

The North Strabane Township Board of Supervisors held its Legislative Meeting, Tuesday, March 27, 2018, 2017 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**

February 20, 2018 Non-
Legislative Meeting

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

ROLL CALL OF VOTES: 5 YES 0 NO

February 27, 2018
Legislative Meeting

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

ROLL CALL OF VOTES: 5 YES 0 NO

March 20, 2018 Special
Meeting – Conditional
Use Hearing

Minutes have been tabled due to unavailability.

March 20, 2018
Legislative Meeting

Minutes have been tabled due to unavailability.

**SOLICITOR'S
REPORT**

Mr. Sweat recommended an executive session to discuss item T-Greenwood Village.

**ENGINEER'S
REPORT**

None.

**MANAGER'S
REPORT**

None.

**UNFINISHED
BUSINESS**

None.

NEW BUSINESS

DiCio Street Site Plan

A motion was made by Mr. Close, seconded by Mr. Kelly, to approve DiCio Street Development Preliminary and Final Site Plan of a two lot subdivision located at DiCio Street and Mitchell Drive in an R-3 district.

ROLL CALL OF VOTES: 5 YES 0 NO

Legacy Park Final Subdivision Plan A motion was made by Mr. Close, seconded by Mr. Staley, to reject Legacy Park, Phase 1, Final Subdivision Plan reflecting 63 townhouses on 10 lots along Route 519 in a C-1 district.

ROLL CALL OF VOTES: 5 YES 0 NO

Legacy Park Final Site Plan A motion was made by Mr. Staley, seconded by Mr. Ross, to reject Legacy Park, Phase 1, Final Site Plan reflecting 63 townhouses on 10 lots along Route 519 in a C-1 district.

ROLL CALL OF VOTES: 5 YES 0 NO

Creekside Crossing Final Subdivision Plan A motion was made by Mr. Balogh, seconded by Mr. Staley, to approve Creekside Crossing Preliminary and Final Subdivision Plan (2 lots) located on Thomas-Eighty Four Road in an R-2 district.

ROLL CALL OF VOTES: 3 YES 2 NO – Mr. Close, Mr. Kelly

Maronda Homes Rezone A motion was made by Mr. Close, seconded by Mr. Kelly, to approve a request to rezone, as reflected on the pending zoning ordinance map, a parcel owned by Maronda Homes located on Houston-Hill Church Road from R-3 (High Density Residential) to C-1 (Highway Commercial).

ROLL CALL OF VOTES: 5 YES 0 NO

Century Equities Rezone A motion was made by Mr. Close, seconded by Mr. Kelly, to approve a request to rezone, as reflected on the pending zoning ordinance map, a partial parcel owned by Century Equities located on Morganza Road from I-1 (Industrial) to C-1 (Highway Commercial).

ROLL CALL OF VOTES: 5 YES 0 NO

Marianne McCann Rezone A motion was made by Mr. Staley, seconded by Mr. Close, to reject a request to rezone a parcel, as reflected on the pending zoning ordinance map, owned Marianne McCann located on Route 19 from R-3 (High Density Residential) to C-1 (Highway Commercial).

ROLL CALL OF VOTES: 5 YES 0 NO

Ordinance 375 A motion was made Mr. Kelly, seconded by Mr. Close, to approve Ordinance No. 375 amending municipal non-uniformed and fire pension plans administered by the Pennsylvania Municipal Retirement System to bring both plan contracts into compliance with the Retirement Law and the Municipal Pension Plan Funding Standard and Recovery Act.

ROLL CALL OF VOTES: 5 YES 0 NO

Firefighter Hire A motion was made Mr. Staley, seconded by Mr. Ross, to approve the hiring of Dan Federico as a fulltime firefighter, effective April 8, 2018, at a base hourly rate of \$22.42 with full benefits, subject to a one (1) year probationary period.

ROLL CALL OF VOTES: 5 YES 0 NO

Permanent Employment A motion was made by Mr. Close, seconded by Mr. Staley, to approve permanent employment status to career firefighters Brad Catto and David Fair for the successful completion of their one (1) year probationary periods.

ROLL CALL OF VOTES: 5 YES 0 NO

Formal Testing for Firefighters A motion was made by Mr. Close, seconded by Mr. Ross, to authorize the Fire Chief to conduct formal testing for the prospective hiring of part-time firefighters.

ROLL CALL OF VOTES: 5 YES 0 NO

2018 Summer Road
 Materials and Vehicle
 Fuel

A motion was made by Mr. Close, seconded by Mr. Kelly, to approve the bid contracts for 2018 summer road materials and vehicle fuel to the following:

BIDDER	MATERIAL	COST
Youngblood Paving	E-3 Emulsion 20,000 gallon	\$1.812/9
Golden Eagle	19.0 mm 450 tons	\$50.00 FOB
	9.5 mm 200 tons	\$56.00 FOB
	9.5 mm 400 tons	\$56.00 FOB
Hanson Aggregates	19.0 mm 450 tons	\$50.00 FOB
	9.5 mm 200 tons	\$56.00 FOB
	9.5 mm 400 tons	\$56.00 FOB
Coolspring Stone	#8 Limestone 600 tons	\$26.00
	#57 Limestone 400 tons	\$20.50
	#2-A Limestone 400 tons	\$18.00
	#3 Limestone 250 tons	\$20.00
Coen Oil Company	#2 Diesel 20,000 gallons	\$2.0952
	87 Octane 20,000 gallons	\$1.844

ROLL CALL OF VOTES: 5 YES 0 NO

Park Place Burning
 Request

A motion was made by Mr. Kelly, seconded by Mr. Ross, to approve a request to burn using an air curtain destructor at Park Place, Phase 2 during the week of April 2, 2018 from mid- morning to mid-afternoon.

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

Washington County Tax
 Collector Committee

A motion was made by Mr. Staley, seconded by Mr. Ross, to appoint Andrew L. Walz as the Township's representative to the Washington County Tax Collector Committee.

ROLL CALL OF VOTES: 5 YES 0 NO

Flood Summit
 Representatives

A motion was made by Mr. Close, seconded by Mr. Kelly, to appoint Neil Kelly, primary, and Bob Ross, alternate, as the Township's representatives for future County-wide flood summit meetings.

ROLL CALL OF VOTES: 5 YES 0 NO

Special Event Permit

A motion was made by Mr. Close, seconded by Mr. Ross, to approve an application to PennDot for a special event Permit for the partial closure of Linden Road relative to the 5K Race/Walk on April 21, 2018 sponsored by the Physical Therapy Institute, Washington, PA 15301.

ROLL CALL OF VOTES: 5 YES 0 NO

Planning Coordinator
 Advertisement

A motion was made by Mr. Staley, seconded by Mr. Ross, to approve the advertisement for the Position of Planning Coordinator.

ROLL CALL OF VOTES: 5 YES 0 NO

Traffic Light Camera
 Project

A motion was made by Mr. Staley, seconded by Mr. Ross, to reject The District Attorney's Traffic Light Camera Project to install cameras at the intersections of Galley Road and Route 19, and Tanger Boulevard and Racetrack Road.

ROLL CALL OF VOTES: 3 YES 0 NO – Mr. Staley, Mr. Balogh

Waive Rental Fee

A motion was made by Mr. Close, seconded by Mr. Staley, to approve a request to waive the rental fee for the McClelland Pavilion on August 25, 2018 at the request of Lodge # 297 for the purpose of making donations to charitable organizations.

ROLL CALL OF VOTES: 5 YES 0 NO

EXECUTIVE
SESSION

The Board convened to executive session to discuss Greenwood Village Land-use appeal at 7:26 P.M.

The Board reconvened from executive session at 7:49 P.M.

Greenwood Village

A motion was made by Mr. Balogh, seconded by Mr. Staley, to approve the proposed settlement with Greenwood Village based upon Land-use appeal that was filed March 26, 2018. Greenwood will modify its development plans at its own expense to divide Phase 3 into two parts, Phase 3A and Phase 3B, so that the new public street to Crawford Street is constructed in Phase 3A, and the connection into Phase 4 is constructed as Phase 3B. Phase 3A includes Lots 301 thur 307 along with the appropriate adjacent open space parcels.

Greenwood will commence preparation of the Phase 2 and Phase 3A final plans within 30 days, and will submit same for final approval to NST, with a goal of obtaining NST final approval of Phase 2 and Phase 3A final plans in the Fall of 2018.

Greenwood will continue its ongoing Phase 1 clearing and installation of E&S controls and move directly into Phase 2 and Phase 3A. After Greenwood completes the clearing and grading in Phase 1, the parties will “roll” the Phase 1 grading bond into Phase 2 and 3A and agree that the bond amount is reasonably sufficient.

Greenwood will post the required financial security for the Phase I Final Plan site improvements and record the Phase 1 plan, and will continue with the full construction of Phase 1. NST will issue building and occupancy permits for Phase 1 upon request and as required by the MPC and Zoning Ordinance.

Greenwood will commence construction of Phases 2 and 3A after final approval is received, with a goal of paving the streets in Phases 2 and 3A in the summer of 2019.

Greenwood has not determined exactly when it will start construction of the Community Center, but does have a goal of sooner rather than later. Greenwood believes that because the Community Center will be on a separate parcel from Phase 1, although not necessarily separate from all of Greenwoods remaining property, thus Greenwood is entitled to a building permit at any time, even today. NST will issue a building permit for the Community Center in Phase 2 upon proper application, but will not be required to issue the occupancy permit until the street is extended and paved to the Community Center.

Greenwood will waive its rights to all house occupancy permits exceeding 50 occupancy permits until such time as the public streets in Phases 2 and 3A are paved to Crawford Street or are appropriately bonded.

Greenwood will then enter into a Developers Agreement with NST according to the within terms and conditions, including waiving its rights to all house occupancy permits exceeding 50 occupancy permits until such time as the public streets in Phases 1, 2 and 3A are paved to Crawford Street or are appropriately bonded.

Greenwood hereby voluntarily offers to pay an impact fee of \$300 per lot at the time of house building permit issuance as a contribution for maintenance and improvement of Greenwood Drive and as consideration for and in lieu of posting a bond for any damages caused to Greenwood Drive by virtue of Greenwood’s building and/or development traffic. The total value of the offered fee exceeds \$70,000.

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

Pregnancy Policy

A motion was made by Mr. Staley, seconded by Mr. Kelly, to approve the adoption of a Pregnancy Policy.

ROLL CALL OF VOTES: 5 YES 0 NO

ANY OTHER BUSINESS

Mr. Sweat informed the Board that Sunoco is requesting an extension for the temporary work space easement for an additional 12 months. It involves 1.35 acres owned by the Township. They are proposing a payment to the Township in the amount of \$41,843.52.

CORRESPONDENCE None.

FEBRUARY 2018 BILL LIST

A motion was made by Mr. Kelly, seconded by Mr. Close, to approve the March 2018 Bill List as amended for the removing of check number 1919.

ROLL CALL OF VOTES: 5 YES 0 NO

PUBLIC COMMENTS

Greg Popovich, 1145 Bayberry Drive Canonsburg, PA 15317.

I want to inform the Board that we do have a water problem behind Bayberry Drive. We have been working through the water issue with Ryan Homes. We have retained our own attorney and engineer. Ryan Homes has agreed to fix that for us but the water drains onto the Greenwood property. I have been working on this for over a year now.

It would be nice if the Township would notified the residents of new developments. I have been there since 2014. I was not notified about the plan going in behind us.

Mr. Close responded that is the practice of the Township. This process started in 2013. The owners that live within 300 feet of the property were notified. Your street was not even build yet. We do have meetings ever third and fourth Tuesday of the month. The information is out there.

Elizabeth Morgan, 105 Victoria Drive Canonsburg, PA 15317.

That comment on 13T was a bunch of mumbo jumbo. I would like clarification. Even without access to Crawford Street or Canonsburg approval they are still able to build?

Mr. Staley responded building is going to be allowed and occupancy permit will be allowed for 49 units until the second road is built.

Ms. Morgan questioned what happens if the approval is not given? Then the building just stops and the developers just walk away. The people down in Canonsburg are going to be flooded. It's the flood summit. The removal of all the trees is causing the flooding.

Mr. Balogh stated we are trying to do the best we can.

Pete Castriota, 254 Greenwood Drive Canonsburg, PA 15317.

I was wondering if anyone look at Greenwood Drive to see if the hillside was corrected. Do I understand this correctly we are build Phase 1, Phase 2, and Phase 3 before we have second access point or just the first phase?

Mr. Sweat responded just the first phase will be done.

Mr. Castriota commented just like at the storage garages we heard no outside storage. They have U-haul trucks and brand new cars. What happen? Plus, the traffic on Weavertown Road is very heavy.

REMARKS FROM SUPERVISORS

None.

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

Robert F. Balogh, Chairman

Andrew L. Walz, Manager-Secretary

dmk