

The North Strabane Township Board of Supervisors held its Legislative Meeting, Tuesday, July 24, 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 – via speaker phone
Neil Kelly, Supervisor

ALSO ATTENDING THE MEETING

Andrew L. Walz, Manager-Secretary
Andrew Sweat, Solicitor
Deanna Kelly, Stenographer

ABSENT FROM THIS SESSION

Joe Sites, Engineer

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

**PUBLIC
COMMENTS**

Grading and Excavation Ordinance John Edner 52 Hatfield Lane Canonsburg, PA 15317.

I was a member of the Planning Commission when we developed the current Ordinance that we have today. I know a lot of time and growth has transpired over the last five years. It really makes to update the ordinance.

Janet Grimm, I represent the Dena and George Zaimes. 105 Mansfield Road Washington, PA 15301.

They could not be here tonight. Mrs. Zaimes asked to read a statement on her behalf. There is a positive buzz already in the Township about who has heard about this development. The developer only builds quality homes which will add a unique and prestige to North Strabane. The 55 and over concept has not been widely adapted in surrounding areas. It would be a huge draw for our Township. Those of us in that age range look forward to a community filled with those in the same point in their lives offering us a place where we can share common interest and a club house that would provide activities and place to gather with others. The property tax advantage of such a development to the Township would be huge without the impact on the schools. It's a win, win situation. She has read the ordinance and would like the Board to back to the ordinance the Planning Commission approved.

Dan Grahm, the attorney for Traditions of America.

We have an agreement with the Ziames and Edners on the property and that is why we have interest in the ordinance. I would like to clear about what we can live with and how we can develop responsibly. The ordinance that come through the Planning Commission in imposes greater conditions on us and as a developer that is ok. Now you are saying you cannot have anything steeper that a 3 to 1 slope, that makes development impossible. We can defiantly work with a 2 to 1 slope. We have no objection to the geotechnical engineering. We would like you to consider staying to the 2 to 1 slope that the Planning Commission recommending with the geotechnical engineering

Chris Samios, P.E., from Pennsylvania Soil and Rock, Inc.

I have reviewed the proposed changes to the ordinance. The 2 to 1 slope in design is stable. Properly monitoring will help also.

Marty Gillespie with Laurel Communities. I live at 300 Abbey Brook Lane Venetia, PA 15367.

We have done development in North Strabane over the years. Currently we are going to start Laurel Landings. Mt comments are similar to what you have heard. In addition to that Mr. Sites, Mr. Walz and myself have looked at the current ordinance and the proposed ordinance. It was listed that anything with a 3to 1 slope or greater would warrant a geotechnical report. I feel that is a very good way to move forward with the ordinance. The current way it is proposed is to stringent. I would ask you to consider what the Planning Commission has approved.

Charlotte Courie, 38 Walker Road Canonsburg, PA 15317.

Questioned when they do these developments and they strip the ground. Is there anything in the ordinance to make them replace the trees.

Mr. Balogh and Mr. Staley responded yes.

Krista Kochosky Attorney for Lynch Law Group.

I am here to represent Mr. McMurdy my client owns about 60 plus acres on Locust Avenue. He is under an agreement with a developer. We would like to voice are concerns about the latest version of the ordinance. The most recent version is more restrictive than the original proposed amendment. We respect the need for the geotechnical report. We do see the benefit of that. However, the latest version with the maximum slope 3 to 1 does not allow any leeway and is too restrictive. It would impair future development.

Carolyn McGee, I am with the Law Firm Porter Wright. I am here for counsel of NVR.

I am here to echo the comments that were made by Pennsylvania Soil and Road and Mr. Gillespie.

Jim Eichenlaub, Executive Director of Builders Association of Metro Pittsburgh. 2041 Boulevard of the Allies.

We represent over 400 companies that are involved in affordable construction. Our association includes the Washington County Builders Association. We now represent seven counties in Western Pennsylvania. I have been involved in local government for over 40 years. We have been involved in changes to the Pennsylvania Planning Code. We have with worked with townships in south-western Pennsylvania to create sound land use development. A lot of the speakers you heard from today are part of our association. After looking at numerous ordinances, no one has a minimum standard of 3 to 1 in south-western Pennsylvania. You cannot do that. This is no the flat lands of Ohio. What we proposed to you is anything beyond the 3 to 1 have a geotechnical report done. We do have soils that will slip and slide. A 3 to 1 slope cannot create affordable housing. It cannot create the growth and the opportunities you have. It is a total conflict with your comprehensive plan. You cannot do the type of housing in south western Pennsylvania at a 3 to 1 slope. It isn't done. You are going way beyond that normal standard which is the 2 to 1. Please reconsider and roll back the ordinance that was originally proposed which was recommended by your Planning Commission.

Pat Hullak, 111 Walker Road Canonsburg, PA 15317.

I would like to know what the plan is for the pile dirt next door. Is it not what caused the homes in Majestic Hills to slide down? Is there a plan to get rid of the dirt?

Mr. Walz stated that is Legacy Park's top soil. That will be redistributed across the plan.

Ms. Hullak questioned who is responsible for repairing their houses? Who is responsible for their mortgages? It should be the builder. He did building the homes on solid ground.

Subdivision and Land
Development

Marty Gillespie with Laurel Communities. I live at 300 Abbey Brook Lane Venetia, PA 15367.

As you are looking at this, again in other municipalities there are the two entrance requirements with the number of units. The Board can also look into having a main entrance and then an emergency entrance instead of two full blown entrances.

Dr. Dale and Joyce
DeConcilis

The District Attorney Eugene A. Vittone released a press release today.

Washington County District Attorney Eugene A. Vittone announced Richard A. Betonte, 60, of 110 Alexander Avenue pled guilty before Washington County Court of Common Pleas Judge Gary Gilman. Betonte pled guilty to Rape, Burglary, and Strangulation. Betonte was sentenced to a term of 15 to 30 years in a state correctional facility.

On April 4, 2018, North Strabane Police were called to the home of a 60-year-old woman. She gave the police the description and told officers he wore glasses, showing them a pair that had been left on the floor.

District Attorney Vittone applauds the cooperation between North Strabane Township Police Department and the District Attorney's office, which resulted in a conviction approximately three months after the arrest of Betonte.

A couple things I would like to say. First this case in the fastest prosecution That Washington County has ever had. Number two, we had approximately 75% to 80 % of entire Police Department working on this. We also had a second sexual assault.

As always it is efforts of a lot of people. The first is the victim to report this. Second is the professionalism and commitment by the Township Police Officers. An honorable mentioned to Lieutenant Wagstaff and Investigator Terling who worked 21 hours straight.

The third reason why we are tonight, is even though we had a search warrant, it was not obtained during business hours. The DeConcilis were contacted and opened the office and provided us the information we needed. However, it was their effort by forensically providing that these glasses were not only his prescription but were made for him.

At this time, I would like to present two certificates of appreciation for "Exemplary Community Service" from the North Strabane Police Department to Dr. Dale and Dr. Joyce DeConcills.

Bill Chillio, Fire Chief for Bridgeville Fire Department in Allegheny County.

I am here to publically thank Chief Grimm for June 20, 2018. We had the major flooding in Bridgeville that was the worst Bridgeville has ever seen. For the third time this year we have used you boat rescue team. We rescued 50-60 people that night. The service North Strabane Fire Department provided for us that evening was above and beyond. I wanted to come and thank everybody for their help.

**PUBLIC
COMMENTS**

Josh Ward representing Sunoco Pipeline.

We sent a letter to the Township on July, 11, 2018. It states on the agenda we will start on July 27, 2018. It is impossible to pin point when we are

going to start. We are probably looking two weeks from now. What we are asking for four days from the start.

Mr. Walz questioned if item N read “as early as July 27th and not to exceed four days” would that work.

Mr. Ward replied yes we would provide a 24-hour notice.

David Kassekert, 4 Terry Farm Lane Eighty Four, PA 15330.

I am here as President of the Board of Directors of the Washington Humane Society. Finally after 10 years new are getting ready for construction of the new building. I am here to ask for a waiver of the building permit fees. We raise our money a dollar at a time from the general public. The amount of the building permit fee would a long way to equip our new clinic. We would like to request a waiver because we are a charity. Our new facility would be a benefit to North Strabane Township.

Charlotte Courie, 38 Walker Road Canonsburg, PA 15317.

I have a comment about why they block Linden Road to Route 19? You cannot make a left there onto Route 19. If there is an emergency they have to go down to Fulton Road. Someone is going to get hurt.

Mr. Walz stated Route 19 and Linden Road are both state roads. PennDot stated there was enough accidents to warrant the closer.

Mr. Balogh commented and emergency vehicle can drive over the barrier.

APPROVAL OF MINUTES

June 19, 2018 Special
Meeting – Peddlers
Permit

Minutes have been tabled due to unavailability.

June 19, 2018 Non-
Legislative Meeting

A motion was made by Mr. Staley, seconded by Mr. Kelly, to approve the minutes of the June 19, 2018 Non-Legislative Meeting.

ROLL CALL OF VOTES: 5 YES 0 NO

June 26, 2018 Special
Meeting – Zoning
Ordinance and Map

Minutes have been tabled due to unavailability.

June 26, 2018
Legislative Meeting

A motion was made by Mr. Staley, seconded by Mr. Ross, to approve the minutes of the June 26, 2018 Legislative Meeting.

ROLL CALL OF VOTES: 5 YES 0 NO

July 17, 2018 Special
Meeting – Car Sales and
Service

Minutes have been tabled due to unavailability.

July 17, 2018 Special
Meeting – Liquor
License Transfer

Minutes have been tabled due to unavailability.

June 19, 2018 Non-
Legislative Meeting

Minutes have been tabled due to unavailability.

SOLICITOR’S REPORT

None.

**ENGINEER'S
REPORT**

None.

**MANAGER'S
REPORT**

Manager Andrew Walz gave the following report:

I received correspondence from the applicant Mr. Iannetta that agenda item S, be tabled until August.

**UNFINISHED
BUSINESS**

None.

NEW BUSINESS

**Dalessandro
Consolidation**

A motion was made by Mr. Kelly, seconded by Mr. Staley, to approve the Dalessandro Consolidation – Preliminary and Final for a consolidation of lots 3 and 4 totaling 2.224 acres located at 857 Linden Road in an A-2 district.

ROLL CALL OF VOTES: 5 YES 0 NO

**Enclave at Concord
Green**

A motion was made by Mr. Kelly, seconded by Mr. Staley, to approve the Enclave at Concord Green – Preliminary and Final Amended Plan No. 2, a re-subdivision of Lot 2 to create Lots 2A, 2B, 2C, and 2D located on Lilly Lane, and Lot 6A, 6B, and 6C located on Azalea Court in an R-3 district.

ROLL CALL OF VOTES: 5 YES 0 NO

Traffic Safety Study

A motion was made by Mr. Staley, seconded by Mr. Ross, to approve the authorizing the Manager to have a traffic safety study performed on Township Lane.

ROLL CALL OF VOTES: 5 YES 0 NO

**Resignation from
Zoning Hearing Board**

A motion was made by Mr. Staley, seconded by Mr. Kelly, to approve the resignation of Steven Bilko from the Zoning Hearing Board.

ROLL CALL OF VOTES: 5 YES 0 NO

**Resignation from Parks
and Recreation Board**

A motion was made by Mr. Staley, seconded by Mr. Kelly, to approve the resignation of Debbie Gasper from the Parks and Recreation Board.

ROLL CALL OF VOTES: 5 YES 0 NO

**Washington Area
Humane Society**

A motion was made by Mr. Balogh, seconded by Mr. Kelly, to approve the granting a waiver of permit fees for the construction of the new building for the Washington Area Humane Society. The Humane Society will be responsible for posting financial securities.

- a. Building Permit Fee: \$22,500 (Approximate)
- b. Demolition Permit: \$100
- c. Zoning Permit: \$2,250 (Approximate)
- d. Grading Permit: Fee to be determined upon application

ROLL CALL OF VOTES: 5 YES 0 NO

**Township Banking
Deposits**

A motion was made by Mr. Staley, seconded by Mr. Kelly, to award Township Banking Deposits to Community Bank.

ROLL CALL OF VOTES: 5 YES 0 NO

Employee Handbook

A motion was made by Mr. Staley, seconded by Mr. Kelly, to adopt the North Strabane Township Full Time Employee Handbook.

ROLL CALL OF VOTES: 5 YES 0 NO

Ordinance No. 376 A motion was made by Mr. Staley, seconded by Mr. Kelly, to approve Ordinance No. 376, an amendment to the North Strabane Zoning Ordinance and Zoning Map.

ROLL CALL OF VOTES: 5 YES 0 NO

Washington County Flood Summit Group A motion was made by Mr. Kelly, seconded by Mr. Ross, to approve a request from the Washington County Flood Summit Group for a letter of support to the Army Corp of Engineers site walk of Chartiers Creek.

ROLL CALL OF VOTES: 5 YES 0 NO

2017 Audit Report A motion was made by Mr. Staley, seconded by Mr. Kelly, to approve the Fiscal Year 2017 Audit Report.

ROLL CALL OF VOTES: 5 YES 0 NO

Web Auction Site Muncibid A motion was made by Mr. Staley, seconded by Mr. Kelly, to authorize the declaring the following items as surplus property to be disposed of via the web auction site Muncibid:

- a. 2008 Ford F-550 Dump Truck
- b. 2006 Ford F-350 XLT Utility Truck
- c. 2007 Ford Explorer
- d. 1999 Lexmark Typewriter

ROLL CALL OF VOTES: 5 YES 0 NO

Assessment Appeals A motion was made by Mr. Staley, seconded by Mr. Balogh, to reject a proposal from Peacock Keller to initiate assessment appeals of all properties sold within the Township in the past two years with a sale price greater than \$200,000. This would result in approximate additional revenue of \$7,000 annually.

ROLL CALL OF VOTES: 5 YES 0 NO

Sunoco Pipeline A motion was made by Mr. Staley, seconded by Close, to approve the appeal a request from Sunoco Pipeline for a waiver from the Township noise ordinance and work restriction times to allow for 24 hour-operations at the Linden Creek site starting as early as July 27th and not to exceed four days with the provision of a 24-hour notice to the Township and residents

ROLL CALL OF VOTES: 5 YES 0 NO

Grading and Excavation Ordinance A motion was made by Staley, seconded by Mr. Close, to approve advertisement of proposed Ordinance No. 377 as a pending Ordinance. Said Ordinance would amend the Grading and Excavation Ordinance, limiting the maximum permissible slope to 4:1 (3:1 with a soil stability analysis and geotechnical plan), removing utilities from said slopes, and removing storm water outfalls onto slopes.

ROLL CALL OF VOTES: 5 YES 0 NO

Ordinance No. 377 A motion was made by Mr. Kelly, seconded by Mr. Staley, to approve scheduling a final adoption hearing for Ordinance No. 377 for Tuesday August 21st at 6:00 P.M.

ROLL CALL OF VOTES: 5 YES 0 NO

Ordinance No. 378 A motion was made by Mr. Kelly, seconded by Mr. Staley, to approve proposed Ordinance No. 378 as a pending ordinance. Said ordinance would

amend the Subdivision and Land Development Ordinance by requiring two permanent vehicular access points to any residential development of fifty (50) units or more.

ROLL CALL OF VOTES: 5 YES 0 NO

Used Car Sales and Service

A motion was made by Mr. Staley, seconded by Mr. Ross, to approve the conditional use application of Andrew Manganas requesting a comparable use not specifically listed, for used car sales and service at the existing business located at 333 Morganza Road in an I-1 Zoning District.

ROLL CALL OF VOTES: 5 YES 0 NO

Liquor License Transfer

A motion was made by Mr. Close, seconded by Mr. Staley, to table an application by Thomas Iannetta for an intra-state liquor license transfer to the BP Gas Station located at 100 McClelland Road in a C-1 Zoning District.

ROLL CALL OF VOTES: 5 YES 0 NO

ANY OTHER BUSINESS

None.

CORRESPONDENCE

We received notification from FML Terminal Logistics that they are providing notice that they submitted to DEP for the air quality permit. Their address is 1492 Route 519. I bring this to the Board's attention because there is a 30-day comment period.

We received a thank you letter from the March of Dimes for allowing them to be placed on the pavilion schedule for 2019.

In the PSATS newsletter the State has allowed for liter enforcement in corridors met with to the staff to discuss areas that we would recommend to the Board

JULY 2018 BILL LIST

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

ROLL CALL OF VOTES: 5 YES 0 NO

PUBLIC COMMENTS

David Kassekert publicly thanked the Board for waiving the building fees.

REMARKS FROM SUPERVISORS

None.

ADJOURNMENT

A motion was made by Staley, seconded by Mr. Kelly, to adjourn the meeting at 8:05 P.M.

ROLL CALL OF VOTES: 5 YES 0 NO

Robert F. Balogh, Chairman

Andrew L. Walz, Manager-Secretary

dmk