

The North Strabane Township Board of Supervisors held its Legislative Meeting, Tuesday, May 1, 2018, at 7:00 P.M., at the Township Municipal Building, 1929 Route 519, Canonsburg, Pennsylvania 15317.

ATTENDING THE MEETING

Robert Balogh, Chairman  
Marcus Staley, Vice-Chairman  
Bob Ross, Supervisor  
Harold Close, Supervisor  
Neil Kelly, Supervisor

ALSO ATTENDING THE MEETING

Andrew L. Walz, Manager-Secretary  
Gary Sweat, Solicitor  
Joe Sites, Engineer  
Deanna Kelly, Stenographer

Mr. Balogh called the meeting to order followed by the Pledge of Allegiance and Roll Call.

**PUBLIC  
COMMENTS**

None.

**APPROVAL OF  
MINUTES**

March 20, 2018 Special  
Meeting

A motion was made by Mr. Staley, seconded by Mr. Ross, to approve the minutes of the March 20, 2018 Special Meeting – Conditional Use Hearing (Walnut Grove conservation subdivision).

ROLL CALL OF VOTES: 5 YES 0 NO

March 20, 2018 Non-  
Legislative Meeting

A motion was made by Mr. Staley, seconded by Mr. Ross, to approve the minutes of the March 20, 2018 Non-Legislative Meeting.

ROLL CALL OF VOTES: 5 YES 0 NO

March 27, 2018  
Legislative Meeting

A motion was made by Mr. Staley, seconded by Mr. Ross, to approve the minutes of the March 27, 2018 Legislative Meeting.

ROLL CALL OF VOTES: 5 YES 0 NO

April 17, 2018 Non-  
Legislative Meeting

A motion was made by Mr. Staley, seconded by Mr. Ross, to approve the minutes of the April 17, 2018 Non-Legislative Meeting.

**SOLICITOR'S  
REPORT**

Solicitor Gary Sweat gave the following report:

I have one item I would like to bring to the Boards attention. Monday, the developers of Legacy Park filed a land use appeal to the denial of Phase1, Final Site Plan, concerning the 63 townhouses on the 10 lots along Route 519 in a C-1 district. Mr. Mikec is here this evening. Mr. Sites, Mr. Walz and myself meet with Mr. Mikec and his attorney yesterday. My recommendation is once you get to those two items on the agenda we give Mr. Mikec an opportunity to bring the Board up to date and possible a brief executive session before any vote is take.

**ENGINEER'S  
REPORT**

None.

**MANAGER'S  
REPORT**

Manager Andrew Walz gave the following report:

There were a few items added to agenda since the non-legislative meeting.

Item F - We were notified by the DEP the North Strabane Township is one of four municipalities eligible for grant money under a fine against Sunoco.  
Item Q – We received correspondence from some of the renters in that complex requesting we accept Ashwood Lane as a Township Road.

Item Y - We received correspondence from the March of Dimes requesting a waiver of the pavilion rental fee.

We received a letter from the developer at Walnut Grove to hold the hearing May 22, 2018 prior to the non-legislative meeting.

Due to the election on May 15, 2018 the non-legislative meeting will be held on May 22, 2018 and the legislative meeting will be held on May 29, 2018.

**UNFINISHED  
BUSINESS**

None.

**NEW BUSINESS**

Waterdam Church Site  
Plan

A motion was made by Mr. Kelly, seconded by Mr. Staley, to approve Preliminary and final site plan for a two story 8,946 square foot addition to the existing Waterdam Church for a social hall, located at 208 Galley Rd. in an R-3 zoning district.

ROLL CALL OF VOTES: 5 YES 0 NO

Schedule a Public  
Hearing

A motion was made by Mr. Close, seconded by Mr. Staley, to schedule a zone change hearing on May 29, 2018 at 6:30 P.M. for parcel # 520-013-00-00-0001-13 along Route 19 from an R-2 zoning classification to C-1 zoning classification for a proposed car dealership.

ROLL CALL OF VOTES: 5 YES 0 NO

Aaron Mikec, Lighthouse Electric 1957 Route 519 Canonsburg, PA 15317.

I have been on this project for the last six months. In 2016 the master plan was approved. We are now requesting the final approval of Phase 1. We worked two years with DEP to obtain our NPDS permits. We got all that in last year along with the HOP. Now we are presenting it to you. I know you have some concerns in the letter of denial. The biggest reason for the denial letter was the traffic impact. We presented the traffic study to you. We are requesting the final approval for Phase 1. We have met all the requirements. Do you have any questions?

Mr. Ross questioned what is the requirement on Linden Road for the entrance?

Mr. Mikec responded the HOP was cutting the hills back to increase site distance. We have over the required minimum site distance.

**EXECUTIVE  
SESSION**

A motion was made by Mr. Kelly, seconded by Mr. Staley, to convene to an executive session to discuss Legacy Park at 7:13 P.M.

ROLL CALL OF VOTES: 5 YES 0 NO

The Board reconvened from executive session at 7:21 P.M.

Mr. Sweat stated the purpose of the executive session was to discuss the issues raised by Legacy Park Land Partners in their Land Use Appeal that was filed with the Washington County Court of Common Pleas. We discussed some of the issues raised that pertains to items C and D on the agenda. He reminded all involved that in order to have Phase 2 approved in the future that a second HOP must be obtained from PennDot for access onto Route 519.

Legacy Park Final Site Plan A motion was made by Mr. Staley, seconded by Mr. Kelly, to approve the withdrawal of the March 27, 2018 denial of Legacy Park, Phase 1, Final Site Plan.

ROLL CALL OF VOTES: 4 YES 1 NO – Mr. Close

Legacy Park Final Site Plan A motion was made by Mr. Staley, seconded by Mr. Kelly, to approve Legacy Park, Phase 1, Final Site Plan reflecting 63 townhouses on 10 lots along Route 519 in a C-1 district. The developer will need to return for Phase 2 approval pursuant to the master plan filed if it is changed in any way you will have to go through the whole process of revising the master plan. Phase 2 will require the entrance onto Route 519.

ROLL CALL OF VOTES: 4 YES 1 NO – Mr. Close

Agriculture Security Area A motion was made by Mr. Close, seconded by Mr. Kelly, to approve a resolution removing the following parcels from the agriculture security area at the request of the property owner: 520-013-00-00-0003-01, 520-013-00-00-0003-03, and 520-013-00-00-0003-05.

ROLL CALL OF VOTES: 5 YES 0 NO

Water Quality Project Grant A motion was made by Mr. Staley, seconded by Mr. Ross, to authorize the Manager to apply for a water quality project grant via the Department of Environmental Protection in conjunction with Chartiers Township, Nottingham Township, and Union Township for the purpose of starting a joint storm water authority.

ROLL CALL OF VOTES: 5 YES 0 NO

Revised Storm Water Ordinance A motion was made by Mr. Staley, seconded by Mr. Kelly, to authorize the Manager, Engineer, and Planning Coordinator to review and develop a revised storm water ordinance.

ROLL CALL OF VOTES: 5 YES 0 NO

Permission to Burn A motion was made Mr. Kelly, seconded by Mr. Balogh, to approve a request from Terry Bove, Project Manager, for renewed permission to burn using an air curtain destructor at Greenwood Village, Phase 1 for 30 days starting May 2, 2018.

ROLL CALL OF VOTES: 3 YES 2 NO – Mr. Close and Mr. Staley

Amendment to the Subdivision and Land Development Ordinance A motion was made Mr. Close, seconded by Mr. Staley, to authorize the Manager to develop an amendment to the Subdivision and Land Development Ordinance requiring all residential developments exceeding fifty (50) parcels to provide for two (2) vehicular access points.

ROLL CALL OF VOTES: 5 YES 0 NO

Revising the Maximum Permissible Slope. A motion was made by Mr. Close, seconded by Mr. Staley, to authorize the Manager and Engineer to develop an amendment to the Subdivision and Land Development Ordinance revising the maximum permissible slope.

ROLL CALL OF VOTES: 5 YES 0 NO

Pending Zoning Ordinance A motion was made by Mr. Close, seconded by Mr. Staley, to authorize the Manager to begin the process to amend the pending zoning ordinance to reflect the following:

- a. Establishing a minimum buffer area within a conservation subdivision
- b. Defining off premise parking, establishing a definition for such, and establishing permissible districts

ROLL CALL OF VOTES: 5 YES 0 NO

Conduct Formal Testing A motion was made by Mr. Staley seconded by Mr. Ross, to authorize the Police Chief to conduct formal testing for prospective hiring.

ROLL CALL OF VOTES: 5 YES 0 NO

Proposals for Banking Deposits A motion was made by Mr. Close, seconded by Mr. Kelly, to authorize the Manager to prepare and solicit proposals for banking deposits.

ROLL CALL OF VOTES: 5 YES 0 NO

Land Appraisals A motion was made by Mr. Staley, seconded by Mr. Ross, to authorize the Manager to have a land appraisal performed for the following parcels: 520-006-00-00-0007-00 and 520-013-00-00-0005-00.

ROLL CALL OF VOTES: 5 YES 0 NO

Sunoco Pipeline L.P. A motion was made by Mr. Kelly, seconded by Mr. Ross, to authorize an extension to the temporary work space easement between the Township and Sunoco Pipeline L.P.

ROLL CALL OF VOTES: 5 YES 0 NO

Oak Spring Cemetery A motion was made by Mr. Close, seconded by Mr. Kelly, to approve a request by the Canonsburg-Houston-Strabane Veteran's Council for a monetary donation to the 2018 Memorial Day parade and program at Oak Spring Cemetery in the amount of \$200.00.

ROLL CALL OF VOTES: 5 YES 0 NO

Ashwood Lane A motion was made by Mr. Staley, seconded by Mr. Kelly, to reject drafting a developer's agreement and a resolution that officially accepts Ashwood Lane in Ashwood Commons Office Park as a public street.

ROLL CALL OF VOTES: 5 YES 0 NO

Fast Pitch Tournament Rate A motion was made by Mr. Balogh, seconded by Mr. Staley, to reject a request by Ray Sullivan of the NSAWPA Fast Pitch to have the tournament rate remain the same as last year.

ROLL CALL OF VOTES: 5 YES 0 NO

Janitorial/Maintenance Services A motion was made by Mr. Staley, seconded by Mr. Ross, to authorize the manager to advertise for Janitorial/Maintenance Services.

ROLL CALL OF VOTES: 5 YES 0 NO

Receptionist Advertisement A motion was made by Mr. Staley, seconded by Mr. Kelly, to authorize the manager to advertise for a receptionist.

ROLL CALL OF VOTES: 5 YES 0 NO

Planning Coordinator A motion was made by Mr. Close, seconded by Mr. Kelly, to appoint five Board of Supervisors and the Manager to the search committee for the Planning Coordinator.

ROLL CALL OF VOTES: 5 YES 0 NO

Joint Sewerage A motion was made by Mr. Staley, seconded by Mr. Kelly, to authorize the Manager to discuss with neighboring municipalities for a possible Joint Sewerage Authority.  
Mr. Balogh commented he personally supports this project and any other one that gets the current situation with this out of control Canonsburg Houston Joint Authority under some type of control. Please express my own personal support for that to our Municipal Authority and Board. If this

Board stands behind me I will ask for a nod of affirmation to that call.  
Please note that it is unanimously called for.

ROLL CALL OF VOTES: 5 YES 0 NO

**Advertise for a Laborer** A motion was made by Mr. Staley, seconded by Mr. Close, to authorize the Public Works Director to advertise for a Laborer.

ROLL CALL OF VOTES: 5 YES 0 NO

**Tax Collector Printer** A motion was made by Mr. Kelly, seconded by Mr. Ross, to approve a request from the tax collector to pay \$140 (half the cost) for repair of the office printer.

ROLL CALL OF VOTES: 5 YES 0 NO

**Waive Pavilion Rental Fee** A motion was made by Mr. Close, seconded by Mr. Kelly, to approve a request to waive the rental fee for the McDowell Pavilion on May 19, 2018 at the request of March for Babies purpose of raising funds to support the mission of the March of Dimes.

ROLL CALL OF VOTES: 4 YES 1 NO – Mr. Staley

**ANY OTHER  
BUSINESS**

A motion was made by Mr. Staley, seconded by Mr. Ross, to schedule a continuation of a conditional use application on May 22, 2018 at 6:00 P.M. submitted by Waterdam, LP, 1301 Grandview Avenue, Suite 200, Pittsburgh, PA 15238 for a conservation subdivision (Walnut Grove) reflecting 31 single family lots to be located east of the intersection of Thomas Road and Ross Road in an R-2 district.

ROLL CALL OF VOTES: 5 YES 0 NO

**CORRESPONDENCE** Mr. Walz commented we received correspondence from the PUC pertaining to Columbia Gas applying to cross the railway in Strabane. On May 30, 2018, PennDot will have a public meeting here from 5:00 P.M. to 7:00 P.M. pertaining to Route 519 Project. They will also have a Public Official Meeting from 3:00 P.M. to 4:00 P.M.

**APRIL 2018 BILL  
LIST**

A motion was made by Mr. Staley, seconded by Mr. Ross, to approve the April 2018 Bill List.

ROLL CALL OF VOTES: 5 YES 0 NO

**PUBLIC  
COMMENTS**

None.

**REMARKS FROM  
SUPERVISORS**

Mr. Ross commented on the traffic light at the intersection by Speedway. It stops traffic for nothing on the other side of the road. Mr. Walz will you please contact the Manager at South Strabane.

The pot hole located on the off ramp, I believe the pot hole is there because the pipe failed. You cannot fix the pot hole until the pipe is fixed.

Mr. Kelly congratulated Sargent Richards on being the recipient of the Liberty Bell award.

Mr. Close commented in regards to Legacy Park. The item that was approved as far as the 50 houses per two entrances. I appreciate everyone moving forward on that. I know we had a reversal on item C but I am very concerned about safety for the people entering on to Linden Road.

**ADJOURNMENT**

A motion was made by Mr. Staley, seconded by Mr. Ross, to adjourn the meeting at 8:11 P.M.

ROLL CALL OF VOTES: 5 YES 0 NO

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Robert F. Balogh, Chairman

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Andrew L. Walz, Manager-Secretary

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