

The North Strabane Township Board of Supervisors held its Legislative Meeting, Tuesday, June 26, 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.

Mr. Balogh made the following proclamation: On May 15, 2018, North Strabane Fire Department, North Strabane Police Department, and Canonsburg Ambulance were dispatched to 350 Meadowlands Boulevard for a male in cardiac arrest. North Strabane Police Department Sergeant Ian Ging and Officer Samuel Interval arrived and confirmed that the patient was in cardiac arrest. CPR was started and the AED was applied and a shock administered. Shortly thereafter Canonsburg EMS Medic 6902, NSTFD Rescue 48 and Squad 48 arrived. Paramedics Shelly Spaw, Jeffrey Platt, Brad Catto, along with EMT's Dante Sicchitano, Doug Zywan and Audrey Mason started Advanced Cardiac Life Support Interventions and CPR was continued until the return of spontaneous circulation prior to transporting the patient to Canonsburg Hospital. For these acts of Valor, I would like to thank all of our First Responders. Thank you very much.

**PUBLIC
COMMENTS**

Josh Trbovich, 11096 Linden Vue Drive Canonsburg, PA 15317.

I have lived there for 10 years. I am speaking behalf of the Linden Vue Homeowner Association. We have excessive speeding on our street. I have two children under the age of two. The speeding has become a great issue. Our Homeowner Association has addressed with previous Boards. We have asked our own homeowners to take pride in their community by slowing down.

What I am asking the Board today if we could look into traffic litigation devices like speed bumps to slow these people down. Let's be proactive.

**APPROVAL OF
MINUTES**

May 22, 2018 Special Meeting

A motion was made by Mr. Staley, seconded by Mr. Kelly, to approve the minutes of the May 22, 2018 Special Meeting – Conditional Use Hearing (Walnut Grove conservation subdivision).

ROLL CALL OF VOTES: 5 YES 0 NO

May 22, 2018 Non-Legislative Meeting

A motion was made by Mr. Staley, seconded by Mr. Kelly, to approve the minutes of the May 22, 2018 Non-Legislative Meeting.

ROLL CALL OF VOTES: 5 YES 0 NO

May 29, 2018 Special Meeting

A motion was made by Mr. Staley, seconded by Mr. Kelly, to approve the minutes of the May 22, 2018 Special Meeting – Conditional Use Hearing (Price rezone).

ROLL CALL OF VOTES: 5 YES 0 NO

May 29, 2018
Legislative Meeting

A motion was made by Mr. Staley, seconded by Mr. Kelly, to approve the minutes of the May 29, 2018 Legislative Meeting.

ROLL CALL OF VOTES: 5 YES 0 NO

**SOLICITOR'S
REPORT**

Solicitor Gary Sweat gave the following report:

Majestic Hills
Homeowners
Association

I received a letter from Attorney Fred Jugg, who represents the Majestic Hills Homeowners Association, in the form of a right-to-know request he is seeking any and all information concerning the stormwater pond and the slides that are accruing in Majestic Hills. I turned that request into Mr. Walz who is the Right-to-Know Officer.

Canonsburg Houston
Joint Authority

The solicitors for Chartiers Township, Cecil Township, Cecil Township Sewer Authority, North Strabane Township Sewer Authority and myself are scheduled to appear before Judge Lucas to argue the application for preliminary injunction that has been filed opposing the rate increase that has been voted on by the Chartiers Houston Joint Authority. We will be asking for a temporary injunction to prevent that rate increase from going into effect until the court has had an opportunity to hear the case. This rate increase will effect 16,000 residents. The rate increase is 115 percent over the present rate.

Traditions of America

I received a letter today from Attorney Dan Gramh on behalf of Traditions of America. Requesting we put on hold any review of the development plans for the aged restricted communities and he waives any time constraints on the Planning Commission and the Board of Supervisors to act on their preliminary conservation subdivision plan.

**ENGINEER'S
REPORT**

Engineer Joe Sites gave the following report:

Majestic Hills Slide

We met out there last Wednesday with representatives from Ryan Homes, Baker Engineers, Pennsylvania Soil and Rock, and homeowners. I spoke with Dave Hilton to receive a status update on the project. Ryan Homes has retained Baker Engineers has the lead engineer to do the investigation. On the advice of Baker Engineers, Ryan Homes was requested to provide alternative housing for the three families that were displaced from their homes. I will stay in contact with Mr. Hilton until we receive a solution.

Mariner 2 Grant.

We assisted with the preparation of documentation for the submission for the Mariner 2 Grant. This is for the joint Union Township, North Strabane Township, and Chartiers Township application for the multi-municipal project in regards to stormwater management along Chartiers Creek and peters Creek.

Creekside Crossing

We received today a request for the re-approval of Creekside Crossing, Phase 2, an error was found on the subdivision for lots 247 and 248. I am requesting the Board to add an item on the agenda to re-approve Creekside Crossing, Phase 2 revised dated June 25, 2018.
T – A motion to re-approve Creekside Crossing, Phase 2 revised dated June 25, 2018.

Ross Road

Spoke to Stewart Contracting they will be mobilizing to Ross Road next week to begin the retaining wall based on the revised design that was provided.

**MANAGER'S
REPORT**

Manager Andrew Walz gave the following report:

PennDot

I received a phone call from PennDOT. We had sent a letter requesting PennDOT to reconsider "No Left Turn" out of Linden Road onto Route 19.

The Building Committee met today as a result of that meeting I am requesting the Board add four items to the agenda.

U – A motion to authorize the Manager to negotiate with the owner of 2524 Route 19 for the maximum cost by law to acquire that land.

V- A motion to authorize the Manager to negotiate with the owner of tax map parcel 520-006-00-00-0007-00 vacant land on Route 519 in Eight Four for the maximum cost by law to acquire that land.

W – A motion to authorize the Manager to set a meeting with RSSC Architects.

X - A motion to authorize the Manager to set a meeting with the Building Committee and potential Project Managers.

A motion was made by Mr. Staley, seconded by Mr. Ross, to add to the agenda Items T, U, V, W, and X to the agenda.

**UNFINISHED
BUSINESS**

None.

NEW BUSINESS

Guardian Storage

A motion was made by Mr. Close, seconded by Mr. Kelly, to approve the Guardian Storage Preliminary and Final Site Plan for 110,000 Square foot self- storage, interior facility located on Galley Road and Washington Road in a C-1 district (A special exception and variance were granted).

ROLL CALL OF VOTES: 5 YES 0 NO

Waterdam Farms
Subdivision Plan

A motion was made by Mr. Kelly, seconded by Mr. Close, to approve the Waterdam Farms, Phase 4A Preliminary and Final Re-subdivision to create parcels A and B on Lot 408 located on Greystone Drive in an R-3 district.

ROLL CALL OF VOTES: 5 YES 0 NO

Oak Grove Subdivision
and Site Plan

A motion was made by Mr. Close, seconded by Mr. Balogh, to approve the Oak Grove Preliminary Subdivision and Site Plan for a 23 lot subdivision located on Thomas Road in an A-1 district. Conditioned upon compliance with NSTMA requirements and other applicable permits.

ROLL CALL OF VOTES: 2 YES 3 NO Mr. Staley
Mr. Kelly
Mr. Ross

Conditional Use
Application

A motion was made by Mr. Close, seconded by Mr. Staley, to approve the scheduling a public hearing on July 17, 2018 at 6:00 P.M. for a conditional use application for Andrew Manganas for comparable use not specifically listed, proposed to be a used car sales facility at the existing contracting business located on Morganza Road in an I-1 district.

ROLL CALL OF VOTES: 5 YES 0 NO

Liquor License Transfer

A motion was made by Mr. Staley, seconded by Mr. Kelly, to approve the scheduling for a public hearing on July 17, 2018 at 6:30 P.M. for a Liquor License transfer for the BP gas station located on McClelland Road in a C-1 district.

ROLL CALL OF VOTES: 5 YES 0 NO

Canonsburg Borough
Council

A motion was made by Mr. Close, seconded by Mr. Staley, to approve the

advertisement of a Board to Board meeting on July 17, 2018 with Canonsburg Borough Council.

ROLL CALL OF VOTES: 5 YES 0 NO

Canonsburg Ambulance A motion was made by Mr. Close, seconded by Mr. Kelly, to approve a request from Canonsburg Ambulance to utilize a second garage space at the North Strabane Township Public Safety Building located at 430 Johnson Road.

ROLL CALL OF VOTES: 5 YES 0 NO

Intra-State Mutual Aid Compact Agreement A motion was made by Mr. Kelly, seconded by Mr. Staley, to authorize the Manager to enter into an Intra-State Mutual Aid Compact Agreement for the purpose of uniform Police coverage and DUI Task Force participation with the South Strabane Township, Peters Township, Cecil Township, North Franklin Township, Canonsburg Borough, City of Monongahela, McDonald Borough, Mt. Pleasant Township, City of Washington, Burgettstown Borough, Independence Township, Midway Borough, Robinson Township, Finleyville Borough, and Union Township.

ROLL CALL OF VOTES: 5 YES 0 NO

Independent Engineering Review A motion was made by Mr. Staley, seconded by Mr. Kelly, to enter into an agreement with Lennon Smith, Souleret Engineering, LLC to perform an independent engineering review of CHJA's proposed plant designs on behalf of the Township, North Strabane Township Municipal Authority, Cecil Township, Cecil Township Municipal Authority, and Chartiers Township. The Township will be responsible for 1/5 of the total cost.

ROLL CALL OF VOTES: 5 YES 0 NO

Air Curtain Destructor A motion was made by Mr. Kelly, seconded by Mr. Close, to reject 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 July 1, 2018.

ROLL CALL OF VOTES: 5 YES 0 NO

Resolution No. 2018-4 A motion was made by Mr. Kelly, seconded by Mr. Staley, to approve Resolution No. 2018-4. This Resolution is requesting permission from PennDOT to display a banner advertising Community Day on the Route 19 Bridge overpass above Route 519.

ROLL CALL OF VOTES: 5 YES 0 NO

Planning Coordinator A motion was made by Mr. Staley, seconded by Mr. Kelly, to authorize the manager to advertise for the position of Planning Coordinator.

ROLL CALL OF VOTES: 5 YES 0 NO

March of Dimes A motion was made by Mr. Staley, seconded by Mr. Kelly, to approve a written request by the March of Dimes to secure the date of Saturday, April, 27 2019, for the McDowell pavilion for the March for Babies Walk event.

ROLL CALL OF VOTES: 5 YES 0 NO

Appeal A motion was made by Mr. Close, seconded by Staley, to reject the appeal submitted by Jacob Flores, of Southwestern Advantage, for the suspension of his peddler license on May 30th by the North Strabane Township Police.

ROLL CALL OF VOTES: 5 YES 0 NO

Washington County Watershed Alliance A motion was made by Staley, seconded by Mr. Kelly, to approve a request from the Washington County Watershed Alliance for a letter of support for the ME-2 grant application for the purpose of Water Quality Monitoring for Chartiers Creek.

ROLL CALL OF VOTES: 5 YES 0 NO

Part-time Secretary-Receptionist A motion was made by Mr. Close, seconded by Mr. Staley, to hire Michele Watson, 710 East Beau Street, Washington, PA 15301 as a part-time secretary-receptionist, effective July 16, 2018, at an hourly rate of \$15.00 and subject to a six month probationary period.

ROLL CALL OF VOTES: 5 YES 0 NO

Resignation from Parks & Recreation Board A motion was made by Mr. Kelly, seconded by Mr. Staley, to accept the resignation of William A. Brooks from the Parks & Recreation Board.

ROLL CALL OF VOTES: 5 YES 0 NO

Appointment to Parks & Recreation Board A motion was made by Mr. Staley, seconded by Mr. Ross, to appoint Jennifer Trottier to the Parks & Recreation Board to fill the unexpired term of William A. Brooks.

ROLL CALL OF VOTES: 5 YES 0 NO

Public Works Laborer A motion was made by Mr. Close, seconded by Mr. Staley, to hire Dean Beisner, 10 Rocky Lane, Canonsburg, PA 15317 as a full-time Public Works Laborer, effective July 9, 2018, at an hourly rate of \$25.20 and subject to a four-month probationary period.

ROLL CALL OF VOTES: 5 YES 0 NO

Grading Ordinance A motion was made by Mr. Close, seconded by Mr. Staley, to authorize the Solicitor to advertise a proposed amendment to Grading Ordinance regulating maximum 4 to 1 permissible slope, and the 3 to 1 with geotechnical removing all utilities from the slope, and imposing a requirement to connect all roof drains to the storm sewer system.

ROLL CALL OF VOTES: 5 YES 0 NO

Subdivision and Land Development Ordinance A motion was made by Mr. Close, seconded by Mr. Kelly, to authorize the Solicitor advertising an amendment to the Subdivision and Land Development Ordinance requiring all residential developments of fifty (50) units of more to have two (2) vehicular access points.

ROLL CALL OF VOTES: 5 YES 0 NO

Creekside Crossing A motion was made by Mr. Close, seconded by Mr. Staley to reapprove Creekside Crossing, Phase 2 for Lot 2A for lots 247 and 248 revised plan dated June 25, 2018.

ROLL CALL OF VOTES: 5 YES 0 NO

Route 19 Property A motion was made by Mr. Staley, seconded by Mr. Ross, to authorize the Manager to negotiate with the owner of 2524 Route 19 for the maximum cost by law to acquire that land.

ROLL CALL OF VOTES: 5 YES 0 NO

Route 519 Property A motion was made by Mr. Staley, seconded by Mr. Ross, to authorize the Manager to negotiate with the owner of tax map parcel 520-006-00-00-0007-00 vacant land on Route 519 in Eight Four for the maximum cost by law to acquire that land.

ROLL CALL OF VOTES: 5 YES 0 NO

RSSC Architects A motion was made by Mr. Close, seconded by Mr. Staley, to authorize the Manager to set a meeting with RSSC Architects.

ROLL CALL OF VOTES: 5 YES 0 NO

Project Managers A motion was made by Mr. Close, seconded by Mr. Ross, to authorize the Manager to set a meeting with the Building Committee and potential Project Managers.

ROLL CALL OF VOTES: 5 YES 0 NO

ANY OTHER BUSINESS None.

CORRESPONDENCE None.

JUNE 2018 BILL LIST A motion was made by Mr. Kelly, seconded by Mr. Close, to approve the June 2018 Bill List.

ROLL CALL OF VOTES: 5 YES 0 NO

Subdivision and Land Development Ordinance Mr. Sweat inquired for clarification on item S on the agenda. Advertising two vehicular access points in a residential development of fifty (50) units of more. We had discussion on the minimum distance from those access points. Would a developer satisfy that by fifty (50) feet from each other? Mr. Sites replied this a gray area. Two vehicular access points – do want to say they have to be permanent as part of the original construction or one be a permanent and the other be a gravel road. The Board had a lengthy discussion on the two vehicular access points.

A motion was made by Mr. Close, seconded by Mr. Kelly, to authorize the Solicitor advertising an amendment to the Subdivision and Land Development Ordinance requiring all residential developments of fifty (50) units of more to have two (2) permanent vehicular access points and roads within our Township not using neighboring Township Roads.

ROLL CALL OF VOTES: 5 YES 0 NO

PUBLIC COMMENTS None.

REMARKS FROM SUPERVISORS Mr. Close formally thanked Margie for agreeing to stay on a little longer. Mr. Kelly announced Family Fun & First Responders Night will be at the Casino. They will have Match Races.

ADJOURNMENT A motion was made by Mr. Close, seconded by Mr. Ross, to adjourn the meeting at 8:10 P.M.

ROLL CALL OF VOTES: 5 YES 0 NO

Robert F. Balogh, Chairman

Andrew L. Walz, Manager-Secretary