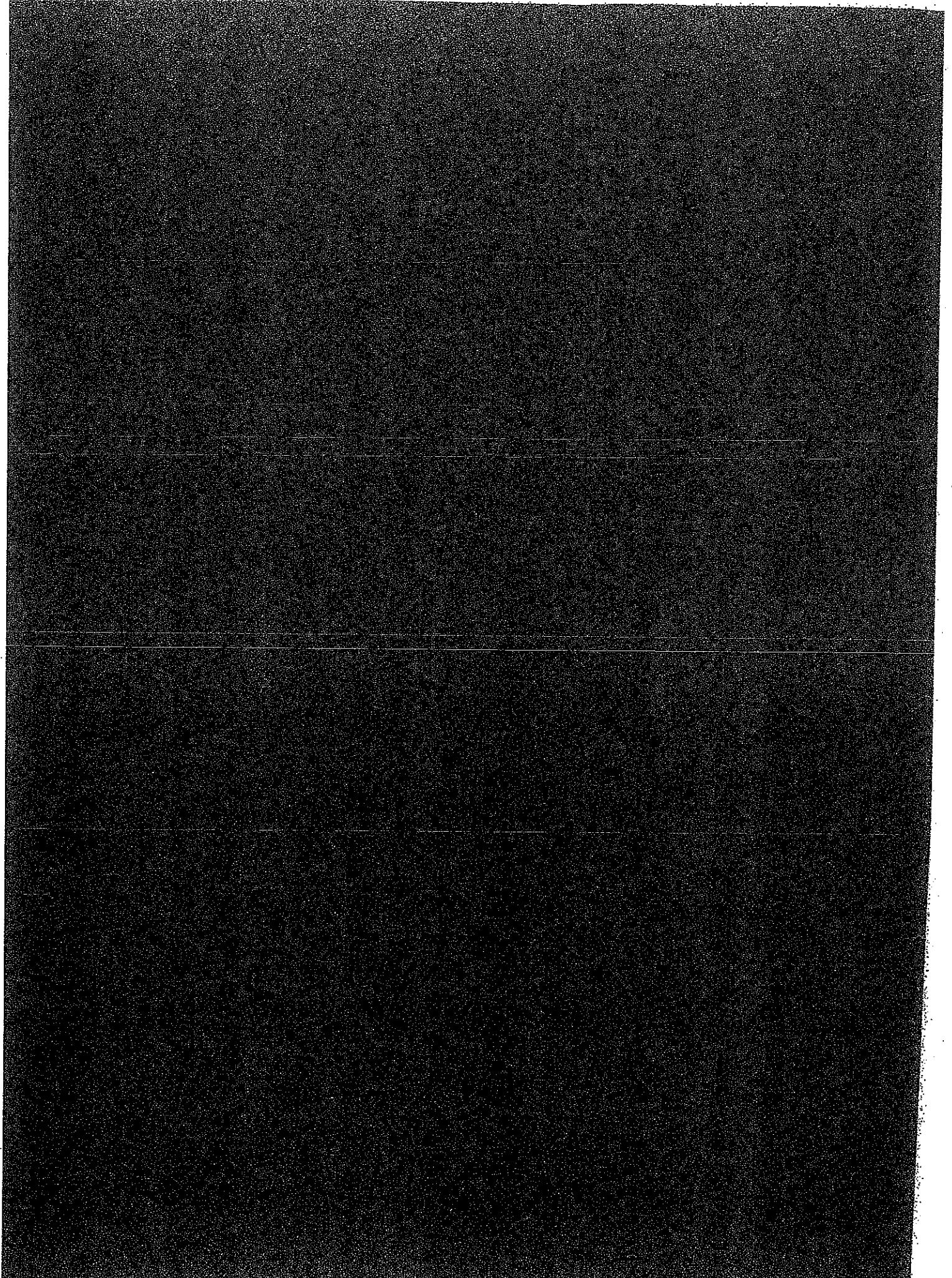
The nature of this sewer project is residential and will have 5 equivalent dwelling units based off of a project flow of 2,000 gallons per day (gpd).

The collection system will be through the Middle Road collection line. Wastewater will be conveyed to the Rich Hill Road pump station. From there, the wastewater will be conveyed to the Allegheny Valley Joint Sewage Authority treatment plant for the treatment process.

The collection line design capacity is found by using an 8" line at minimum slope. (8" @ .40' per 100'). Present flow data is based off of the previous Timber Run project to which this system will be tied into. Projected flow calculations were used to find projected flows for the next two years.

The conveyance design capacity of Rich Hill Road pump station is rated on average at 5,600,000 gpd, with a peak value of 14,000,000 gpd. Projected flow calculations were used to find projected flows for the next two years and are within the current capacity of the pump.

Treatment of the waste will be done by Allegheny Valley Joint Sewage Authority.



**APPROVAL: TIME EXTENSION REQUEST (MCINTYRE HEIGHTS PRD APPLICATION/SET HEARING)**

THE BOARD RECEIVED THE ATTACHED LETTER DATED NOVEMBER 21, 2019 FROM GIBSON-THOMAS ENGINEERING REQUESTING A TIME EXTENSION TO JANUARY 31, 2020 FOR THE MCINTYRE HEIGHTS PRD APPLICATION.

THEREFORE, THE BOARD WILL NEED TO SET A PUBLIC HEARING ON A CONDITIONAL USE APPLICATION AND THE PRD PLAN APPLICATION FOR THE MCINTYRE HEIGHTS PRD PROJECT.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO SET THE PUBLIC HEARING ON JANUARY 15, 2020 AT 6 PM.

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

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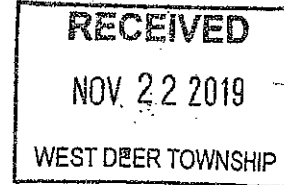


# Gibson-Thomas ENGINEERING

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

November 21, 2019

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



Re: McIntyre Heights PRD Application -- Time Extension Request

Dear West Deer Township Board of Supervisors:

We hereby respectfully request and agree to a time extension to January 31, 2020 for the West Deer Township Board of Supervisors to hold the Public Hearing on the Conditional Use application and the PRD plan application for the McIntyre Heights PRD project.

We propose this extension of time due to scheduling conflicts with the proposed December meeting and to adequately address the comments received from the Planning Commission and the Township Engineer.

Very truly yours,

Gibson-Thomas Engineering Co., Inc.

Jason F. Paulovich  
Division Manager – Land Development

Cc: Richland Holdings, LLC (Todd Rossman)  
Shoup Engineering (Scott Shoup)  
West Deer Township Manager (Dan Mator)  
West Deer Township Zoning (William Payne)  
West Deer Township Planning Commission (Mark Schmidt)

ESTABLISHED 1916



Chairwoman of the Board  
Shirley Hollibaugh

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

Township Manager  
Daniel J. Mator, Jr.

## MEMORANDUM

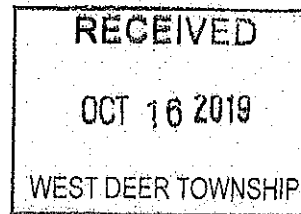
TO: Pittsburgh Post-Gazette/Legal Ad Dept.  
FROM: Cathy Sopko, Administrative Assistant  
DATE: December 19, 2019  
SUBJECT: **Public Hearing Notice – McIntyre Heights Plan**

**ADVERTISEMENT DATES: December 26, 2019 & January 2, 2020**

The West Deer Township Board of Supervisors will hold a public hearing for a Conditional Use for a proposed Planned Residential Development for the applicant, Richland Holdings, LLC to construct single family home units and duplex units for a total of up to 63 buildings on 38.7 acres located on McIntyre Road, Gibsonia, PA 15044 in the R-2 Semi-Suburban Residential District.

The public hearing will be held on Wednesday, January 15, 2020 at 6:00 p.m. at the West Deer Township Building located at 109 East Union Road, Cheswick, PA 15024.

Daniel J. Mator, Jr.  
Twp. Mgr.



Plan Narrative  
for  
McIntyre Heights, P.R.D.  
situate in

West Deer Township, Allegheny County, PA  
made for

Richland Holdings, LLC

October 16, 2019

McIntyre Heights, P.R.D. is a 38.7 acre, R-2 zoned wooded tract located along the north side of McIntyre Road, just west of Shadow Court in West Deer Township, Allegheny County, Pa (Figure 1). The project proposes a PRD (planned residential development), consisting of 31 Single Family home units and 32 Duplex units for a total of 63 buildings.

Public water and sewer are available at the property. Public water is on McIntyre Road, and a Public Sewer mainline traverses the middle of property at the stream that also traverses west to east mid-site.

The West Deer Codified Ordinance 408, adopted 4-20-2016 is the basis of the planning and design for this proposed development.

The proposed PRD will have a density of 63 units/38.7 acres = 1.63 units/acre. By comparison, the R-2 zoning allows for 2 units/acre, and 77 units.

This PRD proposes:

- 50' building setback/buffer area around the perimeter of property. Within the 50' buffer, there will be minimal grading, and thus preserving the natural vegetation/woods. Additional screening trees will be added if warranted, to obtain the desired privacy screening.
- Single Family lots will have alternating front setbacks of 20' and 25'.
- Duplex lots will have a 20' front setback line.
- The proposed open/common area is 19.45 acres, representing 55.9% of the net property area. PRD requirement is 30% minimum.
- The PRD ordinance does not have requirements for lot area sizes, or for side setback requirements, of the patio home lots. This plan proposes a minimum 6000 sf lot size and 10' side setback lines. The smallest duplex lot is 7448 sf.
- At the Duplex community, a pavilion is proposed, with a parking lot for its use.

This project is proposed by:

Owner/Developer: Richland Holdings, LLC  
1426 Pittsburgh Road  
Valencia, PA 16059

Engineer/Surveyor: Gibson-Thomas Engineering Co., Inc.  
9951 Old Perry Highway  
Wexford, PA 15090  
Phone: (724) 935-8188  
Email: jason.paulovich@gibson-thomas.com

Two departures from Township code are requested for this development as follows:

1. 185-25.A.: cul-de-sac length. This request is made to allow cul-de-sac length in excess of ordinance requirement due to topography and geometry of the site. The length of roadway will be mitigated by a mid-length turn-around area within the development, which will be designed for fire truck/emergency vehicle maneuvering in accordance with fire chief recommendations. The additional length is to span across a non-developable section where the stream crossing is at, which happens to be the section that changes from patio homes to duplexes. The total cul-de-sac road length is 2005', and the turn-around at mid-length is at the 1000' station. The Ordinance states a 1500' maximum length.
2. 210-78-D-2-b.: Off-street parking and proximity to units. This request is to provide spill-over parking just at the Duplex community pavilion parking area, and departure of the 100' proximity to units.

The patio homes will incorporate garages and sufficient length/width of individual drives to accommodate their parking needs.

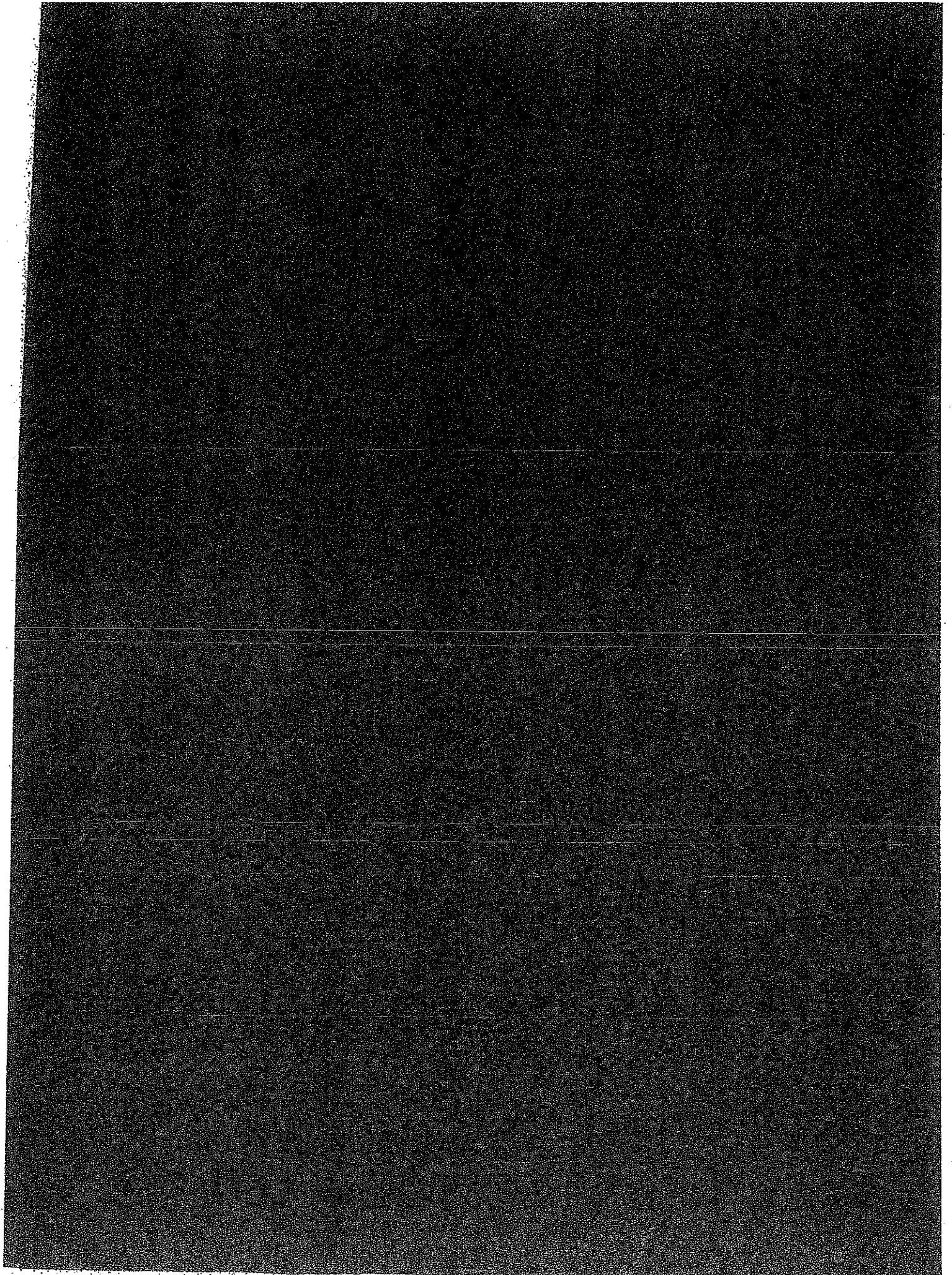
McIntyre Heights, PRD is otherwise designed to meet all applicable Township standards, and is in the public's interest as it will provide a low-density, low-impact development, preserving at least 19 acres as permanent open space containing existing wetlands, steep slope areas, existing drainage course and other unique natural resources. The development will also provide traffic impact fees per township code for additional public traffic improvements. The comprehensive plan calls for single-family (Patio home) and Duplex development to be permitted, uses R-2 zoning districts for density control. It also encourages development of PRD planned residential developments, by promoting economical and efficient use of land while providing a comfortable blend of housing types and preservation of natural scenic qualities of open space.

Towards this plans concept of PRD development, it provides a significant reduction of development density and a significant increase of preservation of

natural features. By contrast, a R-2 development would be more dense and having the majority of the site altered by tree removals for the building lots.

All utilities exist at the site with capacity to service the proposed development. Stormwater management facilities will be provided on site in accordance with all applicable township, county and state requirements.





**AUTHORIZATION: HIRING OF PART-TIME POLICE OFFICERS**

THE BOARD RECEIVED THE ATTACHED MEMORANDUM FROM CHIEF LAPE RECOMMENDING THE HIRING OF JEFFREY BOTTS AND SHANE FALLEN FOR THE POSITION OF PART-TIME POLICE OFFICERS.

SATISFACTORY BACKGROUND CHECKS WERE PERFORMED ON BOTH APPLICANTS.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO HIRE JEFFREY BOTTS AND SHANE FALLEN AS PART-TIME POLICE OFFICERS OF WEST DEER TOWNSHIP, CONTINGENT UPON THEIR COMPLETION OF ALL THE NECESSARY STEPS IN OBTAINING THEIR CERTIFICATION FROM THE PA MUNICIPAL OFFICERS TRAINING COMMISSION.

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

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

# **MEMO**

**To: Daniel Mator, Township Manager**  
**From: Jonathan D. Lape, Chief of Police**  
**Subject: Hiring of Part Time Police Officer's**  
**Date: December 10, 2019**

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Mr. Mator,

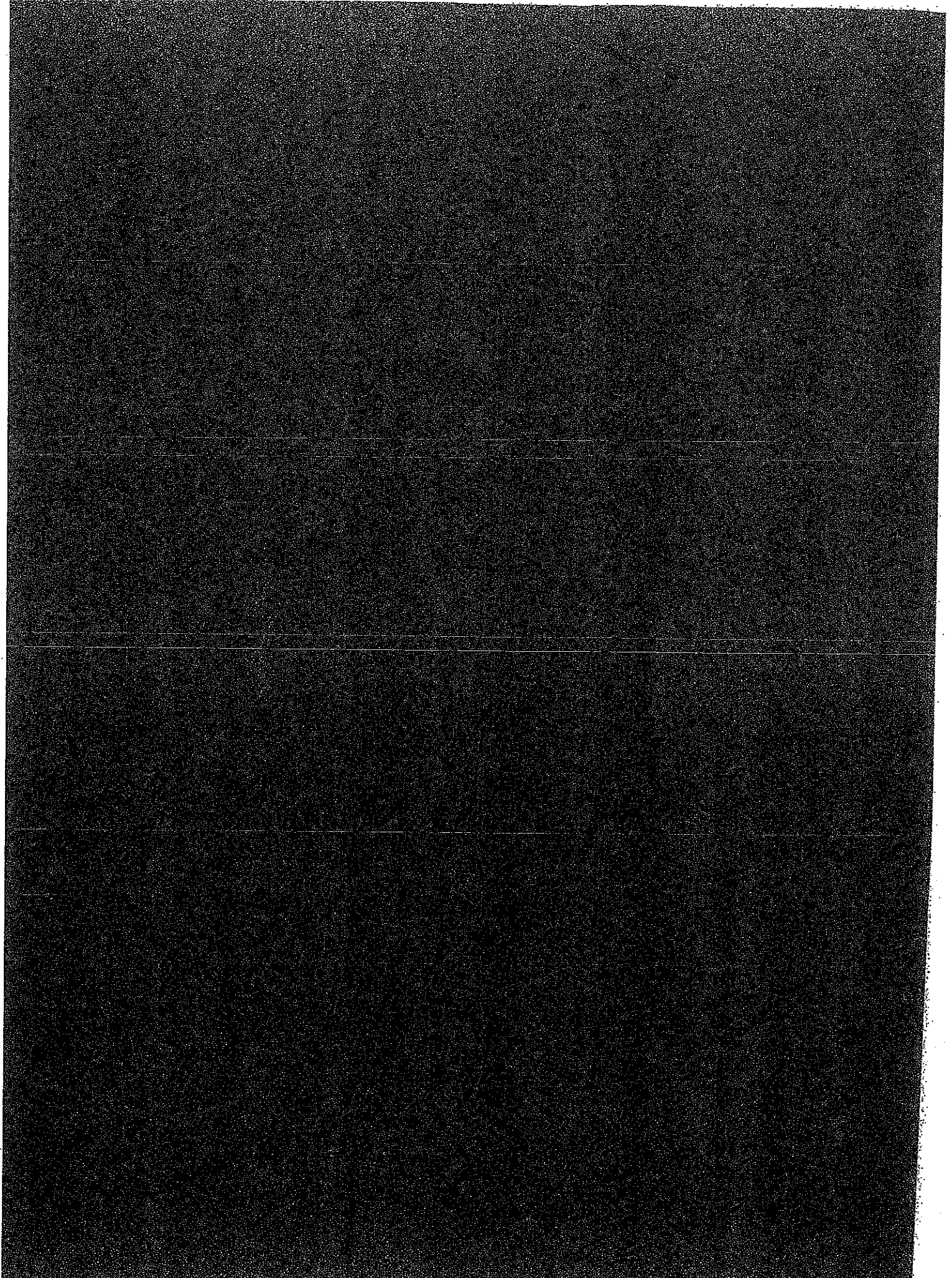
At the February 2019 meeting I asked that the hiring of part time officer(s) be placed on the agenda until further notice. We conducted interviews on Monday November 4, 2019. A total of five individuals were interviewed. With the recent resignation last month of two part time officers we need to replace them at this time.

My recommendation to the Board of Supervisors is to hire Shane Fallen and Jeffrey Botts for the position of Part Time Police Officer.

Shane is originally from the Bucks County area and currently lives in the Brookline section of Pittsburgh. He is a graduate of Wissahickon High School, West Minister College and the Allegheny County Police Academy in December 2019. Shane attended West Minister College and has a Bachelor of Arts degree in Political Science.

Jeffrey is originally from Montgomery County and now lives in the Edgewood / Swissvale area. He is a graduate of Mifflinburg Area High School and the Allegheny County Police Academy in December of 2019. He spent 6 years in the United States Marine Corps.

A background check was performed on Mr. Fallen and Mr. Botts and nothing was found that would prevent them from working with our department. I would like to recommend to the Board of Supervisors to hire Shane Fallen and Jeffrey Botts as part time officers with the West Deer Township Police Department on the condition that they both complete all necessary steps in obtaining certification from the PA. Municipal Officers Training Commission.



## **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

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**OLD BUSINESS**

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**NEW BUSINESS**

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**SET AGENDA / Reorganization Meeting**  
**Monday, January 6, 2020 at 8:00 p.m.**

***Magistrate Swan will Swear-In the two newly Elected Supervisors***

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Nominate and Elect Chairperson for the Year 2020
5. Nominate and Elect Vice Chairperson for the Year 2020
6. Appointment: Township Auditor
7. Furnish Bonds
8. Re-establish Robert's Rules of Order
9. Depository for Funds
10. Facsimile Signature
11. Set Monthly Meeting Date and Time
12. Appointment: Delegate and Alternate (NHCOG)
13. Appointment: Delegate and Alternate (ACATO)
14. Appointment: Delegate and Alternate (ANTCC Committee)
15. Conferences
16. Set Agenda: January 15, 2020
17. Adjournment

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**COMMENTS FROM THE PUBLIC**

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

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**ADJOURNMENT**

I MOVE TO ADJOURN AT \_\_\_\_\_ P.M.

MOTION    SECOND    AYES    NAYES

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

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