

The North Strabane Township Board of Supervisors held its Legislative Meeting, Tuesday, May 29, 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  
Andrew Sweat, Solicitor  
Joe Santorine, 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**

April 17, 2018 Special  
Meeting

A motion was made by Mr. Staley, seconded by Mr. Ross, to approve the minutes of the April 17, 2018 Special Meeting – Conditional Use Hearing (Walnut Grove conservation subdivision).

ROLL CALL OF VOTES: 5 YES 0 NO

May 1, 2018 Non-  
Legislative Meeting

A motion was made by Mr. Staley, seconded by Mr. Ross, to approve the minutes of the May 1, 2018 Legislative Meeting.

ROLL CALL OF VOTES: 5 YES 0 NO

May 22, 2018 Non-  
Legislative Meeting

Minutes have been tabled due to unavailability.

**SOLICITOR'S  
REPORT**

Solicitor Andrew Sweat gave the following report:

We have received the legal plea from Linden Vue vs the Bradley Center that they appealed to the Pennsylvania Supreme Court. We are waiting to see if the Supreme Court will accept the case.

The next issue concerning Linden Vue retention pond. JND properties we are waiting on the engineer's report for adequacy of the retention pond. The HOA's attorney notified us requesting that all reports received and comments by the Township engineer in the form of a right-to-know request.

Concerning item H, the solicitor for Chartiers Township provided us with a draft of the motion for an injunctive relief and a complaint and declaratory judgement against Canonsburg Houston Joint Authority.

**ENGINEER'S  
REPORT**

None.

**MANAGER'S  
REPORT**

Manager Andrew Walz gave the following report:

Item V. It is my recommendation that we move forward with King General Contracting contingent upon a successful interview with the Public Works Director and the Township Manager.

**UNFINISHED  
BUSINESS**

None.

**NEW BUSINESS**

Rogers Consolidation  
Plan

A motion was made by Mr. Kelly, seconded by Mr. Staley, to approve the preliminary and final lot consolidation plan of Timothy Rodgers for a two lot consolidation located along Thomas Road in an R-2 Zoning District.

ROLL CALL OF VOTES: 5 YES 0 NO

Casco USA Building

A motion was made by Mr. Staley, seconded by Mr. Kelly, to approve the preliminary and final site plan of a 5,500sq. ft. addition to the existing Casco USA building, located at 370 Meadowlands Boulevard in an I-1 Zoning District.

ROLL CALL OF VOTES: 5 YES 0 NO

Magnolia Ridge Site  
and Subdivision Plan

A motion was made by Mr. Staley, seconded by Mr. Kelly, to approve the Magnolia Ridge final subdivision and site plan reflecting 50 single family lots and residual property consisting of 17.479 acres in an R-3 district.

ROLL CALL OF VOTES: 5 YES 0 NO

Amendments to Zoning  
Ordinance

A motion was made by Mr. Close, seconded by Mr. Staley, to approve the following amendments to the pending zoning ordinance:

a. Conservation Subdivision Buffer Area Requirements §1302.18.P

A buffer area of open space shall be located at the perimeter of the development. A minimum twenty-five (25) foot wide buffer area shall be provided around the perimeter of the site to act as a visual screen. Per every forty (40) lineal feet of perimeter, the buffer shall contain a combination of one (1) deciduous tree having a caliper of not less than three (3) inches, at the diameter at breast height, and two evergreen trees having a height of not less than eight (8) feet at a time of planting, plus five (5) shrubs per forty (40) linear feet of perimeter. Trees and shrubs shall be creatively planted within the twenty-five (25) foot buffer area to include linear, staggered and/or clustering placement of shrubs.

Existing trees four (4) inches and greater measured from a point four and one half (4.5) feet above ground level in accordance with the DBH standard shall be credited to the required buffer area planting at the following ratio: two (2) proposed tree for each one (1) existing trees.

b. Addition to §201 Particular Meanings: Diameter at breast height (DBH): a standard method of expressing the diameter of the trunk or bole of a standing tree. DBH is one of the most common dendrometric measurements. A tree's diameter is used to describe the tree's size, calculate its fertilizer requirements and determine the tree's potential value as a source of wood. To ensure uniformity, the diameter of a tree is always measured at a set height, 4.5 feet off the ground.

c. Addition to §1418. Off-site Vehicle Inventory Storage.

- A. There shall be no sales activity off-site associated with vehicle inventory stored off-site.
- B. A formal agreement between the landowner where off-site vehicle storage is being conducted and the owner of the vehicle sales use shall be submitted to the Township for record and references.

- C. Any other permit requirements associated with off-site vehicle inventory storage shall apply.
- D. Off-site Vehicle Inventory Storage shall only be Permitted within zoning districts that permit Vehicle Sales as a permissible land use.
- E. All off-site vehicle storage lots must comply with the Township parking requirements for space size and aisle width.
- F. Any lighting applicable to the off-site vehicle inventory storage area shall be presented as part of a Photometrics Plan applicable to the lot. Lighting levels shall not exceed The maximums as otherwise defined by this Ordinance.
- G. Property maintenance standards applicable to the lot shall apply to any area utilized for off-site vehicle inventory storage.
- H. All vehicle inventory shall be in operable condition; no storage of junk or abandoned vehicles shall be permitted to occur.

ROLL CALL OF VOTES: 5 YES 0 NO

Walnut Grove  
Conditional Use

A motion was made by Mr. Kelly, seconded by Mr. Balogh, to approve a conditional use application for the proposed Walnut Grove Conservation Subdivision reflecting 29 single family lots to be located east of the intersection of Thomas Road and Ross Road in an R-2 district conditional upon relocating the retention pond and must have 25 foot buffers.

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

Walnut Grove  
Subdivision

A motion was made by Mr. Close, seconded by Mr. Kelly, to approve of the proposed preliminary Walnut Grove Conservation Subdivision reflecting 29 single family lots to be located east of the intersection of Thomas Road and Ross Road in an R-2 district with the conditions of the upgrade to the pump station prior to any building permits being issued and meeting all the requirements of the North Strabane Township Municipal letter.

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

Amy and William Price

A motion was made by Mr. Staley, seconded by Mr. Kelly, an application submitted by Amy and William Price to rezone the rear portion of property Parcel I.D. # 520-013-00-00-0001-13, approximately 0.72 acres, of the total 5.5142 lot, located on Washington Road from R-3 (High-Density Residential District) to C-1 (Commercial District).

ROLL CALL OF VOTES: 5 YES 0 NO

Canonsburg Houston  
Joint Authority

A motion was made by Mr. Balogh, seconded by Mr. Staley, to authorize the Solicitor to file a petition to intervene in the event Chartiers Township files a motion for injunctive relief and complaint and declaratory judgement against CHJA and to share with participating municipalities and authorities in the expense to retain an expert and conduct an independent review and analysis concerning the basis for the rate increase.

ROLL CALL OF VOTES: 5 YES 0 NO

Oil and Gas Lease

A motion was made by Mr. Close seconded by Mr. Staley, to authorize the Manager to enter into a five (5) year Oil and Gas Lease with Range Resources for Township owned property at 430 Johnson Road. Terms include a royalty payment of 18% and initial payment of \$2,500/mineral acre.

ROLL CALL OF VOTES: 5 YES 0 NO

Ordinance No. 376 A motion was made by Mr. Staley, seconded by Mr. Ross, to advertise Ordinance No. 376 an Intergovernmental Cooperation Agreement between the Township, Chartiers Township, Union Township and other entities who enter into said agreement.

ROLL CALL OF VOTES: 5 YES 0 NO

Intergovernmental Cooperation Agreement A motion was made by Mr. Kelly, seconded by Mr. Staley, to authorize the Manager to enter into an Intergovernmental Cooperation Agreement per Ordinance No. 376.

ROLL CALL OF VOTES: 5 YES 0 NO

Indian Ridge Development A motion was made by Mr. Staley, seconded by Mr. Ross, to approve a reduction in the Bonding for Improvements at the Indian Ridge Development in the amount of \$51,926.25 (\$111,309.00 to \$59,382.75).

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

At & T FirstNet A motion was made by Mr. Staley, seconded by Mr. Close, to authorize the Manager to change the Township cellular telephone and data plans to AT&T FirstNet Program from Verizon and Sprint.

ROLL CALL OF VOTES: 5 YES 0 NO

Planning Coordinator A motion was made by Mr. Close, seconded by Staley, to hire a Planning Coordinator, Patrick Karnash at a prorated salary \$60,000 and a start date of June 18, 2018.

ROLL CALL OF VOTES: 5 YES 0 NO

Invest Township Funds A motion was made by Mr. Close, seconded by Mr. Staley, to authorize the Manager to invest Township Funds.

ROLL CALL OF VOTES: 5 YES 0 NO

Civic Plus Software A motion was made by Mr. Staley, seconded by Mr. Kelly, to authorize the Manager to engage with Civic Plus to provide a new Township website, parks & recreation software, paperless meeting/agenda software, and an emergency alert system.

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

Building Committee A motion was made by Mr. Close, seconded by Mr. Staley, to appoint a Building Committee consisting of Rob Balogh, Neil Kelly, and Andrew Walz as listed.

ROLL CALL OF VOTES: 5 YES 0 NO

Board to Board Meeting A motion was made by Mr. Staley, seconded by Mr. Close, to authorize the Manager to schedule a Board to Board meeting with Canonsburg Borough Council.

ROLL CALL OF VOTES: 5 YES 0 NO

**Schedule a Hearing** A motion was made by Mr. Close, seconded by Mr. Staley, to scheduling a Hearing on June 26, 2018 at 6:00 P.M. for adoption of the new Zoning Ordinance.

ROLL CALL OF VOTES: 5 YES 0 NO

**Maintenance Services** A motion was made by Mr. Close, seconded by Mr. Kelly, to award Township Building Maintenance Services to King General Cleaning contingent upon a successful interview with the Public Works Director and the Township Manager.

ROLL CALL OF VOTES: 5 YES 0 NO

**ANY OTHER BUSINESS** None.

**CORRESPONDENCE** Mr. Walz informed the Board that they have numerous letters from the North Strabane Municipal Authority.

**MAY 2018 BILL LIST** A motion was made by Mr. Close, seconded by Mr. Staley, to approve the May 2018 Bill List.

ROLL CALL OF VOTES: 5 YES 0 NO

**PUBLIC COMMENTS** Bill Price, 850 Vance drive Canonsburg, PA 15317.

I would like to thank the Board for the rezone.

**REMARKS FROM SUPERVISORS** Mr. Kelly commented he had the displeasure of attending the Canonsburg Houston Joint Authority meeting the misinformation that comes from that Board is exactly why we passed the motion the way we did. There was a 40-minute speech on how much we don't do for them. Mr. Balogh commented we are looking out for the benefit of our residents. Mr. Close commended Mr. Walz on the job he is doing so far. There are things coming through on the agenda that are saving our taxpayers money.

**ADJOURNMENT** A motion was made by Mr. Staley, seconded by Mr. Ross, to adjourn the meeting at 7:34 P.M.

ROLL CALL OF VOTES: 5 YES 0 NO

---

Robert F. Balogh, Chairman

---

Andrew L. Walz, Manager-Secretary