

WEST DEER TOWNSHIP SUPERVISORS MEETING



October 16, 2019

6:00pm: Executive Session

6:30pm: Regular Business Meeting

Members present:
 Dr. DiSanti _____
 Mrs. Jordan _____
 Mr. Karpuzi _____
 Mr. Maudhuit _____
 Mrs. Romig _____
 Mr. Vaerewyck _____
 Mrs. Hollibaugh _____

WEST DEER TOWNSHIP
 Board of Supervisors
 October 16, 2019

6:00 pm: Executive Session
 6:30 pm: Regular Business Meeting

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Executive Session
5. Registered Comments from the Public
6. Comments from the Public
7. Accept Minutes
8. Monthly Financial Report
 - A. Finance Officer's Report
 - B. List of Bills
 - C. Tax Refunds
9. Police Chief's Report
10. Public Works Foreman's Report
11. Engineer's Report
12. Building Inspector/Code Enforcement Officer's Report
13. Report from the Parks and Recreation Board
14. Appointment: Planning/Zoning Administrative Assistant
15. Approval: Narcisi Plan No. 2
16. Authorization: Advertisement of 2020 Budget and Budget Workshops
17. Authorization: Advertisement of Nike Park Development-Restroom Rehabilitation Project
18. Authorization: Change Order for Proposal 811-127598B
19. Discussion: Mental Health Program for First Responders
20. Discussion: Tax Credit
21. Committee Reports
22. Old Business
23. New Business
24. Set Agenda/November 20, 2019
25. Comments from the Public
26. Adjournment

1 Call to Order

2 Pledge of Allegiance

3 Roll Call - Mr. Mator . . .

4 Executive Session

REGISTERED COMMENTS FROM THE PUBLIC

- Ms. Georgina DiPasquale, Church Street, Russellton

5

COMMENTS FROM THE PUBLIC

THE BOARD WILL HEAR COMMENT ON AGENDA AND PUBLIC-RELATED ITEMS AT THIS TIME. PLEASE APPROACH THE MICROPHONE, CLEARLY STATE YOUR NAME AND ADDRESS, AND LIMIT YOUR COMMENTS TO FIVE (5) MINUTES.

6

ACCEPT MINUTES

ATTACHED ARE THE MINUTES OF THE SEPTEMBER 18, 2019 MEETING.

WHAT ACTION DOES THE BOARD WISH TO TAKE?

I MOVE TO ACCEPT THE MINUTES OF THE SEPTEMBER 18, 2019 MEETING AS PRESENTED.

MOTION SECOND AYES NAYES

MRS. JORDAN	___	___	___	___
MR. KARPUI	___	___	___	___
MR. MAUDHUIT	___	___	___	___
MRS. ROMIG	___	___	___	___
MR. VAEREWYCK	___	___	___	___
DR. DISANTI	___	___	___	___
MRS. HOLLIBAUGH	___	___	___	___

7

West Deer Township
Board of Supervisors
18 September 2019
6:30 p.m.

The West Deer Township Board of Supervisors held their Regular Meeting at the West Deer Township Municipal Building. Members present: Shirley Hollibaugh, Chairwoman; Richard W. DiSanti, Jr.; Beverly Jordan; Arlind Karpuzi; Shawn Maudhuit; Joyce A. Romig; and Gerry Vaerewyck. Also present were: Daniel J. Mator, Jr., Township Manager; Barbara Nardis, Finance Officer; Douglas Happel, representing Griffith, McCague, & Wallace; and Scott Shoup, representing Shoup Engineering.

PLEDGE OF ALLEGIANCE

Chairwoman Hollibaugh opened and welcomed everyone to the meeting.

Roll Call taken by Mr. Mator – Quorum present.

Mr. Happel announced the Board held an Executive Session at 6:00 p.m. to discuss an employee matter and a litigation matter.

REGISTERED COMMENTS FROM THE PUBLIC

- Mrs. Kathy Ehnot, 42 Michael Road
 - Mrs. Ehnot expressed her concerns on speeding on Michael Road.

COMMENTS FROM THE PUBLIC

- None

ACCEPT MINUTES

MOTION BY Supervisor Jordan and SECONDED BY Supervisor Karpuzi to accept the minutes of the 21 August 2019 meeting as presented. Motion carried unanimously 7-0.

MONTHLY FINANCIAL REPORT

Mrs. Nardis read the following Finance Officer's Report:

TOWNSHIP OF WEST DEER
FINANCE OFFICER'S REPORT
31 August 2019

I - GENERAL FUND

	<u>August</u>	<u>YTD</u>	<u>% of Budget</u>
Revenues	334,678.92	4,847,636.44	75.99%
Expenditures	341,727.91	3,671,030.53	57.55%
Cash and Cash Equivalents			
Sweep Account		<u>1,380,794.89</u>	
			<u>1,380,794.89</u>

II - SPECIAL REVENUE FUNDS**Cash and Cash Equivalents****Street Light Fund**

Sweep Account - Restricted

48,491.63

Fire Tax Fund

Sweep Account - Restricted

62,852.48

State/Liquid Fuels Fund

Sweep Account - Restricted

110,021.69**221,365.79****Investments****Operating Reserve Fund**

Sweep Account - Reserved

195,988.68

Capital Reserve Fund

Sweep Account - Reserved

1,346,374.40**1,542,363.08****III - CAPITAL PROJECT FUNDS****Cash and Cash Equivalents**0.00**0.00****TOTAL CASH BALANCE 8/31/19****3,144,523.76****Interest Earned August 2019**

1,400.38

	<u>8/1/2019</u>	<u>Principal</u>	<u>8/31/2019</u>
	<u>Debt Balance</u>	<u>Payment</u>	<u>Debt Balance</u>
Mars National - VFC #3	\$177,470.40	\$2,607.94	\$175,260.00
NexTier Bank VFC #2	\$430,729.16	\$2,680.96	\$429,438.54

Restricted – Money which is restricted by legal or contractual requirements.

Reserved – Money which is earmarked for a specific future use.

MOTION BY Supervisor Maudhuit and SECONDED BY Supervisor DiSanti to approve the Finance Officer's Report as submitted. Motion carried unanimously 7-0.

LIST OF BILLS

Air-Vac Inc.....	5305.00
Bearcom	757.47
Best Wholesale Tire Co., Inc.....	42.65
Griffith, McCague & Happel, PC.....	1943.00
Hampton Concrete Products Inc.....	904.00
Jordan Tax Service, Inc.	11807.98
Kress Tire	150.84
MRM Workers' Comp Fund	17386.84
Northeast Paving	631.09
Office Depot.....	261.25
Roadsafe Traffic Systems.....	195.00
Shoup Engineering Inc.	2747.50
Stephenson Equipment, Inc.	1495.62
Toshiba Financial Services.....	714.60

MOTION BY Supervisor DiSanti and SECONDED BY Supervisor Jordan to pay the List of Bills as submitted, and all approved reimbursable items in compliance with generally accepted accounting practices. Motion carried unanimously 7-0.

POLICE CHIEF'S REPORT

Chief Jon Lape was present and provided a summary report on the Police Department for the month of August 2019. A copy of the report is on file at the Township. Questions and comments followed.

PUBLIC WORKS FOREMAN'S REPORT

Mr. John Yourish was present and provided a summary report on the Public Works Department for the months of August/September 2019. A copy of the report is on file at the Township. Questions and comments followed.

ENGINEER'S REPORT

The Board received the Engineer's Report submitted by Shoup Engineering, Inc. Mr. Scott Shoup represented Shoup Engineering, Inc., and summarized the meeting attendance and details of his formal report.

Projects

- DCNR C2P2 Project
 - Mr. Shoup stated the contracts have been executed for the overflow and playground parking lots, and the associated landscaping.
 - Mr. Shoup also alerted the Board that the purchase orders have been issued for the pavilions, bleachers, and playground, and that work on the landscaping project has commenced.
- DEP MS4 Audit
 - Mr. Shoup reported that on 15 August 15 2019, he and Daniel Mator participated in a formal audit by the Pennsylvania DEP regarding the MS4 Program. He added that the Township was commended for its compliance with the Program, though three minor items required further attention. He said the findings of the audit should be received soon.

Development/Subdivision Reviews

- David Michael Plan
 - Mr. Shoup notified the Board that a review of this two-lot subdivision had been performed, and that a review letter dated 19 August 2019 was submitted to the Township.

BUILDING INSPECTOR/CODE ENFORCEMENT OFFICER'S REPORT

Mr. Bill Payne was present and provided a summary report of Building Inspections and Code Enforcement for the month of August 2019. A copy of the report is on file at the Township. Questions and comments followed.

REPORT FROM THE PARKS AND RECREATION BOARD

Mrs. Amy Stark, Chairwoman, was not present due to a family matter. Mrs. Jordan read Mrs. Stark's summary report on the Parks and Recreation Board. A copy of the report is on file at the Township.

Mrs. Jordan also commented that the landscaping looks amazing at the Nike Site.

APPOINTMENT: PARKS AND RECREATION BOARD VACANCY

The Township advertised for a vacancy on the Parks and Recreation Board. The Township received the following letters of interest:

1. Taite Hopwood
2. Nina Jonnet
3. Sara Kreidler
4. Steven Vance

Mrs. Jordan pointed out Mrs. Stark did telephone interviews with the interested applicants, and she recommended Sara Kreidler. She said that Mrs. Kreidler's husband is also willing to volunteer his services on the Parks and Recreation Board as a volunteer when they need extra help.

MOTION BY Supervisor Jordan and SECONDED BY Supervisor Karpuzi to appoint Sara Kreidler as a member of the Parks & Recreation Board to fill the unexpired term of Leslie Petrosky whose term will expire 31 December 2019. Motion carried unanimously 7-0.

APPROVAL: BRNARDIC-UNION ROAD PLAN OF LOTS SUBDIVISION

The Planning Commission approved the Brnardic-Union Road Plan of Lots Subdivision at their 22 August 2019 meeting.

Property Location:	172 East Union Road
Zoning District:	R-3 Suburban Residential
2-Lot Subdivision:	Lot 1 to measure 1.7224 acres Parcel A to measure 23.6411 acres

The Planning Commission recommended approval of the Brnardic-Union Road Plan of Lots subject to meeting all of the following requirements from the Shoup Engineering review letter dated 9 July 2019:

1. DEP Sewage Facilities Planning Module needs to be submitted.
2. Label for easement "A" needs to be corrected.
3. Notes 4 & 6 are duplicated.

The Board received the review letter from Shoup Engineering dated 13 September 2019 indicating that a DEP Sewage Facilities Planning Module Packet will need to be submitted to the Township for review and approval.

MOTION BY Supervisor Vaerewyck and SECONDED BY Supervisor DiSanti to approve the Brnardic-Union Road Plan of Lots Subdivision as per the recommendation by the Planning Commission with the condition the DEP Sewage Facilities Planning Module Packet be submitted to the Township for review and approval. Motion carried unanimously 7-0.

APPROVAL: DAVID MICHAEL PLAN OF LOTS

The Planning Commission also approved the David Michael Plan of Lots at their 22 August 2019 meeting.

Property Location: 33 Michael Road
Zoning District: R-3 Suburban Residential

The proposal is to combine two existing parcels, then subdivide the total acreage into three lots. Each lot to be approximately 10 acres.

The Planning Commission voted to recommend approval of the David Michael Plan of Lots subject to the following:

1. Approval of the Sewage Facility Planning Module.
2. Change label on drawing for 1-1/2 story house on lot 3 to 1-1/2 story accessory building.

The Board received the review letter from Shoup Engineering dated 10 September 2019 indicating he found the comments contained in his 19 August 2019 review letter, and that the conditions recommended by the Township Planning Commission – including the Planning Module – have been satisfactorily addressed.

MOTION BY Supervisor DiSanti and SECONDED BY Supervisor Jordan to approve the David Michael Plan of Lots including the Planning Module as per the recommendation by the Planning Commission. Motion carried unanimously 7-0.

AUTHORIZATION: SALE OF PUBLIC WORKS TRUCK

The Township advertised for the sale of the 2011 Ford F550 Super Duty Five-Ton Dump Truck, Automatic Transmission 6.7L Power Stroke Engine with Tailgate Salt Spreader & Angle Plow with Carbide Blades. Color: Red. Inspection: April/2020, Mileage: Approx: 64,000 – As-Is Condition.

Sealed bids were received and opened on Thursday, 12 September 2019, at 1:30 p.m.

The following seven bids were received:

- 1) Robert Colosimo/D.A.R.O.C.O., Inc.....\$25,075.00
- 2) Mike Veneziano/Maxwell Truck & Equipment....\$21,105.00
- 3) Ted Gall.....\$16,500.00
- 4) Tracy Adamik/A&H Development.....\$15,860.00
- 5) Corrado Farms.....\$15,250.00
- 6) John Hollibaugh/Hollibaugh Landscape.....\$14,853.00
- 7) Mark Gaudino.....\$ 5,209.00

MOTION BY Supervisor DiSanti and SECONDED BY Supervisor Jordan to authorize the sale of the 2011 Ford F550 Public Works dump truck to Robert Colosimo/D.A.R.O.C.O., Inc., in the amount of \$25,075.00, As-Is-Condition. Motion carried unanimously 7-0.

AUTHORIZATION: SET PUBLIC HEARING (ZONING MAP CORRECTIONS)

At the August meeting, the Board authorized the advertisement of Ordinance No. 432 in regard to five parcels that were incorrectly shaded and need to be corrected on the Official Township Zoning Map.

The Zoning Map corrections have been forwarded to the West Deer Planning Commission and Allegheny County Economic Development (on 9 August 2019) for their comments and review.

In accordance with the PA Municipal Planning Code, the comments by the County Economic Development shall be made to the Township within 45 days.

At this time, the Supervisors need to set a date and time for the public hearing. Mr. Happel informed the Board that there is a 30 day requirement for written notices to the adjacent property owners.

MOTION BY Supervisor DiSanti and SECONDED BY Supervisor Karpuzi to set the public hearing for Wednesday, 20 November 2019 at 6:00 p.m. Motion carried unanimously 7-0.

AUTHORIZATION: C2P2 NIKE SITE DEVELOPMENT – RESTROOMS RENOVATION PROJECT ADVERTISEMENT

A budgeted and approved part of the current phase of the 2015 Park Master Plan is the Nike Site Restrooms. Sealed bids will be received for the following:

Nike Park Development – Restrooms Renovation Project (DCNR-BRC-PRD-24-248)

Work will consist of partial demolition and renovations of existing restrooms including but not limited to replacement of partitions, wall materials, door and frame, water closets and miscellaneous fixtures and other ancillary work.

Mr. Shoup explained the bids for the Restrooms Renovation Project would be part of the overall grant project at the Nike Site Park. Mr. Shoup indicated this portion would upgrade and renovate the existing restrooms for use at the Park, and would utilize the existing restroom space that's in the "football building."

Also discussed was the space for the dumpster/enclosure area.

Mr. Shoup requested the bid opening be moved to November instead of October.

Mrs. Jordan commented on the "stand-alone unit toilets" option, and explained that by renovating, the Township would be getting more toilets and spending less money.

Mr. Mator concurred, and indicated Deer Lakes Youth Football would have to agree to modify their lease with the Township. He stated that they seemed to be in agreement with the proposal when he spoke to Youth Football.

Supervisor Jordan also commented on the security/cameras and garbage problems.

After further discussion, MOTION BY Supervisor Vaerewyck and SECONDED BY Supervisor Karpuzi to table the advertisement. Members voting yes: Mrs. Romig; Mr. Vaerewyck; Dr. DiSanti; Mr. Karpuzi; and Mr. Maudhuit. Members voting no: Mrs. Jordan and Mrs. Hollibaugh. Motion carried to Table, 5 – yes and 2 – no.

COMMITTEE REPORTS

The Committee Chairperson reported on their Committee updates:

- 1) Mr. Vaerewyck – EMS Committee
- 2) Mrs. Romig – Engineering & Public Works Committee
- 3) Dr. DiSanti – Financial, Legal & Human Resources Committee
- 4) Mrs. Jordan – Parks & Recreation Committee
- 5) Mr. Karpuzi – Zoning, Planning & Code Committee
- 6) Mr. Karpuzi – North Hills COG Report

MILITARY BANNER PROGRAM

Dr. DiSanti thanked the Board for approving the Military Banner Program. Dr. DiSanti had a sample of the banner/poster of Brandon J. Onofer from Gray Signs in Tarentum, PA. Dr. DiSanti discussed:

- The application process/order forms
- Banner will be double-sided and displayed for 3 years
- The cost would be \$120.00 plus tax and hardware/brackets totaling \$128.40
- Applicant would take order forms/payment to Gray Signs, wait while they make a print, then approve the print on the spot
- The Road Department would hang the banners at a later date
- A request can be made for a specific pole
- Start the program as soon as they can, and run through until the end of December.
- Requirements would be current, native of West Deer, or immediate family of resident.

The Board discussed advertising and getting the word out. Specifically, all of the information, directions, and forms will be on the Township's website.

EMS/FIRE COMPANIES – PUBLIC SAFETY

The Board discussed the Public Safety Committee scheduling/setting a meeting with the EMS/Fire Companies.

Josh Wiegand, Chief of Fire Company No. 3, was present and commented on the SR6 Report, stating that one item in the report is to *Improve Communication with the Township*. He also discussed grant opportunities, past meetings scheduled and then canceled, and working toward the Board setting a meeting with the fire companies, etc.

Some discussion was held on having another meeting held – possibly after a regular Board meeting.

After further discussion, Mr. Mator recommended Chief Wiegand simplify the SR6 Report – in conjunction with the other fire companies – and submit an outline/bullet-point informational sheet to the Board. Mr. Karpuzi added that any specific issues could be brought at the October meeting, and then the fire companies could discuss everything with the Supervisors during their regular meeting on 20 November 2019. The Board agreed.

OLD BUSINESS

None

NEW BUSINESS

None

SET AGENDA: REGULAR BUSINESS MEETING

16 October 2019

6:30 p.m. – Regular Business Meeting

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Executive Session Held
5. Registered Comments from the Public
6. Comments from the Public
7. Accept Minutes
8. Monthly Financial Report
 - A. Finance Officer's Report
 - B. List of Bills
 - C. Tax Refunds
9. Police Chief's Report
10. Public Works Foreman's Report
11. Engineer's Report
12. Building Inspector/Code Enforcement Officer's Report
13. Report from the Parks and Recreation Board
14. Authorization: Hiring of Part-time Police Officer
15. Authorization: Advertisement of Budget & Budget Workshops
16. Authorization: Advertisement of Nike Park Development – Restrooms Renovation Project
17. Committee Reports
18. Old Business
19. New Business
20. Set Agenda / 20 November 2019
21. Comments from the Public
22. Adjournment

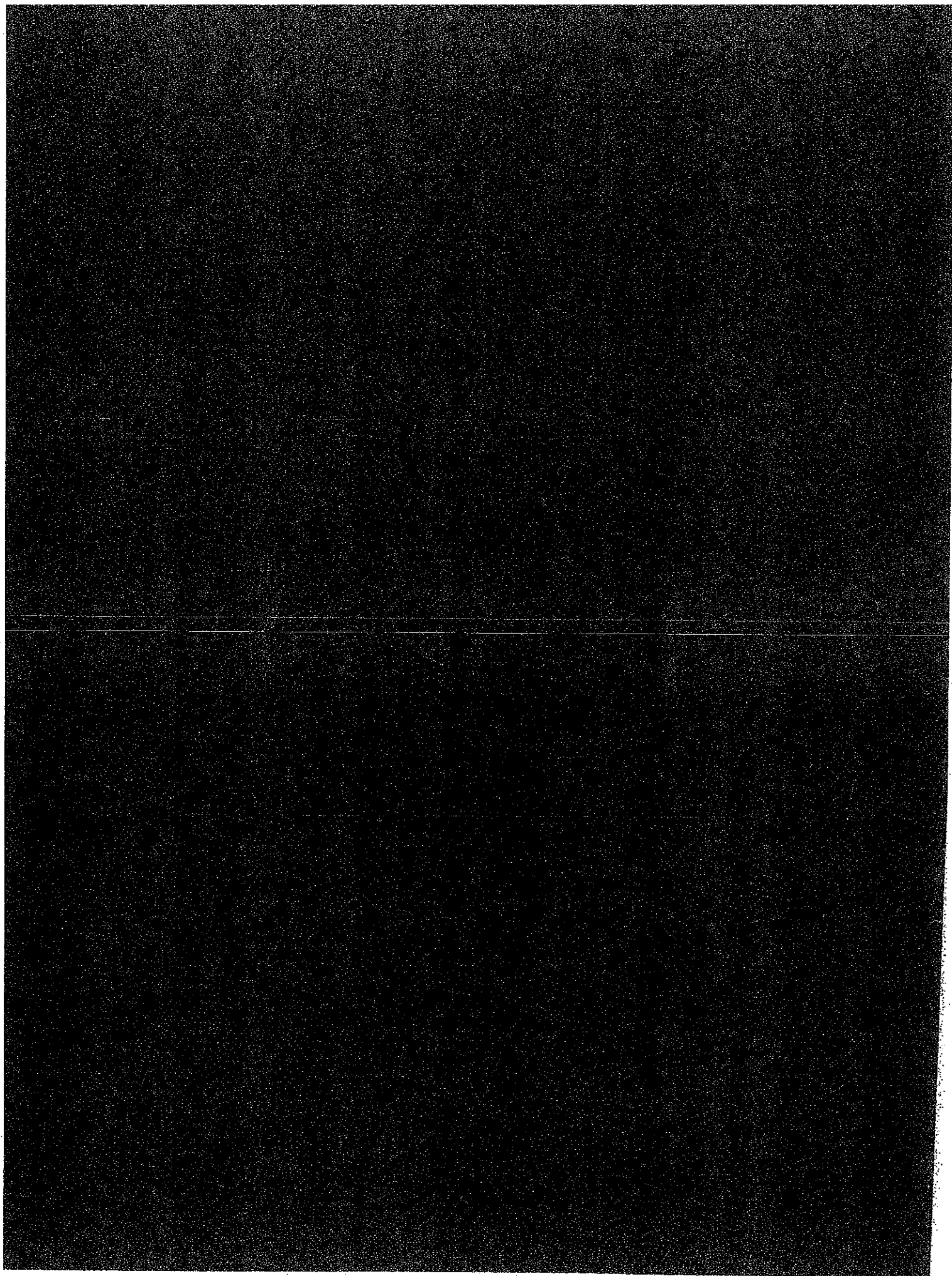
COMMENTS FROM THE PUBLIC

- Mr. Scott Woloszyk, Shuster Road
 - Mr. Woloszyk questioned the guiderail on Kaufman Road.

ADJOURNMENT

MOTION BY Supervisor DiSanti and SECONDED BY Supervisor Jordan to adjourn the meeting at 8:02 p.m. Motion carried unanimously 7-0. Meeting adjourned.

Daniel J. Mator, Jr., Township Manager



MONTHLY FINANCIAL REPORT

A) FINANCE OFFICER'S REPORT

MRS. NARDIS.....

WHAT ACTION DOES THE BOARD WISH TO TAKE?

I MOVE TO APPROVE THE FINANCE OFFICER'S REPORT AS SUBMITTED.

MOTION SECOND AYES NAYES

MR. KARPUI	___	___	___	___
MR. MAUDHUIT	___	___	___	___
MRS. ROMIG	___	___	___	___
MR. VAEREWYCK	___	___	___	___
DR. DISANTI	___	___	___	___
MRS. JORDAN	___	___	___	___
MRS. HOLLIBAUGH	___	___	___	___

S-A

TOWNSHIP OF WEST DEER
FINANCE OFFICER'S REPORT
September 30, 2019

I - GENERAL FUND:

	<u>September</u>	<u>YTD</u>	<u>% of Budget</u>
Revenues	532,873.82	5,380,510.26	84.35%
Expenditures	1,086,348.58	4,758,254.85	74.59%

Cash and Cash Equivalents:

Sweep Account

962,768.70

962,768.70

II - SPECIAL REVENUE FUNDS

Cash and Cash Equivalents:

Street Light Fund:

Restricted

43,430.99

Fire Tax Fund:

Restricted

49,688.14

State/Liquid Fuels Fund:

Restricted

110,201.05

203,320.18

Investments:

Operating Reserve Fund:

Reserved

196,170.78

Capital Reserve Fund:

Reserved

1,346,376.94

1,542,547.72

III - CAPITAL PROJECT FUNDS:

Cash and Cash Equivalents:

0.00

0.00

TOTAL CASH BALANCE 9/30/19

2,708,636.60

Interest Earned September 2019

1,255.72

	<u>9/1/2019</u> <u>Debt Balance</u>		<u>September</u> <u>Principal</u> <u>Payment</u>	<u>9/30/2019</u> <u>Debt Balance</u>
Mars National - VFC #3	175,284.20	\$	2,607.94	173,098.00
NexTier Bank VFC #2	429,438.54	\$	2,680.96	428,143.37

Restricted - Money which is restricted by legal or contractual requirements.

Reserved - Money which is earmarked for a specific future use.

INTEREST EARNED - 2019

	<u>SEPTEMBER</u>	<u>YTD</u>
GENERAL FUND	\$877.85	\$5,440.11
STREET LIGHT FUND	\$0.00	\$0.00
FIRE TAX FUND	\$13.86	\$128.71
OPERATING RESERVE	\$182.10	\$1,624.87
STATE FUND	\$179.37	\$3,158.82
CAPITAL RESERVE	<u>\$2.54</u>	<u>\$8,637.53</u>
TOTAL INTEREST EARNED	<u><u>\$1,255.72</u></u>	<u><u>\$18,990.04</u></u>

B) LIST OF BILLS

WHAT ACTION DOES THE BOARD WISH TO TAKE?

I MOVE TO PAY THE LIST OF BILLS AS SUBMITTED, AND ALL APPROVED REIMBURSABLE ITEMS IN COMPLIANCE WITH GENERALLY ACCEPTED ACCOUNTING PRACTICES.

MOTION SECOND AYES NAYES

MR. MAUDHUIT	___	___	___	___
MRS. ROMIG	___	___	___	___
MR. VAEREWYCK	___	___	___	___
DR. DISANTI	___	___	___	___
MRS. JORDAN	___	___	___	___
MR. KARPUI	___	___	___	___
MRS. HOLLIBAUGH	___	___	___	___

8-B

By Name
Cutoff as of: 12/31/9999

Time: 10:15 am
Date: 10/09/2019
Page: 2

Due Dates: 10/15/2019 thru 10/15/2019

Vendor Name/Desc	Acct#/Proj	Invoice#	Amount Due	Discount	Cancelled	Paid	Un-Paid	Check#	Check Amt.
10315 GRIFFITH, MCCAGUE & 404.111 Legal Services:Mun Lien satisf1019		274068 09/30/2019	78.00 10/15/2019				78.00		N
10315 GRIFFITH, MCCAGUE & 404.111 Legal Services:DCNR Grant/Nike1019		274069 09/30/2019	123.50 10/15/2019				123.50		N
Name: GRIFFITH, MCCAGUE & HAPPEL, PC			1474.50				1474.50		
00005 HEI-WAY, LLC Road: Cold Patch	430.372 0919	909226009 09/27/2019	230.25 10/15/2019				230.25		N
Name: HEI-WAY, LLC			230.25				230.25		
00106 JORDAN TAX SERVICE, 403.140 Delinquent R E Tax Commission 0919		9-C-#107 09/20/2019	4099.87 10/15/2019				4099.87		N
Name: JORDAN TAX SERVICE, INC.			4099.87				4099.87		
00362 KRESS TIRE Police : CAR #38 TIRES	410.374 0919	10014-36 09/11/2019	603.36 10/15/2019				603.36		N
00362 KRESS TIRE Park Tire for Mower	454.374 0919	10017-47 09/23/2019	98.00 10/15/2019				98.00		N
00362 KRESS TIRE Police : CAR #34 Flat repair	410.374 0919	10017-59 09/23/2019	20.00 10/15/2019				20.00		N
00362 KRESS TIRE Road:Boom Mower/Svc Call/Flat 0919	430.374 0919	10018-20 09/24/2019	185.00 10/15/2019				185.00		N
00362 KRESS TIRE Park: Repair flat	454.374 1019	10020-36 10/01/2019	18.00 10/15/2019				18.00		N
Name: KRESS TIRE			924.36				924.36		
00542 MARKL SUPPLY POL: 5-Survival Armour	410.242 0919	125544-0 09/09/2019	5125.00 10/15/2019				5125.00		N
Name: MARKL SUPPLY			5125.00				5125.00		
00207 NORTHEAST PAVING Road: Asphalt	430.372 0919	2954962 09/16/2019	379.29 10/15/2019				379.29		N
Name: NORTHEAST PAVING			379.29				379.29		
00657 OFFICE DEPOT Office Supplies	406.210 0919	373165499001 09/04/2019	345.32 10/15/2019				345.32		N

By Name
Cutoff as of: 12/31/9999

Time: 10:15 am
Date: 10/09/2019
Page: 3

Due Dates: 10/15/2019 thru 10/15/2019

Vendor	Name/Desc	Acct#/Proj	Invoice#	Amount Due	Discount	Cancelled	Paid	Un-Paid	Check#	Check Amt.
00657	OFFICE DEPOT Office Supplies	406,210 0919	373165659001 09/04/2019	8.99 10/15/2019		09/13/2019		8.99		N
00657	OFFICE DEPOT Police: Office Supplies	410,210 0919	380088327001 09/19/2019	113.73 10/15/2019		09/27/2019		113.73		N
00657	OFFICE DEPOT Police: Office Supplies	410,210 0919	380088328001 09/22/2019	19.99 10/15/2019		10/07/2019		19.99		N
Name: OFFICE DEPOT				488.03				488.03		
00830	SHOUP ENGINEERING IN Engineering: Miscellaneous	408,313 0919	19-298 09/30/2019	918.00 10/15/2019		10/03/2019		918.00		N
00830	SHOUP ENGINEERING IN Engineering: Narcist Plan	408,319 0919	19-299 09/30/2019	204.00 10/15/2019		10/03/2019		204.00		N
00830	SHOUP ENGINEERING IN Engineering: David Michael Pla0919	408,319 0919	19-300 09/30/2019	102.00 10/15/2019		10/03/2019		102.00		N
00830	SHOUP ENGINEERING IN Engineering: Bernard's-Union R0919	408,319 0919	19-301 09/30/2019	51.00 10/15/2019		10/03/2019		51.00		N
00830	SHOUP ENGINEERING IN Engineering: Brickyard Park H00919	408,319 0919	19-302 09/30/2019	76.50 10/15/2019		10/03/2019		76.50		N
00830	SHOUP ENGINEERING IN Engineering: McIntyre Heights-0919	408,319 0919	19-303 09/30/2019	229.50 10/15/2019		10/03/2019		229.50		N
00830	SHOUP ENGINEERING IN Engineering: Eich Plan	408,319 0919	19-304 09/30/2019	51.00 10/15/2019		10/03/2019		51.00		N
00830	SHOUP ENGINEERING IN Eng:DCNR-C2P2 Grant-Parking L00919	454,285 0919	19-305 09/30/2019	8525.00 10/15/2019		10/03/2019		8525.00		N
Name: SHOUP ENGINEERING INC.				10157.00				10157.00		
00577	TOSHIBA FINANCIAL SE Lease & Maintenance of Copiers0919	406,261 0919	5007341295 09/19/2019	244.94 10/15/2019		10/02/2019		244.94		N
00577	TOSHIBA FINANCIAL SE Lease & Maintenance of Copiers0919	410,261 0919	5007341295 09/19/2019	244.93 10/15/2019		10/02/2019		244.93		N
Name: TOSHIBA FINANCIAL SERVICES				489.87				489.87		
00067	TRISTANI BROTHERS, I Road:F550-driveshaft dans	430,374 0919	190916 09/30/2019	375.29 10/15/2019		10/09/2019		375.29		N

By Name
Cutoff as of: 12/31/9999Time: 10:15 am
Date: 10/09/2019
Page: 4

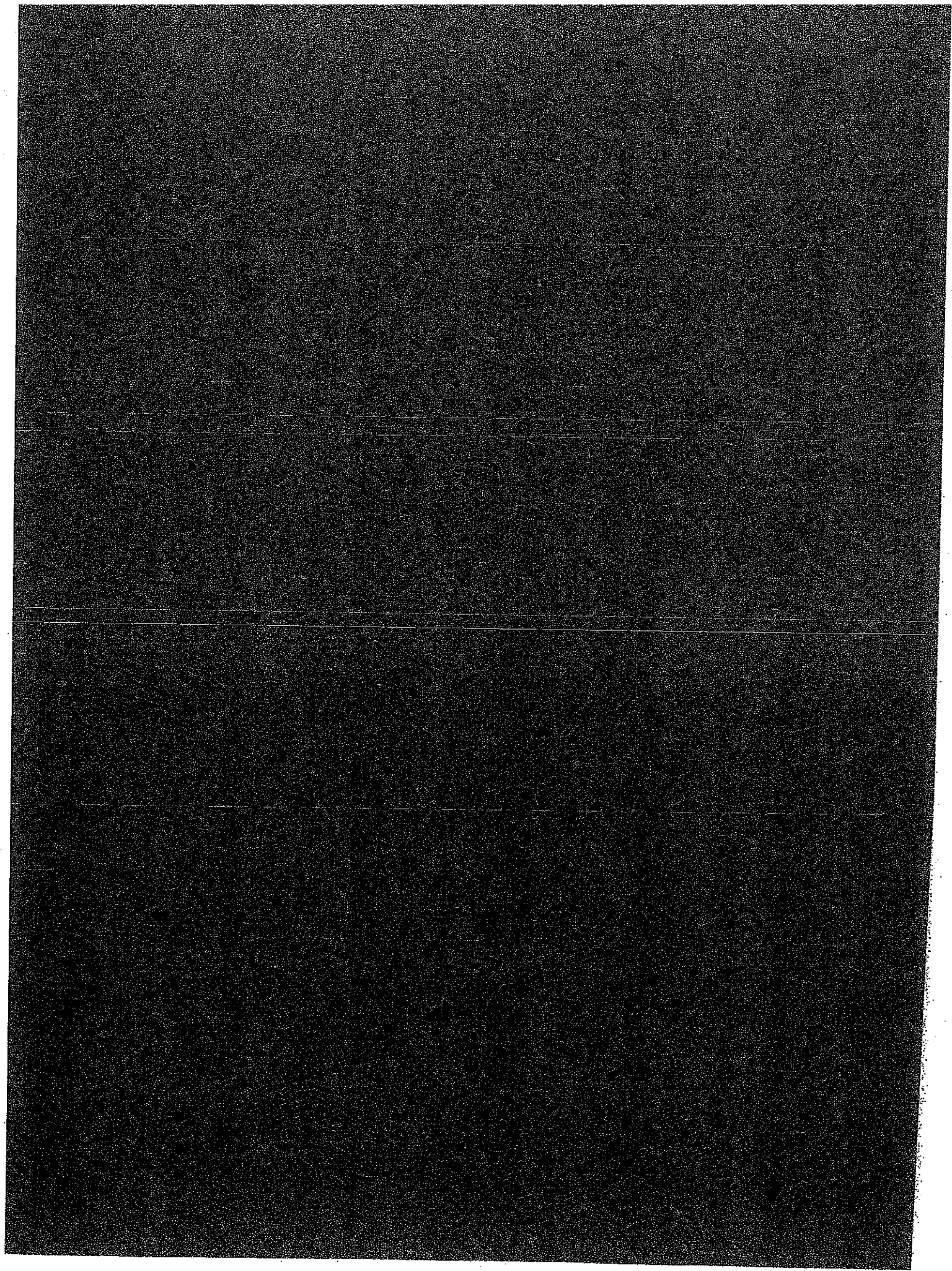
Due Dates: 10/15/2019 thru 10/15/2019

Vendor Name/Desc	Acct#/Proj	Invoice#	Amount Due	Discount	Cancelled	Paid	Un-Paid	Check#	Check Amt.
Name: TRISTANI BROTHERS, INC.			375.29				375.29		
00059 WINE CONCRETE PRODUC	430.611	85538	2700.00				2700.00		
Catch Basins:24" Knockout	Rise0919	09/14/2019	10/15/2019	09/18/2019				N	
Name: WINE CONCRETE PRODUCTS, INC.			2700.00				2700.00		

FINAL TOTALS:

38728.53

38728.53



C) TAX REFUNDS

THE BOARD IS IN RECEIPT OF THE ATTACHED LIST FROM THE TAX COLLECTOR REQUESTING THE ISSUANCE OF A REAL ESTATE TAX REFUND DUE TO ASSESSMENT CHANGES BY ALLEGHENY COUNTY FOR THE YEARS 2018 AND 2019.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO ISSUE THE TAX REFUND AS SUBMITTED BY THE TAX COLLECTOR.

(You do not have to read the listthe names, lot & block, & amounts will be typed in the minutes.)

	MOTION	SECOND	AYES	NAYES
MRS. ROMIG	___	___	___	___
MR. VAEREWYCK	___	___	___	___
DR. DISANTI	___	___	___	___
MRS. JORDAN	___	___	___	___
MR. KARPUZI	___	___	___	___
MR. MAUDHUIT	___	___	___	___
MRS. HOLLIBAUGH	___	___	___	___

S-C

Date: 07/30/19

REAL ESTATE TAX REFUNDS FOR BOARD APPROVAL

Page: 1

Time: 08:33:59

July 2019

Refunds Due to County Change Orders

Payable to:	MCCONNELL, WILLIAM R	W)	Lot & Block	1218-C-142
	1378 MCARTHUR DR EX			1378 MCARTHUR DR EXT
	RUSSELLTON, PA 15076			RUSSELLTON, PA 15076

Refund of \$144.46 due for tax year: 2018

Orig Value: 274,300

Orig Tax: 803.76

New Value: 225,000

New Tax: 659.30

Exoneration: 49,300

Refund: 144.46

July 2019

WEST DEER TOWNSHIP

Date: 09/17/19

REAL ESTATE TAX REFUNDS FOR BOARD APPROVAL

Page: 1

Time: 11:40:35

September 2019

Refunds Due to County Change Orders

Payable to: CLEMENTS-DAWSON MARGARET M
35 COFFEE LN
CHESWICK PA 15024

Lot & Block 1217-K-334
35 COFFEE LN
CHESWICK PA 15024

Refund of 176.40 due for tax year: 2019

Orig Value:	234,100	Orig Tax:	685.96
New Value:	173,900	New Tax:	509.56
Exoneration:	60,200	Refund:	176.40

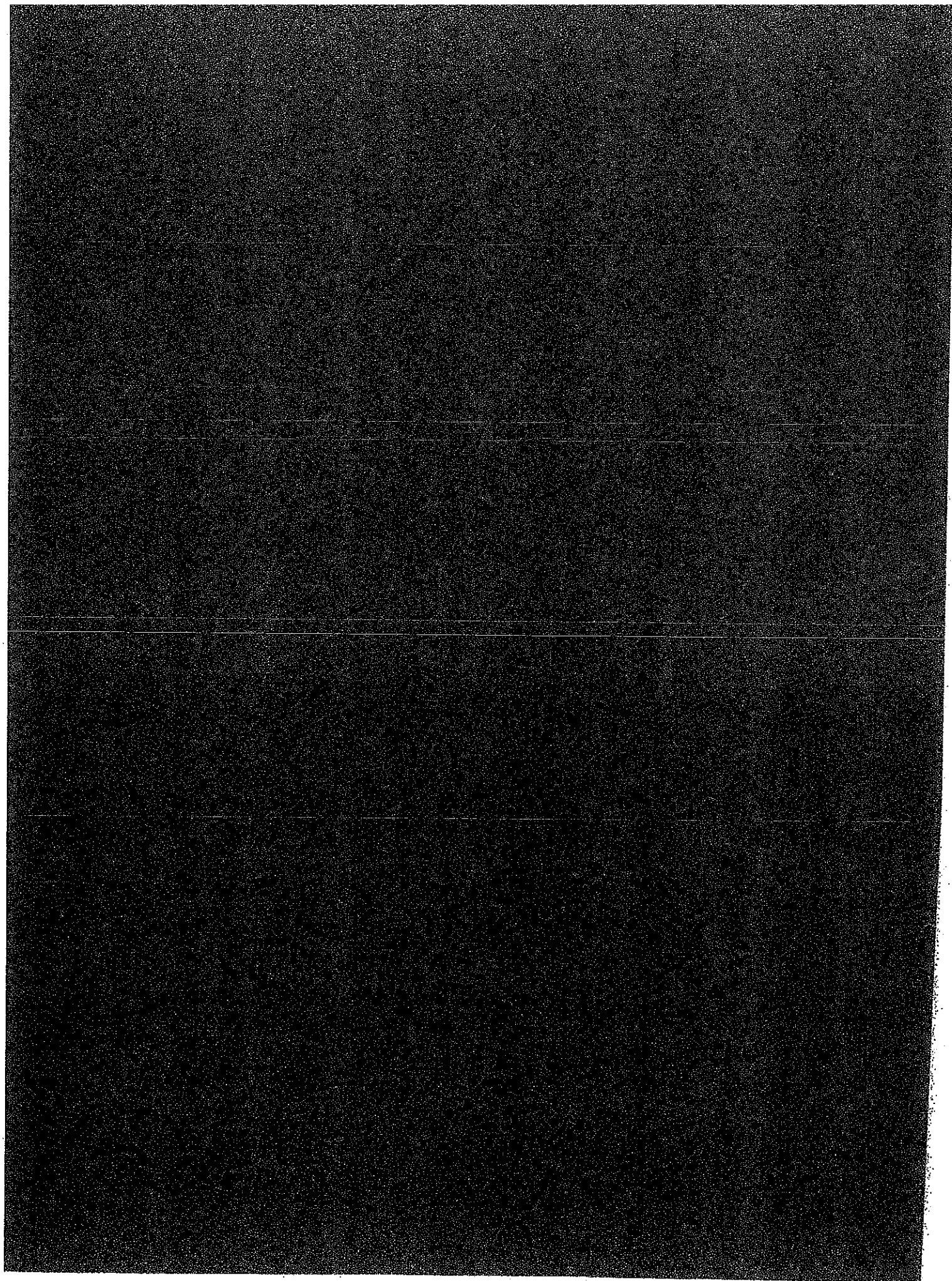
Payable to: MCCONNELL WILLIAM R
1378 MCARTHUR DR EX
RUSSELLTON PA 15076

Lot & Block 1218-C-142
1378 MCARTHUR DR EXT
RUSSELLTON PA 15076

Refund of 129.81 due for tax year: 2019

Orig Value:	274,300	Orig Tax:	803.76
New Value:	230,000	New Tax:	673.95
Exoneration:	44,300	Refund:	129.81

September 2019



POLICE CHIEF'S REPORT

CHIEF LAPE.....

9

OFFICER'S MONTHLY REPORT

To: Jonathan D. Lape, Chief of Police
From: Jennifer Borczyk, Administrative Assistant
Subject: Officer's Monthly Report
Date: October 7, 2019

Attached is the Officer's Monthly Report for September 2019.

JB

CC: D. Mator, Manager
S. Hollibaugh, Chairwoman
R. DiSanti
B. Jordan
A. Karpuzi
S. Maudhuit
J. Romig
G. Vaerewyck

Points of Interest

September 2019

Chief Jonathan Lape

- September 5- Meeting held with Deer Lakes Superintendent and Special Education Superintendent regarding training school resource officers (Sgt. Shurina attended)
- September 24- Training held at Deer Lakes Administration for all school resource officers (Sgt. Shurina, Officers Gizienski, Elza, Kozar, Rigous, and Borghi)

K9 Officer Edward Newman

- September 5- Training at West Deer Police K9 Training Area
- September 13- Assisted Ohio Township Police with search of Avonworth High School
- September 25- Assisted Frazer Township Police with search of suspect in residential burglary

Sergeant Mikus & Officer Petosky

- September 6- Officer Petosky attended the Western Pennsylvania Team Leader meeting at the City of Pittsburgh Zone 1 Station for equipment acquisition and training preparations
- September 13- NHSRT callout in Millvale Borough for barricaded male
- September 19- NHSRT held training in conjunction with the Department of Defense.
- September 27- NHSRT held training at the Monastery in Ross Township and worked on interior barricade and hostage rescue.

Explorers

- September 12- Two Allegheny County Bomb Squad officers spoke with Explorers about their job and the vehicle.
- September 26- Incident training using airsoft guns/ imitation weapons.

School District Details

- See attached SRO Security Detail & Logs
- September 24- Training for all SRO's; see Chief's report above.
- September 10- School Board Meeting, General Security Sgt. Bailey
- September 17- School Board Meeting, General Security Sgt. Mikus
- September 20- Home football game versus Mt. Pleasant (Sgt. Loper, Sgt. Shurina, Officer Vulakovich, Officer Elza)

Misc. Details

- September 10- Sgt. Shurina and Officer Evan attended DUI case law and Standard Field Sobriety Testing Refresher training at Allegheny County Police Academy.
- September 28- DUI Checkpoint (Stationary, McCandless)

Correspondence

- September 9- Letter to PennDOT requesting permission to place 'School Bus Stop Ahead' sign on Bakerstown Culmerville Road at Christy Road; approval letter received September 27, 2019.
- September 12- Letter from Vitalant thanking West Deer Township for a coordinating and hosting a successful blood drive (Held on August 29)
- September 13- Letter from Tri-County Trout Club thanking West Deer Parks and Recreation and West Deer Police for Family Fishing Night, as well as the donation to the club.

**OFFICER'S MONTHLY REPORT
SEPTEMBER 2019**

	<u>CURRENT MONTH</u>	<u>PREVIOUS MONTH TO DATE</u>	<u>YEAR TO DATE</u>
REPORTABLE CALLS FOR SERVICE	85	461	546
CALLS FOR SERVICE/FIELD CONTACTS	430	4053	4483
ALL OTHER CALLS	471	3801	4272
TOTALS CALLS FOR SERVICE	986	8441	9427
<u>ARRESTS</u>			
ADULT	10	36	46
JUVENILE	0	4	4
TRAFFIC CITATIONS	7	207	214
NON TRAFFIC CITATIONS	5	12	17
PARKING CITATIONS	0	0	0
WARNINGS	3	90	93
<u>PERSONNEL</u>			
GRIEVANCES FILED BY POLICE OFFICERS	0	0	0
CITIZENS COMPLAINTS ON POLICE OFFICERS	0	0	0
LETTERS COMMENDING POLICE OFFICERS	1	6	7
<u>VEHICLE REPORTS</u>			
TOTAL MILES TRAVELED	10,102	79,727	89829
GALLONS OF GASOLINE USED	804.7	6,990.23	7794.93
REPAIRS/MAINTENANCE	1359.84	11,887.50	13247.34
<u>OVERTIME PAID</u>			
COURT (OFF DUTY)	7	57.00	64
PRELIMINARY HEARINGS	2	31.50	33.5
PRETRIAL	13	20.00	33
INVESTIGATIONS	13	37.75	50.75
ARRESTS	0	16.00	16
SPEED CHECKS	0	0.00	0
PRIVATE CONTRACTS	0	0.00	0
MISC. HOURS - FILLED SHIFTS	24	117.00	141
MISC. HOURS - ADMIN. HOURS	0	0.00	0
MISC. HOURS	4	117.00	121
TOTAL HOURS	63	370.25	433.25

QUARTERLY REPORT	2018 YEAR TO DATE	2019 YEAR TO DATE
REPORTABLE CALLS FOR SERVICE	514	546
CALLS FOR SERVICE/FIELD CONTACTS	2,777	4,483
ALL OTHER CALLS	4,474	4,272
TOTAL CALLS FOR SERVICE	7,765	9,301

ARRESTS

ADULT	55	46
JUVENILE	1	4
TRAFFIC CITATIONS	321	214
NON TRAFFIC CITATIONS	12	17
PARKING CITATIONS	7	0
WARNINGS	66	93

PERSONNEL

GRIEVANCES FILED BY POLICE OFFICERS	0	0
CITIZENS COMPLAINTS ON POLICE OFFICERS	1	0
LETTERS COMMENDING POLICE OFFICERS	5	7

VEHICLE REPORTS

TOTAL MILES TRAVELED	89,283	89,829
GALLONS OF GASOLINE USED	6,666.73	7,794.93
REPAIRS/MAINTENANCE	16,955.76	13,247.34

OVERTIME

COURT (OFF DUTY)	78.5	64
PRELIMINARY HEARINGS	102.5	33.5
PRETRIAL	0	33
INVESTIGATIONS	49.5	50.75
ARRESTS	29.5	16
SPEED CHECKS	0	0
PRIVATE CONTRACTS	0	0
MISC. HOURS - FILLED SHIFTS	39	141
MISC. HOURS - ADMIN HOURS	0	0
ALL OTHER MISC. HOURS	109.5	121
TOTAL HOURS	408.5	433.25



TOWNSHIP OF WEST DEER POLICE DEPARTMENT



Monthly Report Deer Lakes School District SRO / Security Detail & Logs

SEPTEMBER 2019

WDPD INCIDENT REPORTS

TOTAL: 6

- 1 Property – Lost
- 3 Harassment – Terroristic Threats
- 1 Harassment – By Communications
- 1 Child – Child Line Report Investigation

SRO / SECURITY DETAILS & LOGS

TOTAL: 111

- 78 Security General
- 1 Security Cafeteria
- Security Parking Lot
- Instruct SRO Student Program
- Instruct SRO Faculty Program
- Instruct DARE Program
- Attend Court
- 4 Attend Meeting
- 2 Attend Training
- Assist Student
- 2 Assist Teacher
- 12 Assist Administrator
- Assist Juv. Prob. Officer
- Assist Nurse / EMS
- 2 Assist Other
- 1 Student Transport
- Student Missing / Search
- 1 Student Monitoring
- Suspicious Incident / person
- K-9 Drug Search
- 7 School Safety Drill
- 1 Other / Miscellaneous

TOTAL ACTIVITY

TOTAL: 117



TOWNSHIP OF WEST DEER POLICE DEPARTMENT



TOTAL ACTIVITY BY SCHOOL

HIGH SCHOOL	28
MIDDLE SCHOOL	29
E.U. INTERMEDIATE	28
CURT. PRIMARY	27
ADMIN. BUILDING	4
BUS GARAGE	0
OTHER	1

FREQUENT STUDENT INVOLVEMENT

DL School / Student ID #:	CPC 30145	Total Involvements this period:	2
	EUIC 27124	Total Involvements this period:	1
	DLMS 26190	Total Involvements this period:	2

DARE / SRO CLASSES AND PROGRAMS

DARE CLASSES INSTRUCTED DURING THIS PERIOD

<u>Number of Classes</u>	<u>Grade Level</u>
None	

SRO Programs INSTRUCTED DURING THIS PERIOD

<u>Program</u>	<u>School</u>	<u>Date</u>
None		

See attached WDPD reports for more detail and/or any notes regarding specific incidents.



TOWNSHIP OF WEST DEER POLICE DEPARTMENT



JONATHAN D. LAPE
Chief of Police

109 East Union Road • Cheswick, PA 15024
www.westdeertownship.com

Emergency: 911
Office: 724-265-1100
Fax: 724-265-1140

September 9, 2019

Mr. Todd Kravits, P.E., District Traffic Engineer
Pennsylvania Department of Transportation
45 Thoms Run Road
Bridgeville, PA 15017

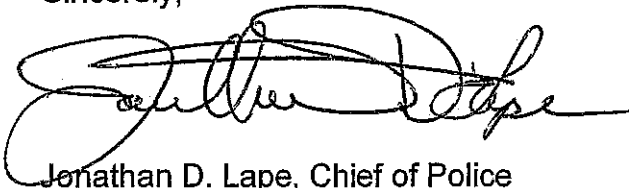
REF:
Allegheny County
West Deer Township
SR 1028 (Bakerstown Culmerville Road)
"School Bus Stop Ahead" Sign

Dear Mr. Kravtis,

I am writing to request permission to post signage to alert motorists of a school bus stop at the intersection of Bakerstown Culmerville Road (SR 1028) and Christy Road. The sign will need to be placed on Bakerstown Culmerville Road. Any passing motorists are currently unaware that there is an approaching school bus stop at this location. If the signage is warranted, it will be posted in both travel lanes approaching the school bus stop.

Please contact me should you have any further questions regarding this matter.

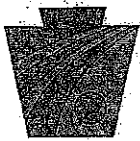
Sincerely,



Jonathan D. Lape, Chief of Police

JDL/JB

CC: Daniel Mator, Township Manager
John Yourish, Public Works Foreman
West Deer Township Board of Supervisors
William Reilly, Interim Director of Transportation, Deer Lakes School District

**pennsylvania**

DEPARTMENT OF TRANSPORTATION

www.dot.state.pa.us

September 26, 2019

RECEIVED

SEP 27 2019

WEST DEER
TOWNSHIP POLICE

Jonathan D. Lape, Chief of Police
Township of West Deer
109 East Union Road
Cheswick, PA 15024

Re: Allegheny County
Township of West Deer
S.R. 1028 (Bakerstown Culmerville Road)
School Bus Stop Ahead Sign (S3-1)

Dear Chief Lape:

Thank you for your letter of September 9, 2019 requesting approval to install a "School Bus Stop Ahead" warning sign on S.R. 1028 (Bakerstown Culmerville Road) in advance of the Christy Road intersection in the Township of West Deer, Allegheny County.

We have studied your request and have determined that the sign is warranted. Therefore, approval is given to the Township of West Deer to install a "School Bus Stop Ahead" sign at the requested location.

Please keep in mind, the sign must be acquired from an approved sign manufacturer and installed in accordance with the regulations as stated in the Pennsylvania Code. (Attached is a copy of the approved sign).

Your interest in our transportation system in Allegheny County is appreciated. Should you have any further questions about this matter or require additional information, please contact Mr. Kevin Bobyak, Traffic Operations Supervisor at (412) 429-4973.

Sincerely,
PENNDOT District 11

Todd M. Kravits, P.E.
District Traffic Engineer

Attachments

1100/TMK/KPB/bas

cc:

Todd M. Kravits, P.E., District Traffic Engineer, TU #8095

Jeff Thompson, P.E., Assistant District Traffic Engineer

Kevin P. Bobyak, Traffic Operations Supervisor

File

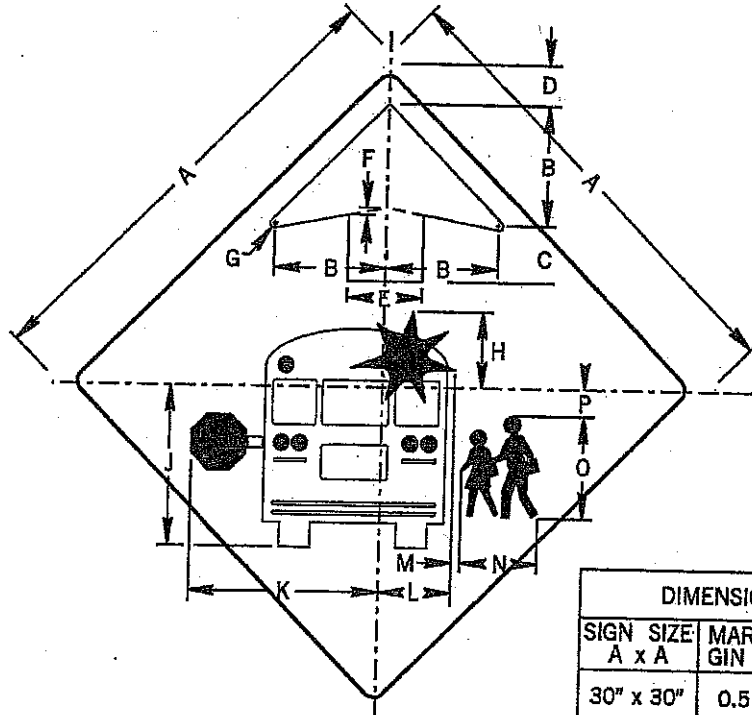
S3-1

SCHOOL BUS STOP AHEAD SIGN

(a) Justification. The School Bus Stop Ahead Sign (S3-1) shall be authorized for use in advance of locations where a school bus, when stopped to pick up or discharge passengers, is not visible by a motorist for a distance of 500' in advance.

(b) Placement. The S3-1 sign should normally be placed 500' in advance of the school bus stop.

(c) Size. The standard size is 30" x 30". The 48" x 48" size should be used on roadways that have four or more lanes with posted speed limits of 40 MPH or higher.



DIMENSIONS - IN			
SIGN SIZE A x A	MAR- GIN	BOR- DER	BLANK STD.
30" x 30"	0.5	0.8	B3-30
36" x 36"	0.6	0.8	B3-36
48" x 48"	0.8	1.2	B3-48

DIMENSIONS - IN														
SIGN SIZE A x A	B	C	D	E	F	G	H	J	K	L	M	N	O	P
30" x 30"	7.5	3.8	2.5	5	0.6	0.3	5.4	10.3	12.8	5	0.6	5.0	6.7	1.5
36" x 36"	9	4.5	3	6	0.8	0.4	6.4	12.4	15.4	6	0.8	5.9	7.9	1.9
48" x 48"	12	6	4	8	1	0.5	8.5	16.5	20.5	8	1	7.9	10.5	2.5

COLOR:

ARROW, SYMBOLS AND BORDER:
BLACK (NON-REFLECTORIZED)

LIGHTS AND STOP SIGN:
RED (REFLECTORIZED)

BACKGROUND:
FLUORESCENT YELLOW GREEN
(REFLECTORIZED)

APPROVED FOR THE SECRETARY OF TRANSPORTATION

By : John C. Rome Date : 02-29-12
Chief, Traffic Engineering and Permits Section
Bureau of Maintenance and Operations



August 30, 2019

Jennifer Borczyk
Community- West Deer Township
109 E Union Road
Cheswick, PA 15024

RECEIVED

SEP 12 2019

WEST DEER
TOWNSHIP POLICE

Five Parkway Center
Pittsburgh, PA 15220

1.877.25.VITAL
vitalant.org

You are awesome!

Dear Jennifer,

On behalf of all the patients in area hospitals whose lives you helped save, thank you for hosting a successful blood drive.

We at Vitalant realize how much time and effort goes into planning a blood drive, and we appreciate your dedication and hard work. As a direct result of your efforts, 43 individuals registered to donate, and Vitalant collected 36 blood products. These blood products will help critically ill newborn babies, patients being treated for cancer, those suffering from traumatic injuries, and many many others.

Please share our gratitude with those who so generously donated blood, your blood drive planning team, and everyone else who played a role in transforming lives.

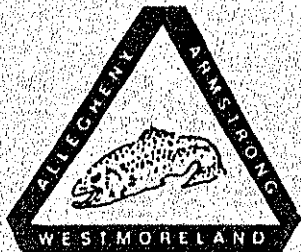
I will contact you to discuss your next blood drive as we continue to work together in serving the needs of our community.

Sincerely,

Cyndi Funk
Account Manager
(412) 477-2957
cfunk@itxm.org

Add a little awe to your day,
and someone's life

vitalant



TRI-COUNTY TROUT CLUB

P.O. BOX ~~705~~ 2252

NEW KENSINGTON, PA 15068

LOWRIE BUCKLE
"Conservation Through Education and Cooperation"

Jennifer Boreguk
West Deer Township
109 East Union Road
Cheswick, Pa 15024

RECEIVED

SEP 13 2019

WEST DEER
TOWNSHIP POLICE

West Deer Township Parks and Recreation
and West Deer Police!

The Tri County Trout Club members are honored to assist West Deer Parks and Recreation in conjunction with the Pennsylvania Fish and Boat Commission for your family fishing night.

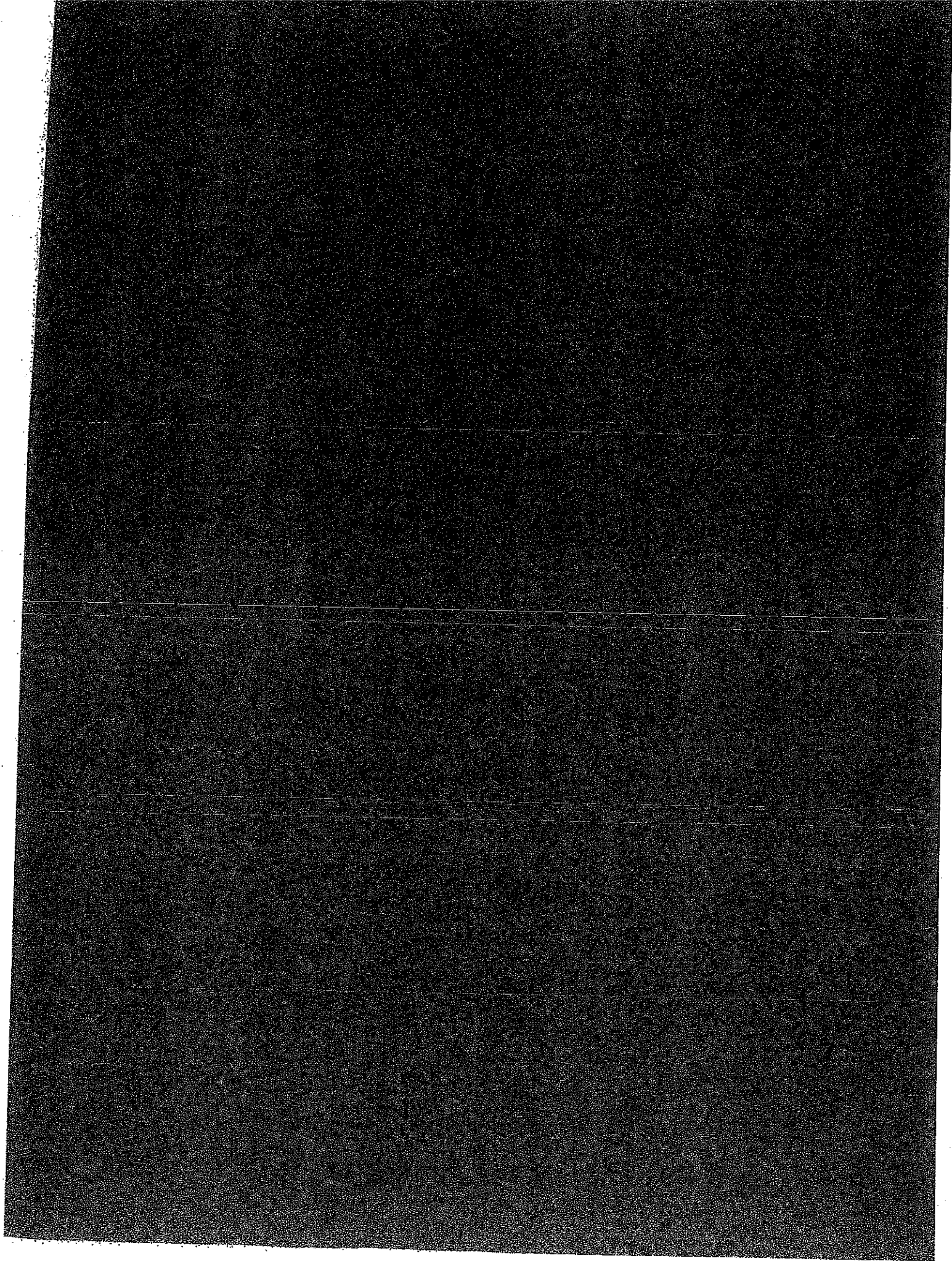
Our members truly enjoy helping kids learn and practice fishing. A child's smile and excitement are our rewards.

A goal for the club is to extend the sport of fishing to all.

Thank you for the offer to participate and for your donation.

Please ask us again.

Thank you
Tri County Trout Club



PUBLIC WORKS FOREMAN'S REPORT

MR. YOURISH.....

10

MONTHLY REPORT FOR SEPTEMBER/OCTOBER
PUBLIC WORKS DEPARTMENT

ROADS

- Donaldson, Simon – Catch basins & pipe (6 basins & 450' pipe).
- Fawn, Roy – Install curbs.
- Golden Lane – Dig out mud spot.
- Betty Lane – Dig out ditch in back yard.
- Crack Seal – Cedar Ridge Plan, Hemlock Pine, Spruce, Ash, Curtisville, Betty Lane, Hunt Club, Deer Park, Magill.
- Install missing road signs.
- Bessemer Street – Backfill curb.
- Haul dirt from the Nike Site (playgrounds).
- Clean catch basin & patch holes.
- Trim some low hanging branches.
- Mow roads.
- 2 men to PA1 Call Class.

TRUCKS & EQUIPMENT

- Grease all equipment.
- Fix flat tires on mowers.
- Change bearing on park mower.
- Replace intake hose & track down electrical problem.

MISCELLANEOUS

- Guiderail completed (Kaufman & Magnolia)
- Pick up rings & grates for catch basins
- Install soap dispensers at Park

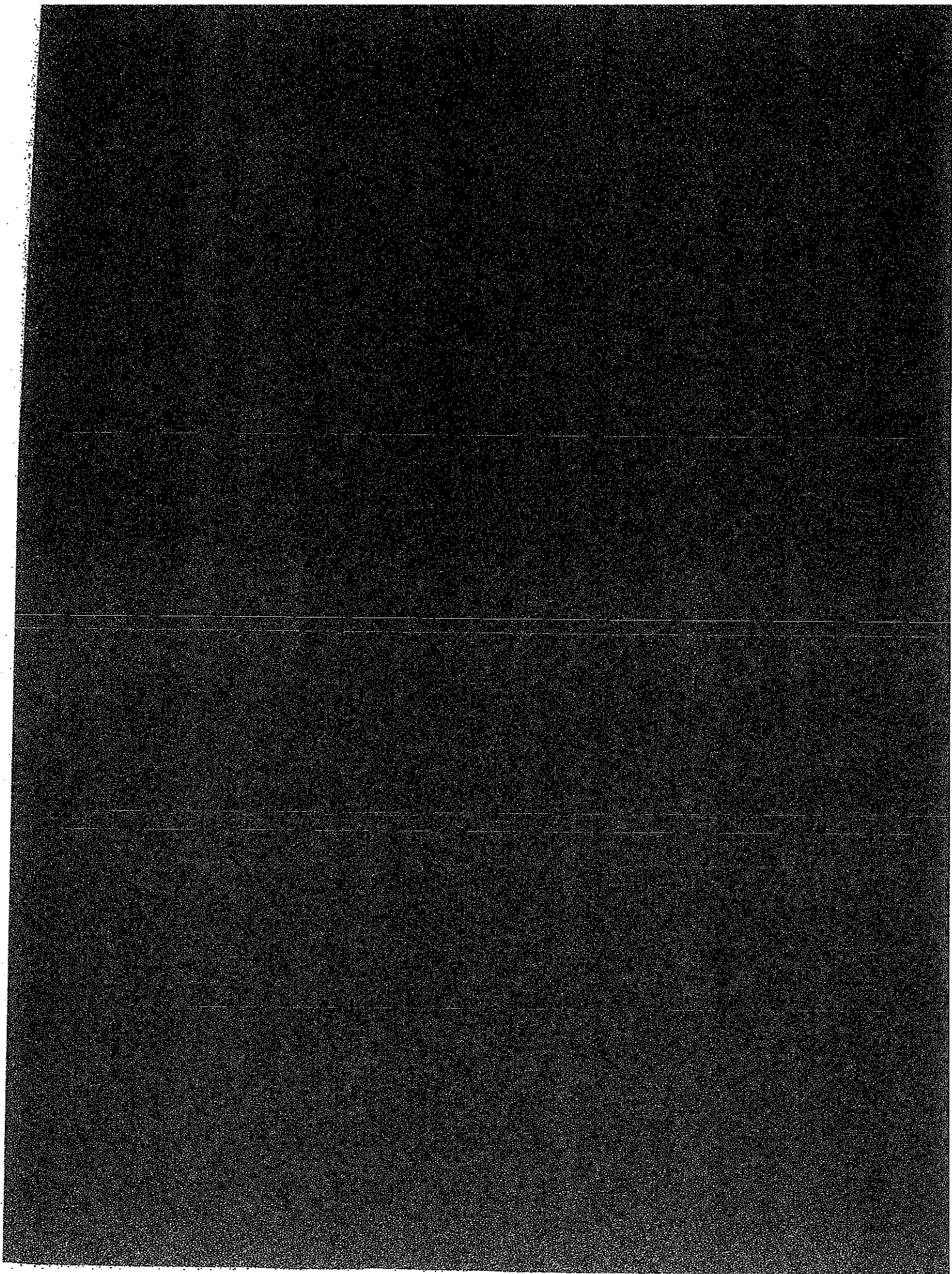
PA1 Calls 58

OT 3 Meeting
5 Park


John Yourish

10-8-19

Date

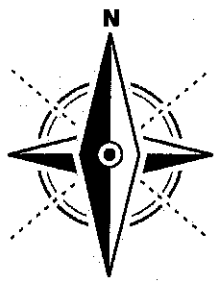


ENGINEER'S REPORT

ATTACHED IS THE ENGINEER'S REPORT SUBMITTED BY SHOUP
ENGINEERING, INC.

MR. SHOUP.....

11



SHOUP ENGINEERING

FOR OVER 50 YEARS

329 Summerfield Drive, Baden, PA 15005

Phone: 724-869-9560

info@shoupengineering.com

SEPTEMBER 2019 ENGINEER'S REPORT

WEST DEER TOWNSHIP

Prepared October 10, 2019

VIA EMAIL

1. MEETING ATTENDANCE

Shoup Engineering attended and participated in the following meetings:

Board of Supervisors Meeting – September 18, 2019

Planning Commission Meeting - September 26, 2019

2. DEVELOPMENTS/PROJECTS

Shoup Engineering has provided input into the following developments/projects:

Nike Park Project - DCNR Grant

Main Parking Lot Landscaping - Hollibaugh Landscaping has completed all work on this project.

Overflow and Pavilion/Playground Parking Lot - Holbein, Inc. has installed the parking lots and final landscaping will be completed soon.

Playground - Play and Park Structures has completed work on the playground. A change order will need to be ratified for the installation of a subsurface drainage system.

Bleachers - Play and Park Structures has constructed concrete pads for the bleachers. Replacement parts are needed for damaged portions of the bleachers that were delivered. Work should be completed during the week of October 21st.

Pavilions - Jeffrey Associates should be starting work on the two pavilions in the near future.

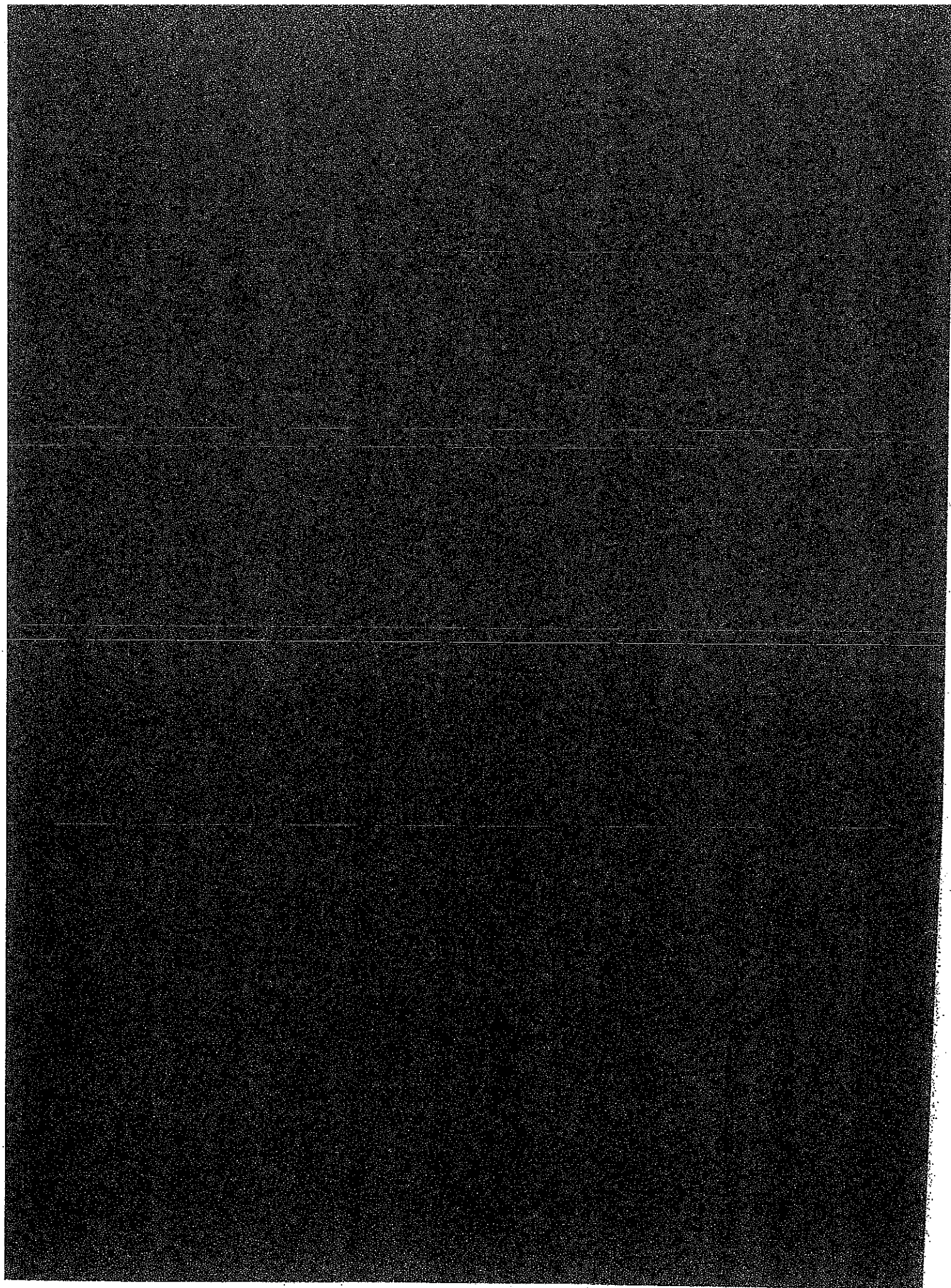
Development/Subdivision Reviews: The following subdivision and land development plan projects had been reviewed, and review letters were issued to the Township as noted:

- McIntyre Heights - A review, with a letter dated September 26, 2019, of this preliminary planned residential development has been performed and the review letter was submitted to the Township.

Respectfully Submitted,

SHOUP ENGINEERING, INC.

Scott A. Shoup, P.E.
Township Engineer



BUILDING INSPECTOR / CODE ENFORCEMENT OFFICER'S REPORT

MR. PAYNE.....

12

Code Enforcement

September 30, 2019

1. Issued 32 Occupancy Permits
2. Issued 10 Building Permits
3. Performed 45 site inspections
4. Planning Commission meeting was recommended for 2 lot subdivision for Narciss Plan #2. PC tabled McIntyre Heights PRD at the request of Developer to comply with suggestions. PC tabled Brickyard holdings due to representative not being able to attend. Continued the Zoning book review process.
5. No Zoning Hearing Board meeting was held but there is a use variance hearing on Thursday October 17th.
6. Initiated 29 complaint investigations.
7. Issued 16 Notices of violations.
8. Issued 7 citations.
9. Attend court for 9 citations.



William Payne
Code Enforcement Officer

**West Deer Township
Occupancy Permit Report
SEPTEMBER, 2019**

Permit Date	Permit Number	Lot Block	Applicant Name	Street Address	Use	New Construction
09/03/2019	019-159	1668-R-218	SAMANTHA WEBER	231 ASH LANE	Single Family Home	No
09/04/2019	019-161	1356-M-241	ASHLEY GRUBBS	546 PARTRIDGE RUN RD	Single Family Home	No
09/04/2019	019-161	1356-M-241	SHANE PRYAL	546 PARTRIDGE RUN RD	Single Family Home	No
09/04/2019	019-162	1357-E-124	NATHAN MILLER	142 PARTRIDGE RUN RD	Single Family Home	No
09/04/2019	019-163	1360-H-213	ALYSSA & THOMAS WOLFE	403 LINDEN DR	Single Family Home	No
09/04/2019	019-164	2010-B-16	RICHARD MILLER, JR.	4391 BAKERSTOWN CULMERVILLE RD.	Single Family Home	No
09/04/2019	019-165	2010-B-150	RICHARD MILLER, JR.	0 BAKERSTOWN CULMERVILLE	Single Family Home	No
09/04/2019	019-166	2010-B-321	RICHARD MILLER, JR.	0 BAKERSTOWN CULMERVIL	Single Family Home	No
09/04/2019	019-167	2010-F-382	RICHARD MILLER, JR.	0 BAKERSTOWN CULMERVILLE	Single Family Home	No
09/04/2019	019-168	2010-F-389	RICHARD MILLER, JR.	0 BAKERSTOWN CULMERVILLE	Single Family Home	No
09/04/2019	019-169	1360-P-338	TRACY CRAWFORD	66 SIMON RD	Single Family Home	No
09/09/2019	019-171	1213-S-116	JOSHUA & KARLEY GLEIXNER	4610 WOODLAKE DR	Single Family Home	No
09/09/2019	019-172	1667-N-256	RANDALL & JANE THOMAS	908 Copper Creek Trails	Single Family Home	Yes
09/09/2019	019-173	1362-A-385	David Friedman RUSSELLTON REALTY CORP	3-10 CREIGHTON RUSSELLTON RD	Business	No

**West Deer Township
Occupancy Permit Report
SEPTEMBER, 2019**

09/12/2019	O19-174	1510-P-251	FIFTH AVENUE PROPERTIES	255 MOUNTAINVIEW RD	Single Family Home	No
09/17/2019	O19-175	1217-H-82	ROBERT & JUDITH FERREE	760 RICH HILL RD	Single Family Home	No
09/17/2019	O19-176	1218-E-287	ROBERT & JUDITH FERREE	0 RICH HILL RD	Single Family Home	No
09/17/2019	O19-177	2194-K-204	RODGER CAHILL	4609 BAKERSTOWN CULMERVILLE	Single Family Home	No
09/19/2019	O19-178	1362-A-385	David Friedman RUSSELLTON REALTY CORP	3-10 CREIGHTON RUSSELLTON RD	Business	No
09/20/2019	O19-170	1218-D-26	TOM BETER INC	908 LITTLE DEER CREEK VALLEY RD	Additions. Alterations or Repairs	No
09/23/2019	O19-179	1668-M-227	LEONARD VERDETTO III	21 HEMLOCK ST	Single Family Home	No
09/23/2019	O19-180	1357-F-118	VINCENT & MARY PAT MILLER	118 STEEPCHASE	Single Family Home	No
09/23/2019	O19-181	1356-S-204	AMANDA FEDUNOK	5210 MIDDLE RD	Single Family Home	No
09/23/2019	O19-182	1510-S-279	SARAH JONES, BRANDON BRESUCIAK	45 GRUBBS RD	Single Family Home	No
09/23/2019	O19-183	1511-N-314	KERISTEN VACONIS	11 ABER RD	Single Family Home	No
09/23/2019	O19-184	1666-R-100-17B	MARK & BEVERLY WEIDNER	328 SADDLEBROOK RD.	Quad	Yes
09/23/2019	O19-185	2012-H-234	JUSTIN BAKER	334 HICKORY LANE	Single Family Home	No
09/23/2019	O19-186	1838-N-265	ANDREW, ROBERT, JANET DILTS	230 SHOAF ST	Single Family Home	No

09/23/2019	O19-187	1838-N-359	GREGORY & SHIRLEY SHURINA	131 FORD ST	Single Family Home	No
09/26/2019	O19-188	1360-S-171	SHUTING WU & JAMES IRVIN	61 GREENLEAF DR	Single Family Home	No
	O19-189		DELETED			
09/30/2019	O19-190	1507-M-052	DPB PROPERTIES, LLC	4364 GIBSONIA RD.	Business	No
09/30/2019	O19-191	1214-E-299	LARRY & MARGARET GORSKY	3530 Cedar Ridge Road	Single Family Home	Yes

Total Fees Collected by Month	
September	\$700
-	

	Total Fees Collected
Grand Total - \$700	

**West Deer Township
Permit Report
SEPTEMBER, 2019**

Permit Date	Permit Number	Type	Owner	Address	Parcel ID	Construction Cost	Fees Collected
09/03/2019	P19-161	Above Ground Pool	ELIZABETH VACCA	137 STARR RD	1361-C-235	\$5,000.00	\$44.00
09/06/2019	P19-162	Addition	Mark Skurka	1238 LOGAN RD	1837-A-176	\$10,000.00	\$223.00
09/09/2019	P19-163	Addition	ALBERT LESKO	266 EAST UNION RD	1360-M-365	\$140,500.00	\$547.50
09/10/2019	P19-164	Single Family Dwelling	Justin and Halley Scherba	62 Tarentum Culmerville Road	2013-S-109	\$281,600.00	\$720.30
09/11/2019	P19-165	Above Ground Pool	MICHAEL & JESSICA MITRIK	4844 TREMONT DR	1214-E-239	\$500.00	\$44.00
09/19/2019	P19-166	Shed	Clifford & Nancy KIRSCHNER	67 WOODHILL DR	1360-M-047	\$1,500.00	\$25.00
09/23/2019	P19-167	Solar Panel	JOSHUA & DANA GEORGE	37 ANNA DALE DR	1670-A-33	\$19,525.00	\$385.00
09/24/2019	P19-168	Shed	MICHAEL & KATE MANGIERI	882 ASHLEY RD.	1510-D-62	\$5,900.00	\$45.00
09/30/2019	P19-169	Fence	JAMES J & BARBARA A WATT	441 BIRCH LN	2013-N-94	\$700.00	\$20.00
09/30/2019	P19-170	Fence	NATHAN & KATIE RABENOLO	1219 PIN OAK COURT	1669-S-55	\$8,497.00	\$60.00
Totals: 10						\$473,722.00	\$2,113.80

**West Deer Township
Permit Report
SEPTEMBER, 2019**

Permit Type	Count	Construction Cost	Fee Total
Above Ground Pool	2	\$5,500.00	\$88.00
Accessory Structure	2	\$7,400.00	\$70.00
Addition	2	\$150,500.00	\$770.50
Fence	2	\$9,197.00	\$80.00
Single Family Dwelling	1	\$281,600.00	\$720.30
Solar Panel	1	\$19,525.00	\$385.00

Permit Status	Count	Construction Cost	Fee Total
Issued	10	\$473,722.00	\$2,113.80

West Deer Township
109 East Union Road
Cheswick, PA 15024

WD Inspection Report
From 09/01/2019 To 09/30/2019

Date	Type	Owner	Parcel Owner Mailing	Legal Address	Parcel ID	Status	Inspector
9/3/2019	Framing		1426 PITTSBURGH ST., VALENCIA, PA, 16059	3536 CEDAR RIDGE RD.	1214-E-305	Failed	William Payne
9/3/2019	Framing		3534 CEDAR RIDGE RD. ALLISON PARK, PA, 15101	3534 CEDAR RIDGE RD.	1214-E-303	Failed	William Payne
9/3/2019	Footer		601 WESTLAND DR., GIBSONIA, PA, 15044	521 BAILEYS RUN RD	1363-J-343	Passed	William Payne
9/3/2019	Framing		1742 SAXONBURG BLVD. TARENTUM, PA, 15084	1742 SAXONBURG BLVD	1837-H-128	Passed	William Payne
9/4/2019	Framing		800 S. WASHINGTON ST., EVANS CITY, PA, 16033	332 SADDLEBROOK RD.	1666-R- 100-17A	Passed	William Payne
9/6/2019	Framing		115 HEMPHILL RD. TARENTUM, PA, 15084	115 Hemphill Road	2197-R-146	Failed	William Payne
9/6/2019	Footer		800 S. WASHINGTON ST., EVANS CITY, PA, 16033	400 SADDLEBROOK RD	1666-R- 100-25D	Passed	William Payne
9/6/2019	Floodplain		800 S. WASHINGTON ST., EVANS CITY, PA, 16033	400 SADDLEBROOK RD	1666-R- 100-25D	Passed	William Payne
9/6/2019	Footer		402 SADDLEBROOK RD, GIBSONIA, PA, 15044	402 SADDLEBROOK RD	1666-R- 100-25A	Passed	William Payne
9/6/2019	Floodplain		402 SADDLEBROOK RD, GIBSONIA, PA, 15044	402 SADDLEBROOK RD	1666-R- 100-25A	Passed	William Payne
9/6/2019	Footer		398 SADDLEBROOK RD, GIBSONIA, PA, 15044	398 SADDLEBROOK RD	1666-R- 100-25B	Passed	William Payne
9/6/2019	Floodplain		398 SADDLEBROOK RD, GIBSONIA, PA, 15044	398 SADDLEBROOK RD	1666-R- 100-25B	Passed	William Payne
9/6/2019	Footer		396 SADDLEBROOK RD, GIBSONIA, PA, 15044	396 SADDLEBROOK RD	1666-R- 100-25C	Passed	William Payne
9/6/2019	Floodplain		396 SADDLEBROOK RD, GIBSONIA, PA, 15044	396 SADDLEBROOK RD	1666-R- 100-25C	Passed	William Payne
9/6/2019	Accessibility		PO BOX 67, RUSSELLTON, PA, 15076	908 LITTLE DEER CREEK VALLEY RD	1218-D-26	Passed	William Payne
9/6/2019	Final		PO BOX 67, RUSSELLTON, PA, 15076	908 LITTLE DEER CREEK VALLEY RD	1218-D-26	Passed	William Payne
9/6/2019	Fireblocking		132 RING NECK CT, GIBSONIA, PA, 15044	324 MONIER RD	2011-A-278	Failed	William Payne
9/6/2019	Insulation		132 RING NECK CT GIBSONIA, PA, 15044	324 MONIER RD	2011-A-278	Passed	William Payne
9/9/2019	Final		1006 DEER CREEK RD, GIBSONIA, PA, 15044	1006 DEER CREEK RD	2193-P-263	Passed	William Payne
9/9/2019	Insulation		800 S. WASHINGTON ST., EVANS CITY, PA, 16033	332 SADDLEBROOK RD.	1666-R- 100-17A	Passed	William Payne

West Deer Township
109 East Union Road
Cheswick, PA 15024

WD Inspection Report
From 09/01/2019 To 09/30/2019

Inspection Date	Inspection Type	Parcel Owner	Parcel Owner Mailing	Legal Address	Parcel ID	Status	Inspector
9/10/2019	Footer		1368 MACARTHUR EXTN, RUSSELLTON, PA, 15076	1368 MACARTHUR EXTN	1218-C-144	Passed	William Payne
9/10/2019	Framing		3 PARK DR, CHESWICK, PA, 15024	3 PARK DR	1511-P-319	Passed	William Payne
9/13/2019	Drywall		132 RING NECK CT, GIBSONIA, PA, 15044	324 MONIER RD	2011-A-278	Passed	William Payne
9/16/2019	Final		135 RACCOON WAY, GIBSONIA, PA, 15044	135 RACCOON WAY	1357-B-379	Failed	William Payne
9/16/2019	Insulation		3534 CEDAR RIDGE RD., ALLISON PARK, PA, 15101	3534 CEDAR RIDGE RD.	1214-E-303	Passed	William Payne
9/16/2019	Complaint Follow Up		3 OAK ST, RUSSELLTON, PA, 15076	3 OAK ST	1361-S-365	Failed	William Payne
9/16/2019	Complaint Follow Up		26-28 OAK ST., RUSSELLTON, PA, 15076	26-28 OAK ST	1361-M-251	Cancelled	William Payne
9/16/2019	Complaint Follow Up		1734 SAXONBURG BLVD., TARENTUM, PA, 15084	1801 SAXONBURG BLVD	1838-N-227	Failed	William Payne
9/17/2019	Drywall		132 RING NECK CT, GIBSONIA, PA, 15044	324 MONIER RD	2011-A-278	Passed	William Payne
9/18/2019	Complaint Follow Up		26-28 OAK ST., RUSSELLTON, PA, 15076	26-28 OAK ST	1361-M-251	Passed	William Payne
9/18/2019	Drywall		800 S. WASHINGTON ST., EVANS CITY, PA, 16033	332 SADDLEBROOK RD.	1666-R- 100-17A	Passed	William Payne
9/20/2019	Final		PO BOX 67, RUSSELLTON, PA, 15076	908 LITTLE DEER CREEK VALLEY RD	1218-D-26	Passed	William Payne
9/20/2019	Accessibility		PO BOX 67, RUSSELLTON, PA, 15076	908 LITTLE DEER CREEK VALLEY RD	1218-D-26	Passed	William Payne
9/20/2019	Complaint Follow Up		992 DEER CREEK RD, GIBSONIA, PA, 15044	992 DEER CREEK RD	2193-K-321	Open	William Payne
9/20/2019	Foundation		601 WESTLAND DR., GIBSONIA, PA, 15044	521 BAILEYS RUN RD	1363-J-343	Open	William Payne
9/24/2019	Drywall		328 SADDLEBROOK RD., GIBSONIA, PA, 15044	328 SADDLEBROOK RD.	1666-R- 100-17B	Passed	William Payne
9/25/2019	Fireblocking		1426 PITTSBURGH ST., VALENCIA, PA, 16059	3536 CEDAR RIDGE RD.	1214-E-305	Passed	William Payne
9/25/2019	Insulation		1426 PITTSBURGH ST., VALENCIA, PA, 16059	3536 CEDAR RIDGE RD.	1214-E-305	Passed	William Payne
9/25/2019	Complaint Follow Up		20 DEER ST, TARENTUM, PA, 15084	20 DEER ST	1672-J-045	Failed	William Payne
9/30/2019	Final		100 PINE ST, RUSSELLTON, PA, 15076	100 PINE ST	1361-S-389	Passed	William Payne
9/30/2019	Complaint Follow Up		70 Stewart Street, Tarentum, PA, 15084	70 Stewart Street	2196-S-241	Open	William Payne

West Deer Township
109 East Union Road
Cheswick, PA 15024

WD Inspection Report
From 09/01/2019 To 09/30/2019

Inspection Date	Inspection Type	Parcel Owner	Parcel Owner Mailing	Legal Address	Parcel ID	Status	Inspector
9/30/2019	Footer		800 S. WASHINGTON ST., EVANS CITY, PA, 16033	338 SADDLEBROOK RD	1666-R- 100-18D	Passed	William Payne
9/30/2019	Footer		800 S. WASHINGTON ST., EVANS CITY, PA, 16033	334 SADDLEBROOK RD.	1666-R- 100-18C	Passed	William Payne
9/30/2019	Footer		800 S. WASHINGTON ST., EVANS CITY, PA, 16033	336 SADDLEBROOK RD	1666-R- 100-18B	Passed	William Payne
9/30/2019	Footer		800 S. WASHINGTON ST., EVANS CITY, PA, 16033	340 SADDLEBROOK RD.	1666-R- 100-18A	Passed	William Payne

West Deer Township
109 East Union Road
Cheswick, PA 15024

WD Inspection Report
From 09/01/2019 To 09/30/2019

Count by Type

Type	Count
Accessibility	2
Complaint Follow Up	7
Drywall	4
Final	5
Fireblocking	2
Floodplain	4
Footer	10
Foundation	1
Framing	6
Insulation	4
Total	45

West Deer Township
109 East Union Road
Cheswick, PA 15024

M5 Complaint Report
From 09/01/2019 To 09/30/2019

Complaint Date	Complaint Number	Complaint Type	Owner	Owner Address	Complaint Tax ID	Complaint Address	Description	Observations	Status	Total Violations	Open Violation	Close Date
9/4/2019		Other	MICHAEL CASTNER	3502 SUNNYVALE DR ALLISON PARK,	1214-J-249	3502 SUNNYVALE DR	Light shining into neighbors windows. David Thomas of 4829 Tremont registered complaint. 9-5-19 Made contact with David Thomas 412-953-3295 and he stated that his neighbor on Sunnyvale is shining his flood lights into his windows and lighting up his yard. He stated that his neighbors property sits lower than his so he feels the lights should be adjusted to hit his property. Talked to Chief Lape and asked if he could have an officer go out at night to assess the situation. If the light is excessive to make contact with the resident and ask him to move the lights. He stated that is fine and to get with an officer today. 9-5-19 Sergeant Loper visited the property and noted in his police report that the floodlights are shining over a 6' privacy fence into the neighbors yard. 9-6-19 Sergeant Mikus provided me with the TLO information for the property owner. I left a voicemail stating the problem, my contact info and to call me back. 9-9-19 Did not receive a call back and left another voicemail with Mike Castner. 9-10-19 Made contact with Mike Castner. He stated he did not feel that he was shining off of his property. He requested that an officer came out again to discuss the situation between 8-9PM. I talked to Police officer and they stated that the given window was going to be hard to meet and that Sergeant Loper decision would likely not be overturned. They suggested that the owner moved the lights and then they would check them to see if they complied after. I called Mike back and he stated that he would not until someone came over and instructed him to do so. I stated that if he did not comply i would be forced to write a notice of violation. He asked for a copy of the police report that Sergeant Loper submitted and i told him he had to contact the police directly since i am not authorized to release a police report. I gave him		Resolved	0	0	

West Deer Township
109 East Union Road
Cheswick, PA 15024

M5 Complaint Report
From 09/01/2019 To 09/30/2019

Complaint Date	Complainant Number	Complaint Type	Owner	Owner Address	Complaint Tax ID	Complaint Address	Description	Observations	Status	Total Violations	Open Violations	Close Date
							the police phone number. Officer Petosky was able to go out to the site at 1500 hrs and talk to Mike. He verified that the lights were indeed shinning on the neighbors property and lowered them while officer Petosky was on site. (Attached is the Police report)					
9/4/2019		Other	JOHN & EDEN ELASCHAT JR	272 OAK RD GIBSONIA	1668-R-180	272 OAK RD	dumpster in front yard that is over flowing. Reported by Paula Rossi, says they have had rat problems before and thinks this may be a cause of more rats. 9-5-19 performed inspection of property 9-9-19 issued notice of violation. Follow up set for 10-14-19		Pending	0	0	
9/4/2019		Abandoned Vehicle	ROBERT B & MARY SWEADNER SR	40 BURGER RD CHESWICK,	1360-E-176	40 BURGER RD	Tom woods of 23 Burger road registered a complaint on vehicles on 56 Burger road. This vehicle is actually located on 40 burger road but may be owners of 56 burger road. 8-29-19 performed inspection 9-4-19 issued notice of violation. 9-10-19 Dave Chadwick called and stated that the vehicle was his neighbors car that he tried to contact neighbor but he dodges him. I told him that he had the right to have the car towed out if he would like to at no expense to him. 9-23-19 Power of attorney Dave Chadwick called and stated that the neighbor has moved another vehicle onto his property and wanted to get them both towed off the property. 9-24-19 Blazczak Salvage towed a 1987 Ford Thunderbird coup out as well as a 2005 Chevrolet Monte Carlo. The monte carlo shows Marianne Leigh and Billy Von Baker to be the owners at 3146 Indiana Drive New Kensington and the Thunderbird shows last known owner of Sharon Auto Wrecking of 7362 Sharon-Mercer Road, Mercer PA. The Thunderbird has a build date of 6/87 and was totaled from a collision on 12-2-87 by the original owner Diana Osborne of Ohio, and Indiana Insurance company took possession and it was appearanatly sold at auction to Sharon Auto Wrecking as a salvaged vehicle. There is no other records of the vehicle since the VIN was never registered. The vin did not show up in the PA		Resolved	0	0	

West Deer Township
109 East Union Road
Cheswick, PA 15024

M5 Complaint Report
From 09/01/2019 To 09/30/2019

Complaint Date	Complaint Number	Complaint Type	Owner	Owner Address	Complaint Tax ID	Complaint Address	Description	Observations	Status	Total Violations	Open Violations	Close Date
							Clean system and had to obtain all information from NICB National Insurance Crime Bureau. (1-800-447-6282. Called Sharon Auto Wrecking and asked for any records of the vehicle or VIN. He stated that there is no way to track a VIN in his system and it is very old. He stated he either crushes the vehicles or resells them from the auction. He stated that when he sells on the title is transferred over by signing it over to the new owner and it is finalized and tracked again if and when it is registered. If it is not registered then it never shows up so that is what may have happened. Cars were processed through PA MV-952(Police request for removal of abandoned vehicle) and PA MV-952PP (abandoned vehicle on private property reported by property owner) forms.					
9/4/2019		High Grass		425 6TH AVE, STE 950 PITTSBURGH,	1512-M-280	40 MCKRELL RD	Dumping grass clippings under pine trees and not cutting grass around dumping area. Reported by Neighbor at 48 McKrell. She was also concerned with dead trees falling. 10-9-19 inspected property, grass clipping not dumped under trees. There were lots of pine needles from the pine trees though. Were some high weed spots under trees but pine needles choked out most growth. Other grass area was maintained well and shrubs were cut. Trees did not appear to be a danger of falling. There was a branch that was laying under trees but the pine trees in general looked mostly healthy with some brown branches. Will send a notice to have the weeds cut down under the pines. See attached photos.		Pending	0	0	
9/4/2019		Other	MICHAEL & JESSICA MITRIK	4844 TREMONT DR ALLISON PARK,	1214-E-239	4844 TREMONT DR	Building/Zoning permit not obtained. DCDBA notified the township that an above ground swimming pool was placed on their easement and was wondering if said pool was permitted by the township. 8-21-19 Inspection performed and photos taken. 9-4-19 Notice of violation issued. 9-11-19 Permit issued with agreement with DCDBA attached.		Resolved	0	0	9/11/2019
9/5/2019		Nuisance Dog	TIFFANY NICOLE VARNER	245 ASH LANE GIBSONIA,	1668-R-232	245 ASH LN	Dog barking excessively. Reported by Kirk Gornick of 243 Ash Lane (724-316-7504) 9-5-19		Referred	0	0	

West Deer Township
109 East Union Road
Cheswick, PA 15024

M5 Complaint Report
From 09/01/2019 To 09/30/2019

Complaint Date	Complaint Number	Complaint Type	Owner	Owner Address	Complaint Tax ID	Complaint Address	Description	Observations	Status	Total Violations	Open Violations	Close Date
							contacted Kirk and stated that I needed 5 written complaints to file a citation at the magistrate and told him the requirements for the Nuisance dog ordinance. He stated he will gather complaints and talk to neighbors and send them to township.					
9/5/2019		Junk	AMY ADAMSKY	732 LITTLE DEER CREEK RD, RUSSELLTON,	1361-D-93	732 LITTLE DEER CREEK RD	Owner of 737 Little Deer Creek Valley complained that neighbor across street (732 LDCV) is dumping his grass clippings on 737 LDCV property on edge of creek. He is afraid that it if continues it may lead to bigger items and cause a stream blockage.		Resolved	0	0	
9/5/2019		Other	KENNETH & ANNA HOSTETLER	PO BOX 181 181 CURTISVILLE	1671-B-85	88 FORD ST	Reported by Charlotte Callen 90 Ford St (724-265-1945). Resident is in his 80's and somewhat blind. Feels back covered porch is a fire hazard. Stepson comes every couple weeks to cut grass. She concerned that he needs help. 10-9-19 inspected property back porch was open porch that was enclosed by plastic which is now deteriorated with holes in it. 2 screen doors are covered with cardboard. Does not pose a smoke hazard from fire since there plastic is torn open and the screen doors are are shoddy and one is held shut with a 5 gallon bucket. The porch does not seem to pose any increased danger of rescue if fire starts. See attached photos.		Withdrawn	0	0	
9/5/2019		Other	KILEY L BENSON	89 FORD ST CURTISVILLE,	1671-B-103	89 FORD ST	Reported by Charlotte Callen, 90 Ford St, 724-265-1945. Owner renting house to at least 4 Mexican landscapers. They hang garbage trash bags on porch. 9-10-19 Drove by and no trash bags hanging from porch.		Resolved	0	0	
9/6/2019		Other	CARRIE M PATTERSON	229 WINEBERRY DR CHESWICK	1361-E-278	229 WINEBERRY DR	Neighbors retaining wall is collapsing and causing washout on her property. 9-9-19 Returned call and went out to site to make recommendation. Neighbors retaining wall is collapsed and it appears water is coming onto her property. Owner stated that neighbor has a pipe that is clogged that goes under a couple rear yards and dumps into a culvert. John Youniss has been to site and stated that it was not a township owned pipe. This seems to be a neighbor dispute and we do not		Referred	0	0	

West Deer Township
109 East Union Road
Cheswick, PA 15024

M5 Complaint Report
From 09/01/2019 To 09/30/2019

Complaint Date	Complaint Number	Complaint Type	Owner	Owner Address	Complaint Tax ID	Complaint Address	Description	Observations	Status	Total Violations	Open Violations	Close Date
							have an ordinance stating the maintenance of retaining walls. I explained to her that it was a civil matter and she could file suit at the local magistrate for property damages due to the lack of maintenance on the wall and pipe. She was receptive and stated that she will see the magistrate for a civil suit complaint form.					
9/9/2019		Garbage/Solid Waste	RENEE LORD/WARREN	PO Box 58174 Fairbanks,	1361-M-101	15 A-B SCHOOL ST	Patti Lotti of 2018 Church Street stated that there are bags of garbage in garage and it is causing a rat issue. 9-6-18 went and checked for signs of rats in garage. Looked around for visual signs of rats and found none. There were no streak marks on the sides of the building, no burrows, no paths of travel, grass was cut around garage and nothing looked suspicious. There was a slight odor that smelled like wet grass but the garage does sit 5-10 feet from an active creek. There were 2 small openings at the garage door that rodents could enter. The opening was small and would be a tight squeeze for a rat that would have left streaks on the opening (bottom of garage door) if used by a rat. (see attached pics) I talked to the neighbors at 2020 Church street and she stated that 2 rats lived under her shed and they came from the garage across the alley and that Justin Rape of 2024 caused the rat problems. I inspected the outside of 2024 for signs of rats that I did not see any. The complainant stated that the Justin Rape also dug up his sewer on the side of the house and he is covered it up with a piece of plywood. I lifted up the plywood and did not see any signs of burrows in the hole. (see pics attached) I also inspected the 2020 Church street for signs of rats which I did not see. The owners of 2020 and 2022 stated that one of the rats had a white face and light gray body. There is also 2 neighbors gardens within 10' of the shed that have healthy vegetables growing. The gardens show no signs of chewing and gnawing marks on the plants. The owners of 2022 stated that she bought a rat trap with		Resolved	0	0	

West Deer Township
109 East Union Road
Cheswick, PA 15024

M5 Complaint Report
From 09/01/2019 To 09/30/2019

Complaint Date	Complaint Number	Complaint Type	Owner	Owner Address	Complaint Tax ID	Complaint Address	Description	Observations	Status	Total Violations	Open Violations	Close Date
							<p>rat bait and has seen the rat look at the trap and bait and just walk around it. I recommended that the owners of the shed contact a professional exterminator to better resolve the problem since they can identify it correctly and are licensed to trap and apply bait/poison. I informed them that I was not licensed to do so but have had some classes with my other pesticide training. I told them to get a picture of the rat so I could better help them after it was identified. **** I believe that what is living under the shed is a family of Pennsylvania Opossums which have a white face and grayish body. **** 9-10-19 owners caught a rat and brought it up to Township Manager and he sent me the picture (see attached must download to see). Went to better identify rat and it was a Norwegian Sewer rat. I spoke to both Patti and Mary and gave them information on the rat. Patti told me that her husband does not have good eyes and told her that he told me that it had a white face and gray body. I gave them some advice on how to trap any other rats if present. Told them to remove dishes of water and peanuts that they had out for the birds if they were not going to be present around them. I also advised them not to use rat poison if possible since they will not know what they are poisoning if the poison is left unattended. I checked sewer man holes for signs of burrows and did not find any. I was unable to find the one at the end of church street and stated that I would call DCD&A and see if they had a location. 9-11-19 Took a small box trap, dog shelter owned, down to loan them and was able to located other manhole with Chuck for DCD&A. No signs of burrows at that location which was buried in about 3" of soil. Owner will keep me posted if any more rats are found. They think that the babies may have drowned in the nest and the other one eat the poisoned peanut butter that was put out. 9-30-19 Checked with owners and</p>					

West Deer Township
109 East Union Road
Cheswick, PA 15024

M5 Complaint Report
From 09/01/2019 To 09/30/2019

Complaint Date	Complaint Number	Complaint Type	Owner	Owner Address	Complaint Tax ID	Complaint Address	Description	Observations	Status	Total Violations	Open Violations	Close Date
							they did not see any other signs of rats. They shot the other one they saw. They have addressed they other attractants and returned the trap to the dog shelter. Issue appears to be resolved.					
9/9/2019		Abandoned Vehicle	KEITH J CAMPBELL	11 GARDEN ST BOX 188 RUSSELLTON	1361-H-171	11 GARDEN ST	Reported by Chris Webb of 9 Garden St. Has old junk motorcycles. 9-19-19 performed inspection. Owner already stated cleaning up old mopeds are already removed. Trailers on property are up to date. Follow up set for October 28th.		Pending	0	0	
9/9/2019		Animal Complaint	DAVID & RENEE WUNDERLEY	141 RINGNECK CT GIBSONIA,	1357-J-368	141 RINGNECK CT	Barking dog complaint for dogs barking non stop for over 2 hours. Complaint forward to me from Township manager e-mail. 9-9-19 e-mailed complainant back stating that the complaint was tracked and the process for obtaining 5 total complaints within a 60 day window to be able to file a citation. See media tab for response to complaint.		Referred	0	0	
9/10/2019		Abandoned Vehicle	NATALIE HAUSHALTER	26-28 OAK ST RUSSELLTON	1361-M-251	26-28 OAK ST	2 abandoned vehicles in front of house on Oak street. Joel Ribel complainant. 9-12-19 ran plate #'s of 2006 Hyundai sedan registration out 8-31-19 and out of inspection. ran plate # of 2004 Saturn registration out 5-31-19 and out of inspection with flat tires. 9-13-19 Hyundai was not there at 8:36 am. Police tow tagged Saturn. Giving 2 days to correct. Will follow up on Monday. 9-16-19 Vehicle not removed at 9am. called Blascak salvage to get. 10am received message from owner asking for additional time. Extended to Wednesday. called Blascak and let them know to not get it. 9-19-19 Vehicle is removed.		Resolved	0	0	9/19/2019
9/10/2019		Other	ELIZABETH A GEBHARDT	992 DEER CREEK RD GIBSONIA,	2193-K-321	992 DEER CREEK RD	Reported by Tom Opest - 1002 Deer Creek Rd. 724-519-4587. Pleasant View Farms bringing in horse manure to store then processing (screening) it. Storing manure in long rows and covering. Sean them bringing trailer full of manure. Can smell and concerned about his well with the manure seeping into the ground. 9-12-19 Contacted Humane animal rescue to ask about standards. Talked to Seth and he stated that humane		Referred	0	0	

West Deer Township
109 East Union Road
Cheswick, PA 15024

M5 Complaint Report
From 09/01/2019 To 09/30/2019

Complaint Date	Complaint Number	Complaint Type	Owner	Owner Address	Complaint Tax ID	Complaint Address	Description	Observations	Status	Total Violations	Open Violations	Close Date
							<p>does not deal with that but does know there are some standards. Contact ACHD complaint line at 412-687-2243 who referred me to ACHD main line 412-578-8387 who referred me to Solid waste department at 412-578-8382 who i left a message for. Joy called me back and stated that they primarily deal with human waste but sometimes there is a pest vector issue they will address as well so they will open up complaint and if it is something that they do not do they will refer it to DEP or soil conservation. I asked to be included on the investigation so i am in the loop. She stated that Barb will contact me before she comes out. I have worked with her in the past on prior cases. 9-13-19 Barb Z. from ACHD Solid Waste Dept (412-578-8395) left me a voicemail and she stated that she is refering it to Soil Conservation District who has a person that specifically deals with manue. She will let me know who she gets a hold of. I returned her call and left a voicemail thanking her for the update and asking if she lets me know who she refers it to. 9-16-19 Received message from Riley Sunday from the conservation district 412-291-8004. Called Riley back and left voicemail. Riley called back, got telephone numbers of Elizabeth (owner) and daughter Kelly (who runs it) from police for Riley. Inspection scheduled for Friday (9/20/19) at 8:00 am. 9-20-19 Met with Riley Sunday from Soil conservation (manure management) and performed inspection -see attached. She stated that the way the manure was being stored and processed is typical. Only issue is that owner did not have records of manure management plan accessible for inspection. Completely handing over investigation to Soil Conservation District and let Riley know that i would assist if the need arises. Did notice some junk concerns with property and will open up separate complaint for that.</p>					
9/11/2019		Abandoned Vehicle	ALBERT M & CHARLENE	18 OAK ST RUSSELLTON	1361-M-257	18 OAK ST	Abandoned vehicle reported by Joel Riebel		Pending	0	0	

West Deer Township
109 East Union Road
Cheswick, PA 15024

M5 Complaint Report
From 09/01/2019 To 09/30/2019

Complaint Date	Complaint Number	Complaint Type	Owner	Owner Address	Complaint Tax ID	Complaint Address	Description	Observations	Status	Total Violations	Open Violations	Close Date
			FLORENTINE				owner of 14-16 oak street 9-12-19 found red dodge charger out of inspection and registration. Ran plate through dispatch and found owner to be Charlene Florentine of 18 Oak street. Remembered seeing obituary for her recently. Link to obituary https://www.siwicki-yanickoff.com/notices/Charlene-Florentine . She passed away on September 7 2019; 5 days ago. I will set complaint reminder for after I come back from my training (Oct 1-4) to give family time to grieve. 9-26-19 Received call from Joel Reiber 724-681-8373 and asked if I had a chance to come down. I told him I was down there and got 3 out of the 4 junk cars removed from the street. The 4th is the red charger that the owner passed away on 9-7-19. He stated that he was calling about the cars in the yard of 18 oak street and not on the street. I told him that I will follow up with it after I give them a little more time to grieve since their mother that lived there just passed. I have a follow up set for October 7th.					
9/11/2019		Other	JAMES J & BARBARA A WATT	441 BIRCH LN 187 TARENTUM,	2013-N-94	441 BIRCH LN	no building permit for fence and fence on neighbors property. Reported by Rich Ostroski 443 Birch. 9-12-19 visited site and neighbor supplied survey. He was correct according to the survey the fence is on his property. The fence looks brand new and no permit was on file. Issued notice of violation. 9-30-19 fence permits obtained.		Resolved	0	0	
9/11/2019		Abandoned Vehicle	JOEL REIBER	14-16 OAK ST RUSSELLTON,	1361-M-26	14-16 OAK ST	Joel Reiber reported that neighbor has 4 junk cars on property that have been there for some time. He's trying to rent out duplex and neighbor's junk is a problem. 9-12-19 found 1 black GMC sonoma with temp plate and no inspection stickers in front of neighbors property (18 oak) and a white Saturn and black Hyundai in front of 24 oak. All have plates of some kind. Ran plates through dispatch and GMC did not return results. red Charger came back to neighbor Charlene Florentine who passed away on Sept 7 2019, will start complaint for an give 2 weeks before contacting.		Resolved	0	0	

West Deer Township
109 East Union Road
Cheswick, PA 15024

M5 Complaint Report
From 09/01/2019 To 09/30/2019

Complaint Date	Complaint Number	Complaint Type	Owner	Owner Address	Complaint Tax ID	Complaint Address	Description	Observations	Status	Total Violations	Open Violations	Close Date
							Saturn and Hyundai came back to owner of 24 Oak. Will start complaint in that address. 9-13-19 Went to get Vin # for GMC and owner was packing up vehicle to drive to Arizona. He showed me and allowed me to take pics of old title, new temp in-transit registration showing his address to be in Arizona. He was leaving this morning. He was very cooperative and pleasant to deal with. (See attached pics)					
9/12/2019		Other	CAROLINE VENESKY	20 DEER ST TARENTUM,	1672-J-045	20 DEER ST	<p>Reported by Dave Glabowski of 40 Deer St. (724-713-7311). Entire porch stacked with junk floor to ceiling. Tarps on side of house covering junk. This is an ongoing issue. We first started the process on March 25th with Officer Gizienski. The owners of the property want Officer Gizienski present at all interactions. The owners are a mother and daughter. The daughter Sherry is 2 years older than officer Gizienski and has an existing rapport with her. The owner Caroline wants the daughter Sherry to get rid of stuff. 3-28-19 issued notice of violation setting some guidelines and a plan of action to correct the violations. Officer Gizienski was been there previously and gave them 2 weeks to get the front porch cleaned off. (see attached NOV). May The porch is cleaned off and yard being to be maintained. Gave owner more time to clean up. June Sherry requested more time from Officer Gizienski because of health reasons. August Sherry requested more time from Officer Gizienski. 9-17-19 Inspection was done by myself and Officer Gizienski. Did not make it past front porch. Porch is cluttered with junk as well as driveway. The owner stated she had that stuff out because she was going to have a garage sell over the weekend. There were no signs indicating an upcoming garage sale on the street or the property. Told the sherry that we will be back Monday morning to check front porch and driveway and if it is not all cleaned up i will issue citations. 9-25-19 Failed inspection, issued citation.</p>		Pending	0	0	

West Deer Township
109 East Union Road
Cheswick, PA 15024

M5 Complaint Report
From 09/01/2019 To 09/30/2019

Complaint Date	Complaint Number	Complaint Type	Owner	Owner Address	Complaint Tax ID	Complaint Address	Description	Observations	Status	Total Violations	Open Violations	Close Date
9/12/2019		High Grass	ERLE W & BARBARA PATTERSON	1022 BEECHNUT ST TARENTUM,	2197-N-17	1022 BEECHNUT ST	Complainant would not leave name but phone 215-420-0047. Overgrown yard, pool water green 10-9-19 inspection performed, junk construction debris, high grass, dilapidated shed, wood, unmaintained swimming pool, etc. See attached photos. Will issue notice of violation.		Pending	0	0	
9/12/2019		High Grass	SAMANATHA KRIVAK	447 MAGNOLIA DR TARENTUM,	2012-S-142	447 MAGNOLIA DR	Reported by Michelle Ostrowski of 446 Birch Lane (724-393-1667). High grass, never cut this summer. Hill behind. 10-9-19 Hill arrears to be wooded area. Setbacks have been cut. See attached pics.		Withdrawn	0	0	
9/16/2019		Junk	TOPP OF THE LINE PROPERTIES, LLC	204 GOLF VIEW DR #193 MONACA,	1509-A-135	157 OAK RD	received code enforcement request from Property Debt Research. 9-13-19 performed inspection and issued notice of violation to the bank though Property Debt Research. Emailed copy to TIMMYLP@MLSHOA.COM. 9-16-19 faxed notice to 239-274-1272. 10-8-19 obtained notarized commitment letter for exterior debris to be cleaned up by new buyer within 60 days of closing and interior cleaned up within 90 days of closing.		Pending	0	0	
9/18/2019		Junk	MICHAEL KOSKI	1161 EISENHOWER DR RUSSELLTON,	1218-M-173	1161 EISENHOWER DR	Has junk in backyard and dog waste that smells		Pending	0	0	
9/19/2019		Animal Complaint		843 deer creek rd Gibsonia,	1216-S-054	25 DEERTON RD	Roco got out again and is running on Saxonburg Blvd. 9-19-19 Roco was seen running on the intersection of Saxonburg Blvd and Russellton Dorseyville and also up the hill in the direction of East Union Road. I looked on Deerton, Chirtine, and Russellton Dorseyville and could not find him. Went to house of owner, 25 Deerton, found front door wide open and chain from stake in yard going up porch steps and into home but no dog attached. There was a person (Dan) passed out on couch and another person (Rylie) passed out on couch. While standing outside of door I loudly knocked on house siding (11-11) and no one responded. I then loudly said hello in to house, and then even louder hello. I then yelled hello then screamed hey buddy (thought they might have been unresponsive) and the		Pending	0	0	

West Deer Township

109 East Union Road

Cheswick, PA 15024

M5 Complaint Report

From 09/01/2019 To 09/30/2019

Complaint Date	Complaint Number	Complaint Type	Owner	Owner Address	Complaint Tax ID	Complaint Address	Description	Observations	Status	Total Violations	Open Violations	Close Date
							<p>guy in the recliner moved and greggily said yeah. I asked him where Roco was and he pointed behind him to an empty cage. I said he is not in the cage. He looked and said i guess he got out. Then a white BMW convertible pulled up. I identified myself as the dog law officer and told her that Roco got out and she stated he gets out a lot but it hasn't been for a while. I stated that he was out at least a month ago. She identified her name as Jaydan and stated that she lived there but was not home last night and just getting back this morning. I asked if Bill (the owner) was home and she stated that he was working. Dan from the recline got in the car with her and they started looking for Roco. I also drove around and looked. I came back to 25 deerton and waited for them to come back. When they did I asked for Dan's contact information and the information of the other person on the couch for the report. He stated that he didnt know who i was and i said i am the Dog Law Officer for West Deer Township and i pointed to my township shirt and then the Township logo on my vehicle. At that time Bill the owner came out and said he just woke up and checked his security cameras and saw us out here. He asked what happened and i stated that Roco got out and is still currently out. I informed him i will be citing him again since he was home and in charge of the dog when it got out. He stated that the dog is some kind of a master escape artist. I told him when i arrived to the home the door was wide open and the 2 people passed out in the living room. I even had a hard time waking up. He stated that he was just going to shoot the dog in the head and i said that it is a form of animal cruelty and if he was to euthanize the animal he would need to do it humanely at the vet. I also stated that the dog has never showed signs of aggression towards people that we know of but there are other large dogs in the area that Roco may</p>					

West Deer Township
109 East Union Road
Cheswick, PA 15024

M5 Complaint Report
From 09/01/2019 To 09/30/2019

Complaint Date	Complaint Number	Complaint Type	Owner	Owner Address	Complaint Tax ID	Complaint Address	Description	Observations	Status	Total Violations	Open Violations	Close Date
							get in a fight with and humans may get injured while trying to separate. I suggested that he either found a way to control Roco or find someone else that can and care for him or if he does euthanize the dog he must do it at the vet. Issued citation.					
9/24/2019		Junk	ELIZABETH A GEBHARDT	992 DEER CREEK RD GIBSONIA,	2193-K-321	992 DEER CREEK RD	on site for manure complaint with AC Soil Conservation District 9-20-19 Noticed junk in front of garage and barns and at least 1 junk vehicle. 9-24-19 Issued notice of violation. Follow up on 10-28-19		Pending	0	0	
9/25/2019		Other	ROBERT J & MELISSA L WILLIAMS	4037 CRESTWOOD DR GIBSONIA,	1508-E-246	4037 CRESTWOOD DR	building without a permit 9-25-19 site inspection showed a deck in the process of being finished building and a new storage shed, no permits obtained. 10-1-19 notice of violation went out. Follow up set for 11-11-19		Pending	0	0	
9/26/2019		Dog Running At Large	FRANCIS & DONNA SZULBORSKI	1222 PIN OAK COURT GIBSONIA,	1669-S-59	1222 PIN OAK COURT	Dog running loose all the time. Dog on lawns and doing his business. Filed complaint originally with police in July and now he's being harassed by them. Reported by Barry Steckel 1221 Pin Oak (412-496-3317). Just wants them to keep dog on their own property. 9-30-19 called Barry to explain process. I told him that i could file a citation off of information received from him if he wanted to but it would be better if he had pictures of the dog off the property. If pictures were present i would still need him to attend the hearing as a witness. He mentioned that he felt his rights were being violated and the Township was doing nothing about it. I explained to him that if was to witness the dog off the property or a police officer would witness it i could use my testimony or the police report and he would not have to attend. He stated again that he feels he has not rights and does not understand why he has to do everything and the Township is not taking care of this. I informed him that the courts do not accept pictures taken by other people because the defendant has the right to face their accuser which would be the person who took the pictures. I again told him that if it was		Pending	0	0	

West Deer Township
109 East Union Road
Cheswick, PA 15024

M5 Complaint Report
From 09/01/2019 To 09/30/2019

Complaint Date	Complaint Number	Complaint Type	Owner	Owner Address	Complaint Tax ID	Complaint Address	Description	Observations	Status	Total Violations	Open Violations	Close Date
							during the day i could come over and observe the dog off property. He stated that he is going to pursue this further and get an attorney. I told him that is his right and if it happens again and he can capture a picture i would gladly file a citation for dog running at large but i would need him present to present the picture. He stated that he will get me much than enough evidence.					
9/30/2019		Nuisance Dog	JACOB BRAUN	418 LINDEN DR CHESWICK	1360-H-163	418 LINDEN DR	Reported by Katherine Franklin of 420 Linden Dr (724-265-3642). Dog digging under fence and coming into her yard and digging holes. Contacted Katherine and requested for her to take picture of dog in yard, but she won't do. Seeing holes she feels is sufficient evidence. I explained that she would have to testify but without evidence of her seeing the dog the case would probably be thrown out.		Withdrawn	0	0	
9/30/2019		High Grass	RENEE LORD/WARREN	PO Box 58174 Fairbanks,	1361-M-125	2024 B CHURCH ST	Grass exceeds 10" in height. 9-25-19 Neighbor complained the grass is well over a foot in height and hasn't been cut in weeks. 9-30-19 Inspected site, grass weed tops exceed the 10" requirement but overall grass is approximately 8". Tried to contact Justin Rape to ask him to cut grass but his phone number is not working. Issued notice of violation to 2024 church street care of Justin Rape and also to the owner in Alaska. Follow up set for October 21.		Pending	0	0	

West Deer Township
109 East Union Road
Cheswick, PA 15024

M5 Complaint Report
From 09/01/2019 To 09/30/2019

Count by Type

Type	Count	Total Violations	Open Violations
Abandoned Vehicle	5	0	0
Animal Complaint	2	0	0
Dog Running At Large	1	0	0
Garbage/Solid Waste	1	0	0
High Grass	4	0	0
Junk	4	0	0
Nuisance Dog	2	0	0
Other	10	0	0
Total	29	0	0

West Deer Township
109 East Union Road
Cheswick, PA 15024

M5 Complaint Report
From 09/01/2019 To 09/30/2019

Count by Status			
Status	Count	Total Violations	Open Violations
Pending	13	0	0
Referred	4	0	0
Resolved	9	0	0
Withdrawn	3	0	0
Total		0	0

West Deer

TOWNSHIP

ALLEGHENY COUNTY PA



Chairwoman of the Board
Shirley Hollibaugh

Vice-Chairman of the Board
Richard W. DiSanti, Jr.

Township Manager
Daniel J. Mator, Jr.

September 3, 2019

Re:

Notice of Violation

Property Located at 1604 Saxonburg Blvd Tarentum PA 15084
Lot/Block # 2013-P-330

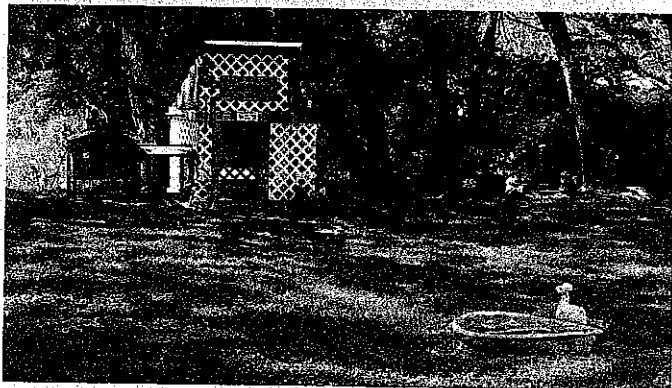
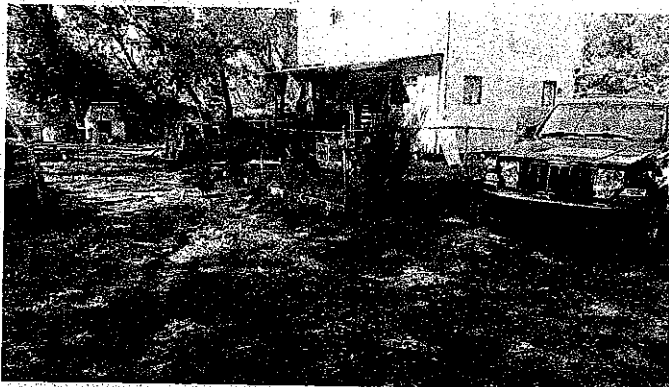
To:

Property owner of 1604 Saxonburg Blvd, John and Dawn McDonough

It has come to the attention of West Deer Township that animal husbandry (the agricultural practice of breeding and raising farm animals) is being conducted on your property. More specifically the raising of chickens and pigs. The violation listed below needs to be corrected by **October 4 2019**.

1. West Deer Township Zoning Ordinance # 394 Section 5.4 Chart B

The property at 1604 Saxonburg Blvd is currently zoned R-2 which does not permit Animal Husbandry. Animal Husbandry is defined as "The agricultural practice of breeding and raising farm animals." Chickens and pigs are considered farm animals.



To correct this violation all farm animals, pigs and chickens, need to be removed from the property.

109 East Union Road, Cheswick, PA 15024

724.265.3680

www.westdeertownship.com

You have the right to appeal this violation to the Zoning Hearing Board. Failure to comply with the notice within the prescribed deadline, unless extended by your appeal to the zoning hearing board will result in a citation being filed with the magistrate. If found guilty a fine of up to \$500 plus all court costs and reasonable attorney costs incurred by the Township relating to this violation can be assessed.

Please contact me at 724-265-2780 to resolve this matter.

Sincerely

A handwritten signature in black ink, appearing to read 'William Payne', is written over the printed name.

William Payne
Code Enforcement Officer
West Deer Township

September 4, 2019

Re:

Notice of Violation

Property Located at: 56 Burger Road
Cheswick PA 15024
Parcel ID # 1360-E-185

To:

Property Owners of 56 Burger Road

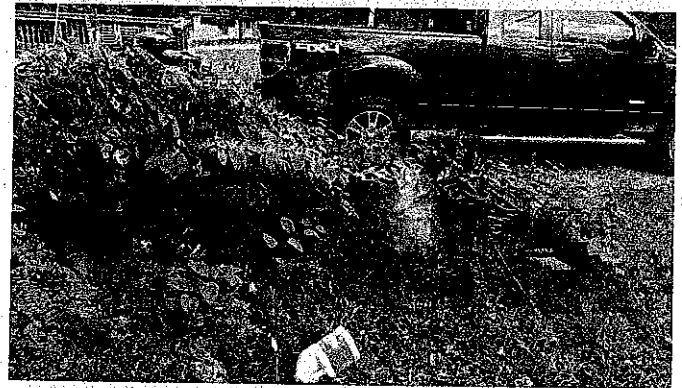
The Township has become aware of several code violations located on your property. On August 29, 2019 an exterior visual inspection was performed on your property, any violation not listed on notice does not constitute the acceptance of the violation existing. The interior of the home was not inspected at this time and the detailed list below does not include any interior violations that may exist. If a subsequent inspection reveals violations on either the interior or exterior of the home, those violations shall also be corrected. The violations listed below will need to be corrected by **October 7th 2019**. The violations are as follows:

1. The yard area has an accumulation of junk, debris, scrap, construction materials, retail displays, equipment, appliances, car parts, tires, etc. All wood piles shall be stacked in such a way that they do not unnecessarily create a habitat for pest vectors such as mice, snakes or mosquitos. Any tarping of wood piles shall be done in such a way as to not create pooling of water.

ACHD Article VI Section 657 General Sanitation - "Every Occupant of a dwelling unit, light housekeeping unit or rooming unit shall keep that part of the dwelling and premises which they occupy and control in a clean and sanitary condition, free from any accumulation of dirt, refuse, debris or other matter."

ACHD Article VI Section 650E Rodent and Pest Vector Control: Protection - "No person or municipality shall maintain a premise so as to cause the development of nuisance pest vectors."

West Deer Township Code of Ordinances Chapter 166 section 3: Cleaning property of accumulated waste - No person, owner or tenant shall allow to accumulate or causes to be dumped any rubbish, bulk rubbish, garbage, dead animals, junk, abandoned vehicles or other waste material in or on any dwelling, cellar, lane, alley, yard or vacant ground.



To correct these violations remove and properly dispose of all garbage, scrap material, retail displays, equipment, junk and automotive parts. All wood piles can be neatly stacked and covered in such a way that it does not present pest vector attraction by means of pooling water or large air pockets that snakes or mice can inhabit.

2. High grass and unrestricted plant growth is causing a pest vector habitat for ticks, mice, and snakes. Ticks thrive in high grass areas where the grass stays wet longer and is cooler. Ticks also like areas that are cool and damp like under leaves, tarps, grass piles and similar materials that are stored outside on bare ground. Mice and snakes inhabit areas that allow them to be easily hidden and keep them in close proximity to food and water.

ACHD Article VI Section 651E Rodent and Pest Vector Control: Maintenance – “Any premises determined by the Director to be a nuisance by reason of unrestricted plant growth shall be maintained so as to restrict such growth to ten (10) inches or less. In single family dwellings, the occupant shall be responsible for compliance with this section.”



To correct this violation all grass and weeds need to be cut down and grass piles need to be removed. All debris, etc. shall be removed and properly stored or disposed to allow all the grass to be properly maintained.

3. There are two inoperable vehicles on the property. An inoperative 1998 Oldsmobile race car VIN # 1G3NB52M6W6328235 that is uninspected, unregistered, and not having a license plate and a 2003 GMC Envoy VIN # 1GKET16S236141590 that is uninspected, unregistered, and not having a license plate.

West Deer Township Code of Ordinances Chapter 166 section 3: Cleaning property of accumulated waste - No person, owner or tenant shall allow to accumulate or causes to be dumped any rubbish, bulk rubbish, garbage, dead animals, junk, abandoned vehicles or other waste material in or on any dwelling, cellar, lane, alley, yard or vacant ground.




To correct this violation all vehicles on property must have current registration, inspection and be in operable condition.

If these violations are not corrected, citations will be filed through the local District Magistrates office. You have the right to an appeal after the citations are filed at the local District Office. **If you are found guilty you could be fined up to \$300 per day per offense for ACHD Article VI violations and up to \$600 for the violation of West Deer Township Code of Ordinances.** Each violation of any separate subsection or section shall constitute a separate offense.

Please contact me at 724-265-2780 with questions.

Sincerely


William Payne
Code Enforcement Officer
West Deer Township
(724) 265-2780

West Deer

TOWNSHIP

ALLEGHENY COUNTY PA



Chairman of the Board
Shirley Hollibaugh

Vice-Chairman of the Board
Richard W. DiSanti, Jr.

Township Manager
Daniel J. Mator, Jr.

September 4, 2019

Re:

Notice of Violation

Property Located at: 40 Burger Road
Cheswick PA 15024
Parcel ID # 1360-E-176

To:

Property Owners of 40 Burger Road

The Township has become aware of a code violations located on your property. On August 29, 2019 an exterior visual inspection was performed on your property that is adjacent to Trump Road, any violation not listed on notice does not constitute the acceptance of the violation existing. If a subsequent inspection reveals violations on either the interior or exterior of the home, those violations shall also be corrected. The violations listed below will need to be corrected by **October 7th 2019**. The violation is as follows:

1. There is one inoperative vehicle located on your property. A 1997 Ford Thunderbird Turbo Coupe Vin # 1FABP64W5HH199796 is unregistered and uninspected.

West Deer Township Code of Ordinances Chapter 166 section 3: Cleaning property of accumulated waste - No person, owner or tenant shall allow to accumulate or causes to be dumped any rubbish, bulk rubbish, garbage, dead animals, junk, abandoned vehicles or other waste material in or on any dwelling, cellar, lane, alley, yard or vacant ground.



To correct this violation all vehicles on property must have current registration, inspection and be in operable condition.

If these violations are not corrected, citations will be filed through the local District Magistrates office. You have the right to an appeal after the citations are filed at the local District Office. **If you are found guilty you**

109 East Union Road, Cheswick, PA 15024

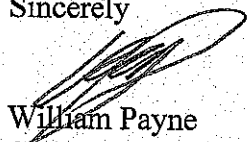
724.265.3680

www.westdeertownship.com

could be fined up to \$600 for the violation of West Deer Township Code of Ordinances. Each violation of any separate subsection or section shall constitute a separate offense.

Please contact me at 724-265-2780 with questions.

Sincerely


A handwritten signature in black ink, appearing to read 'William Payne', is written over the printed name.

William Payne
Code Enforcement Officer
West Deer Township
(724) 265-2780

West Deer

TOWNSHIP

ALLEGHENY COUNTY PA



Chairwoman of the Board
Shirley Hollibaugh

Vice-Chairman of the Board
Richard W. DiSanti, Jr.

Township Manager
Daniel J. Mator, Jr.

August 23, 2019

Re: **Notice of Violation**
Property Located at 5 Quigley Road
Lot/Block # 1359-H-220

To: Property owner of 5 Quigley Road Cheswick PA 15024

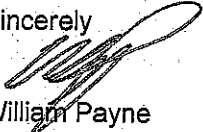
Please be advised the Township has become aware of the demolition of the single family home located on the property however a demolition permit was not obtained at the Township. There is a \$40 fee associated with the permit and it ensures that demolition contractor contacts all the necessary utility companies for disconnects and all debris is cleared from the site. The permit is also the documentation needed to take the structure off of the Allegheny County Real Estate Assessment. If a permit is not obtained the property owner will continue to be charged taxes against the structure from all three taxing bodies, School, County, and Township.

You have a deadline of 15 days to obtain a demolition permit or file an appeal. No demolition activity can occur until a permit is obtained from the Township.

You have the right to appeal this violation to the Zoning Hearing Board at the cost of \$350 for the hearing within 15 days of the notice. If you win your appeal to the Zoning Hearing Board, \$300 will be refunded to you. Failure to comply with the notice within the prescribed deadline, unless extended by your appeal to the zoning hearing board will result in a citation being filed with the magistrate. If found guilty a fine of up to \$500 plus all court costs and reasonable attorney costs incurred by the Township relating to this violation can be assessed.

Please contact me at 724-265-2780 to resolve this matter.

Sincerely



William Payne
Code Enforcement Officer
West Deer Township

West Deer

TOWNSHIP

ALLEGHENY COUNTY PA



Chairwoman of the Board
Shirley Hollibaugh

Vice-Chairman of the Board
Richard W. DiSanti, Jr.

Township Manager
Daniel J. Mator, Jr.

September 4, 2019

Re: **Notice of Violation**
Property Located at 4844 Tremont Dr
Lot/Block # 1214-E-239

To: Property owner of 4844 Tremont Dr

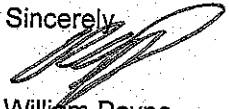
Please be advised the Township has become aware of an above ground swimming pool with deck being constructed without a permit on your property. A building/zoning permit is required by the Township for such structures. Upon further investigation it was also found that said structures may be partially placed on the sanitary sewer easement. In addition to the structures needing permitted, a letter or easement encroachment document must be obtained from Deer Creek Drainage Basin Authority (DCDBA) and a copy provide to the township.

To correct this violation a building/zoning permit must be acquired in addition to a statement of authorization provided to the Township from DCDBA. This violation must be corrected by **October 7th 2019**.

You have the right to appeal this violation to the Zoning Hearing Board at the cost of \$525 for the hearing within 15 days of the notice. Failure to comply with the notice within the prescribed deadline, unless extended by your appeal to the zoning hearing board will result in a citation being filed with the magistrate. If found guilty a fine of up to \$500 plus all court costs and reasonable attorney costs incurred by the Township relating to this violation can be assessed.

Please contact me at 724-265-2780 to resolve this matter.

Sincerely,



William Payne
Code Enforcement Officer
West Deer Township

West Deer

TOWNSHIP

ALLEGHENY COUNTY PA



Chairman of the Board
Shirley Hollibaugh

Vice-Chairman of the Board
Richard W. DiSanti, Jr.

Township Manager
Daniel J. Mator, Jr.

September 5, 2019

Re:

Notice of Violation

Property Located at: 732 Little Deer Creek Valley Road
Russellton PA 15076
Parcel ID # 1361-D-93

To:

Property Owners of 732 Little Deer Creek Valley Road

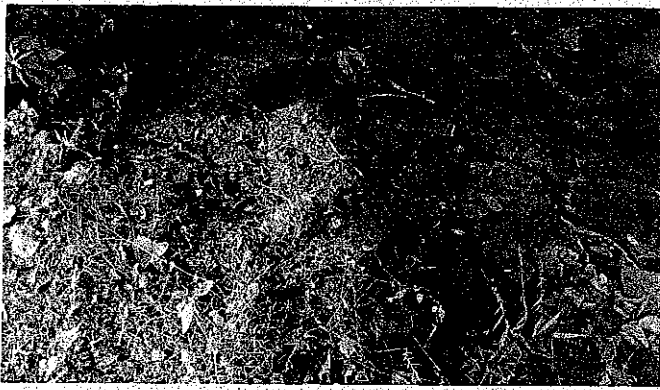
The Township has become aware that you have been dumping yard waste, grass clippings, on 737 Little Deer Creek Valley Road on the edge of the creek bank. This is a violation of West Deer Township Code of Ordinances as well as Allegheny County Health Department Article VI provisions. On September 4 2019 an inspection was performed and found that grass clippings were in fact present and it appears that some have been partially washed away from a previous storm event causing a high creek level. There has also been an eye witness that has come forward and identified Jeremy Adamsky as the violator. The violation listed below will need to be corrected by **October 1st 2019**. The violation is as follows:

1. The dumping of yard waste on the edge of the creek bank.

ACHD Article VI Section 650E Rodent and Pest Vector Control: Protection - "No person or municipality shall maintain a premise so as to cause the development of nuisance pest vectors."

ACHD Article VI Section 651C Rodent and Pest Vector Control: Maintenance - "Composting of yard wastes and organic materials shall be conducted so as not to create a pest vector nuisance, actual or potential health hazard, odors or other nuisance."

West Deer Township Code of Ordinances Chapter 166 section 3: Cleaning property of accumulated waste - No person, owner or tenant shall allow to accumulate or causes to be dumped any rubbish, bulk rubbish, garbage, dead animals, junk, abandoned vehicles or other waste material in or on any dwelling, cellar, lane, alley, yard or vacant ground.



To correct this violation all grass and yard debris must be removed and no further yard waste can be dumped on this property.

If these violations are not corrected, citations will be filed through the local District Magistrates office. You have the right to an appeal after the citations are filed at the local District Office. **If you are found guilty you could be fined up to \$300 per day per offense for ACHD Article VI violations and up to \$600 for the violation of West Deer Township Code of Ordinances.** Each violation of any separate subsection or section shall constitute a separate offense.

Please contact me at 724-265-2780 with questions.

Sincerely

William Payne
Code Enforcement Officer
West Deer Township
(724) 265-2780

September 9, 2019

Re:

Notice of Violation

Property Located at: 272 Oak Road
Gibsonia PA 15044
Parcel ID # 1668-R-180

To:

Property Owners of 272 Oak Road

The Township has become aware of several code violations located on your property. On September 5, 2019 an exterior visual inspection was performed on your property, any violation not listed on notice does not constitute the acceptance of the violation existing. The interior of the home was not inspected at this time and the detailed list below does not include any interior violations that may exist. If a subsequent inspection reveals violations on either the interior or exterior of the home, those violations shall also be corrected. The Township is aware that you are currently fixing the property and will have some construction materials on site. With that being stated the property shall be maintained in such a way as not to create a pest vector or visual nuisance. The violations listed below will need to be corrected by **October 14th 2019**. The violations are as follows:

1. The yard area has an accumulation of junk, debris, scrap, trash, construction materials, etc. All scrap material shall be removed and trash that is spilled on the exterior of the property shall be removed and properly disposed.

ACHD Article VI Section 657 General Sanitation - "Every Occupant of a dwelling unit, light housekeeping unit or rooming unit shall keep that part of the dwelling and premises which they occupy and control in a clean and sanitary condition, free from any accumulation of dirt, refuse, debris or other matter."

ACHD Article VI Section 650E Rodent and Pest Vector Control: Protection - "No person or municipality shall maintain a premise so as to cause the development of nuisance pest vectors."

West Deer Township Code of Ordinances Chapter 166 section 3: Cleaning property of accumulated waste - No person, owner or tenant shall allow to accumulate or causes to be dumped any rubbish, bulk rubbish, garbage, dead animals, junk, abandoned vehicles or other waste material in or on any dwelling, cellar, lane, alley, yard or vacant ground.

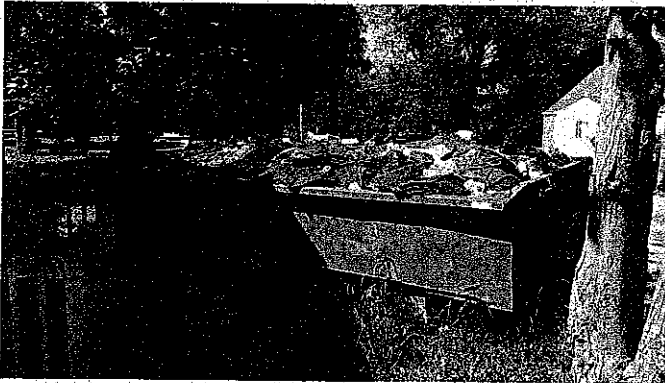


To correct these violations remove and properly dispose of all garbage and scrap material.

2. There is a roll off dumpster in the front yard that is currently filled. This type of disposal method was designed for the disposal of construction debris and large bulky items. It was not designed to store common food waste or kitchen debris that could attract pest vectors such as insects or rodents.

ACHD Article VI Section 650E Rodent and Pest Vector Control: Protection - "No person or municipality shall maintain a premise so as to cause the development of nuisance pest vectors."

ACHD Article VI Section 654 Refuse: Responsibility for Proper Storage and Disposal- "The occupant of every dwelling unit or rooming unit shall be responsible for the storage of garbage, refuse and rubbish in a clean and sanitary manner in accordance with the provisions of this Article and in compliance with any other Rules and Regulations of the County.




To correct this violation have the dumpster emptied and if another dumpster is required for renovations only dispose of construction materials/debris in the dumpster. All materials/items that can be utilized as a food source for pest vectors shall be prohibited from open top dumpster storage.


If these violations are not corrected, citations will be filed through the local District Magistrates office. You have the right to an appeal after the citations are filed at the local District Office. **If you are found guilty you could be fined up to \$300 per day per offense for ACHD Article VI violations and up to \$600 for the violation of West Deer Township Code of Ordinances.** Each violation of any separate subsection or section shall constitute a separate offense.

Please contact me at 724-265-2780 with questions.

Sincerely,


William Payne
Code Enforcement Officer
West Deer Township

West Deer



TOWNSHIP

ALLEGHENY COUNTY PA

Chairwoman of the Board
Shirley Hollibaugh

Vice-Chairman of the Board
Richard W. DiSanti, Jr.

Township Manager
Daniel J. Mator, Jr.

September 10, 2019

TO: Shoff Farms HOA

RE: Shoff Farms steep slope protection

At the request of the Home Owners Association (HOA) a site inspection was performed on August 21, 2019. The HOA was concerned about the safety of the residents in regards to the unprotected steep slopes at the backside of the development overlooking the woods and detention pond. I was aware prior to my inspection of the steep slopes on the rear of the development as I performed multiple site inspection with Allegheny County Soil Conservation District during the site development phase. I have walked the site completely and am very familiar with the slopes both while during construction and after final grading and landscaping.

It is my understanding that the builder has offered to place a barrier, vinyl fencing, to protect any resident or guest from accidentally falling/sliding/rolling down the hill. While some residents are likely to resist I feel that it is imperative to make safeguards to protect the safety of the residents and guests whenever possible. During the course of my inspection I have identified 4 duplex units that would greatly benefit from a permeant barrier or fencing being placed along the top of the slope. The first area is along the back side of 312, 314, 316, and 318 Ridge View Court. This area has steep slopes that have over 30 feet of fall before the slope starts to flatten out. The next area would be in the rear of the cul-de-sac of 119, 121, 122, 125 Lex Lane. The steep slopes in this area have over 35 feet of fall before the slope starts to flatten out.

A barrier or fencing would provide a safeguard for residents walking in the back yard in case they get too close to the edge of the slope or the grass is wet or damp which could reduce the footing of an individual. This could also prevent any children who may be residing or visiting the mentioned properties or neighboring properties from getting injured if they fall/slide/roll down the steep slopes.

Provided below are photographs that clearly depict the condition of the properties slopes on August 21 2019.

Slope behind Ridge View Court



Slope behind Lex Lane Cul-de-sac

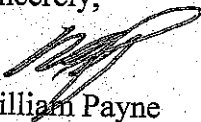


Slope behind Lex Lane Cul-de-sac



The Township strongly **RECOMMENDS** that a barrier or fence be provided across the top of the slopes previously identified to act as a safeguard against possible injury. The property owner will resume all liability and responsibility for any injury that occur and or results from said property.

Sincerely,


William Payne
Code Enforcement Officer
West Deer Township

West Deer

TOWNSHIP

ALLEGHENY COUNTY PA



Chairwoman of the Board
Shirley Hollibaugh

Vice-Chairman of the Board
Richard W. DiSanti, Jr.

Township Manager
Daniel J. Mator, Jr.

September 12, 2019

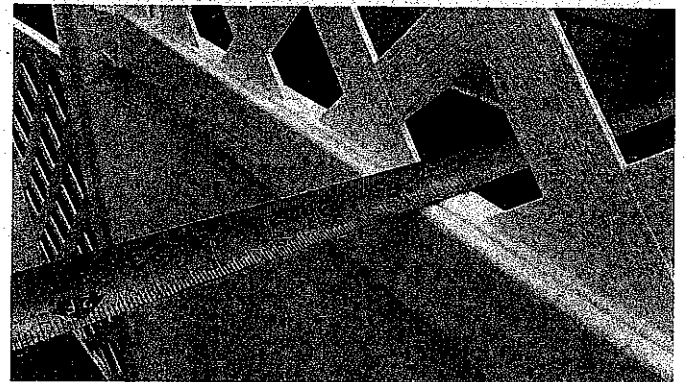
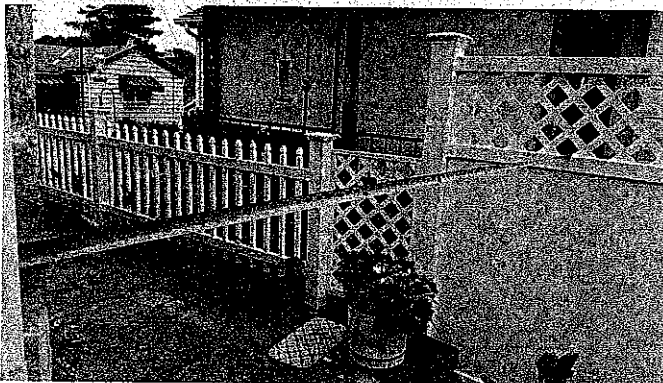
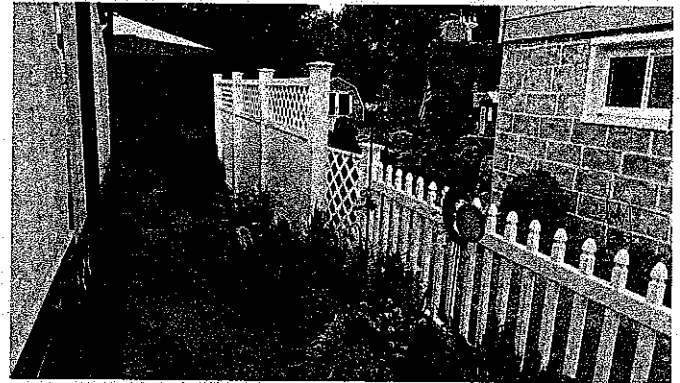
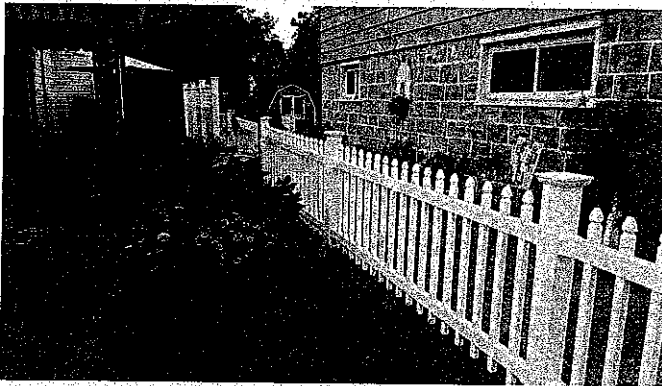
Re: **Notice of Violation**
Property Located at 441 Birch Lane
Lot/Block # 2013-N-94

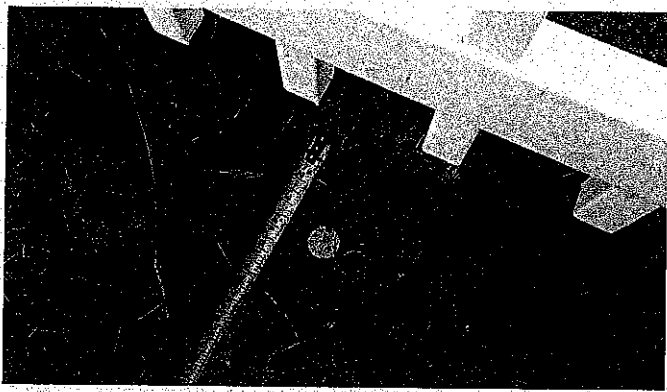
To: Property owner of Birch Lane

Please be advised the Township has become aware of a fence that was constructed on your property without a building/zoning permit. A building/zoning permit is required by the Township for all fences. Upon further investigation it was also found that said fence is located on your neighbor's property. The fence encroaches the neighbor's property by a minimum of 18" at the rear of the neighboring property and approximately 4" at the front property pin. You are in violation of section 210-89 of West Deer Township's Code of Ordinances specifically subsections D and E which state:

D. Fences must be located on a single property as compared to being located on a property line, and provisions for maintenance of the fences and care of the property must be considered by the owner.

E. A building permit must be obtained from the Zoning Officer before any type of fence is erected.






To correct this violation a building/zoning permit must be acquired and the fence must be moved to be located solely onto your own property and allow enough room for proper installation and maintenance of said fence to occur entirely within your property limits. When the fence is removed the soil and landscape must revert to the current condition or better. You may also reach an agreement with your neighbor to allow said fence to remain in the existing location but you will still need to obtain a building/zoning permit for said fence. The agreement if reached shall be written or typed, signed, notarized and a copy submitted with the building permit application. The agreement language shall include the acknowledgment of said fences location in established permanent landmarks such as property pins or edge of existing buildings.

This violation must be corrected by October 14th 2019.

You have the right to appeal this violation to the Zoning Hearing Board at the cost of \$525 for the hearing within 15 days of the notice. Failure to comply with the notice within the prescribed deadline, unless extended by your appeal to the zoning hearing board will result in a citation being filed with the magistrate. If found guilty a fine of up to \$500 plus all court costs and reasonable attorney costs incurred by the Township relating to this violation can be assessed.

Please contact me at 724-265-2780 to resolve this matter.

Sincerely


William Payne
Code Enforcement Officer
West Deer Township

September 13, 2019

Re: **Notice of Violation**
Property Located at: 157 Oak Road
Gibsonia PA 15044
Parcel ID # 1509-A-135

To: Bank of New Your Mellon

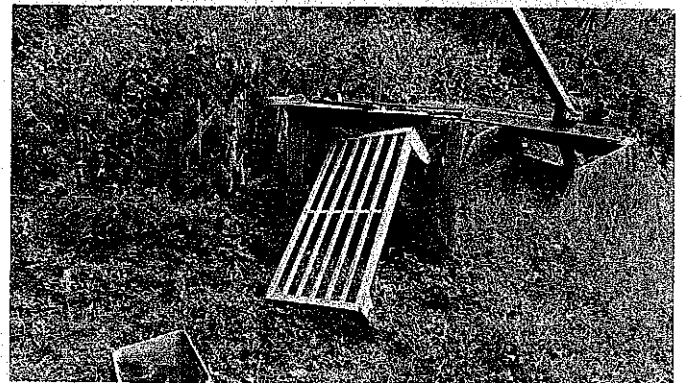
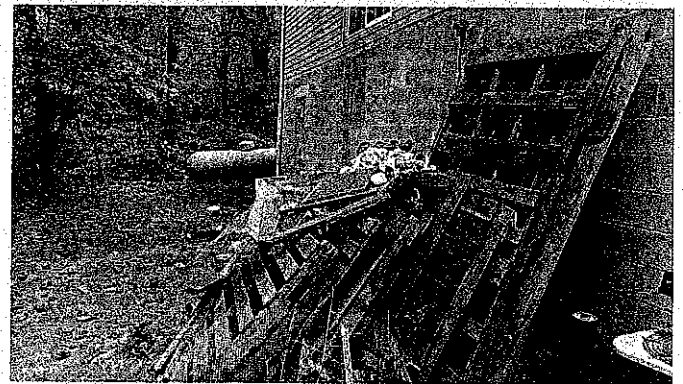
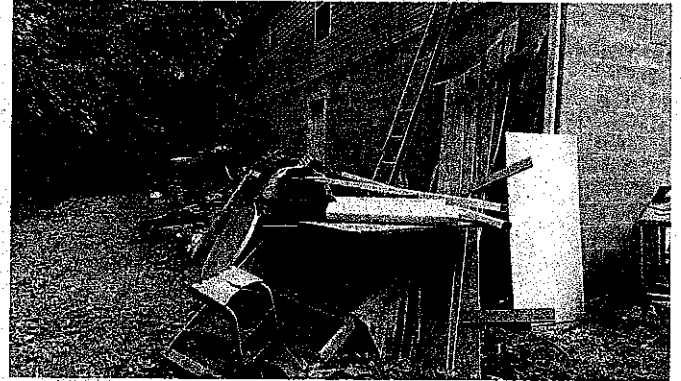
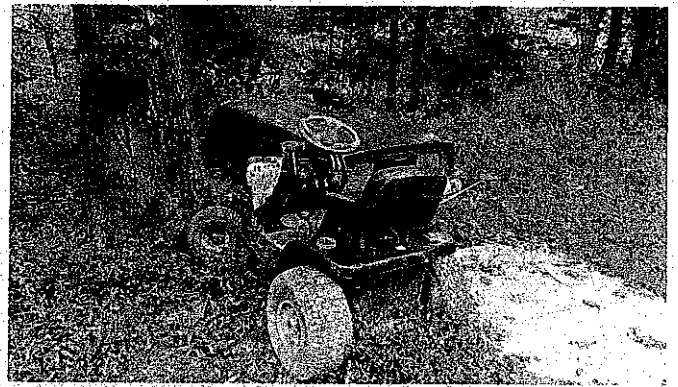
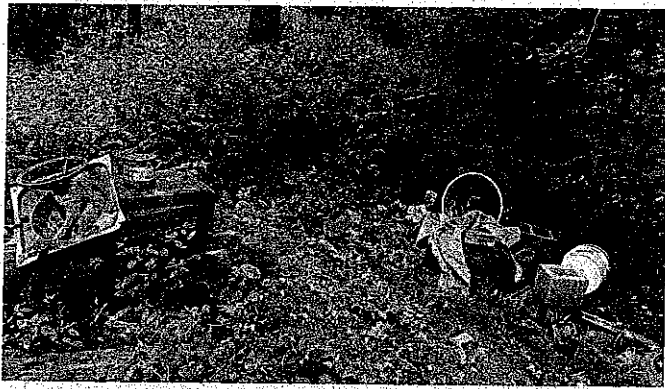
The Township has become aware of serval code violations located on your property. On September 13, 2019 an exterior visual inspection was performed on your property, any violation not listed on notice does not constitute the acceptance of the violation existing. The interior of the home was not inspected at this time and the detailed list below does not include any interior violations that may exist. If a subsequent inspection reveals violations on either the interior or exterior of the home, those violations shall also be corrected. The violations listed below will need to be corrected by **October 28, 2019**. The violations are as follows:

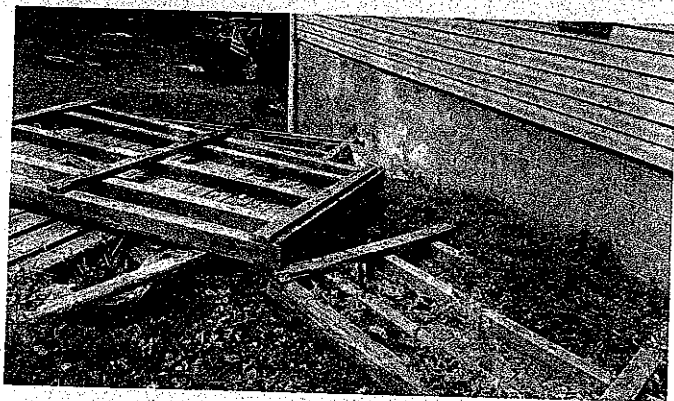
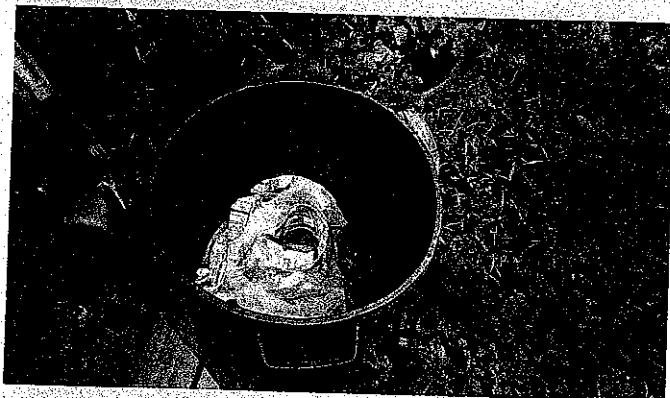
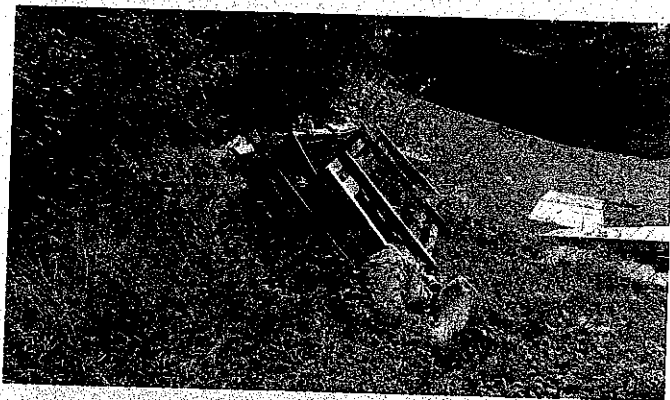
1. The yard area has an accumulation of junk, debris, scrap, construction materials, paint cans, automotive parts, tools, lawn equipment, tires, couches, tarps, pallets, empty beer/soda cans, pallet structures, broken glass/mirrors, etc.

ACHD Article VI Section 657 General Sanitation - "Every Occupant of a dwelling unit, light housekeeping unit or rooming unit shall keep that part of the dwelling and premises which they occupy and control in a clean and sanitary condition, free from any accumulation of dirt, refuse, debris or other matter."

ACHD Article VI Section 650E Rodent and Pest Vector Control: Protection - "No person or municipality shall maintain a premise so as to cause the development of nuisance pest vectors."

West Deer Township Code of Ordinances Chapter 166 section 3: Cleaning property of accumulated waste - No person, owner or tenant shall allow to accumulate or causes to be dumped any rubbish, bulk rubbish, garbage, dead animals, junk, abandoned vehicles or other waste material in or on any dwelling, cellar, lane, alley, yard or vacant ground.

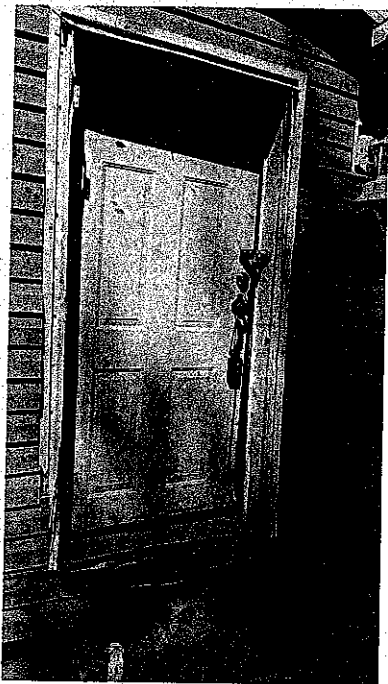




To correct these violations remove and properly dispose of all garbage, scrap material, junk, etc.

2. Front door is heavily damaged and in capable of properly latching leaving an entryway for pest vectors, approximately ½" inches opening.

ACHD Article VI Section 624 General Structures: Openings - "Every window, exterior door and basement hatchway shall be weathertight and watertight and shall be kept in sound working condition and good repair. All entrance doors into a dwelling unit or rooming unit shall be equipped with a latching or locking device. All exterior windows that are capable of being opened and all other potential means of egress shall be equipped with hardware for latching."



To correct this violation the door shall be properly secured as to not allow any pest vectors free access.

3. The front glass is window is broken.

ACHD Article VI Section 624 General Structures: Openings - "Every window, exterior door and basement hatchway shall be weathertight and watertight and shall be kept in sound working condition and good repair. All entrance doors into a dwelling unit or rooming unit shall be equipped with a latching or locking device. All exterior windows that are capable of being opened and all other potential means of egress shall be equipped with hardware for latching."



To correct this violation the window glass, window sash, or entire window will need to be replaced.

4. The rear patio door does not have a landing/stairway or is not properly safeguarded from accidental falls.

ACHD Article VI Section 625 General Structure: Egress – “Every dwelling unit and every rooming unit shall have safe and unobstructed means of egress leading to a safe and open space at ground level.”



If these violations are not corrected, citations will be filed through the local District Magistrates office. You have the right to an appeal after the citations are filed at the local District Office. **If you are found guilty you could be fined up to \$300 per day per offense for ACHD Article VI violations and up to \$600 for the violation of West Deer Township Code of Ordinances.** Each violation of any separate subsection or section shall constitute a separate offense.

Please contact me at 724-265-2780 with questions.

Sincerely




William Payne
Code Enforcement Officer
West Deer Township
(724) 265-2780

West Deer

TOWNSHIP

ALLEGHENY COUNTY PA



Chairwoman of the Board
Shirley Hollibaugh

Vice-Chairman of the Board
Richard W. DiSanti, Jr.

Township Manager
Daniel J. Mator, Jr.

September 19, 2019

Re:

Notice of Violation

Property Located at 1801 Saxonburg Blvd Tarentum PA
Lot/Block # 1838-N-227

To:

Property owner of 1801 Saxonburg Blvd Tarentum PA

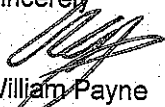
An occupancy inspection was performed on 9-16-19 and several common issues were present and need to be corrected. The violations are listed below:

1. Smoke detectors missing in the bedrooms. (Apartment 1,2,3,4,5,6)
2. Outlets by kitchen sinks are not GFCI protected. (Apartment 1,2,3,5,6)
3. Outlet by stationary tub is not GFCI protected. (Common Laundry Room)
4. Light switch cover missing. (Common Water Heater Room)
5. Fire Extinguisher not present. (Common Hall Area)
6. Tools and hunting equipment blocking the egress from apartment #6 in hallway. (Common Hall Area)
7. Bedroom windows not present. (Apartments 4,5,6) (Apartment 4 currently using living room as studio apartment and using 2 remaining rooms for storage. Apartment 4 cannot use other 2 rooms as bedrooms until windows to the outside are in place. Apartments 5 and 6 shall have windows installed or equivalent (skylights).

Violations 1-6 need to be corrected by **October 28 2019**. Violation 7 in apartment 4 is being reviewed in conjunction with Allegheny County Health Department and a timeline will be determined after a final determination of the violation and corrective action can be obtained. A possible solution for apartment 5 and 6 is to add skylights in the existing rooms to conform to this requirement. The current roof is a shingle roof and should be addressed before the temperature drops to provide better adhesion for sealants and shingles.

Please contact me at 724-265-2780 to resolve this matter.

Sincerely,



William Payne
Code Enforcement Officer
West Deer Township

109 East Union Road, Cheswick, PA 15024
724.265.3680
www.westdeertownship.com

September 24, 2019

Re: **Notice of Violation**

Property Located at: 992 Deer Creek Road
Gibsonia Pa 15044
Parcel ID # 2193-K-321

To: Property Owners of 992 Deer Creek Road

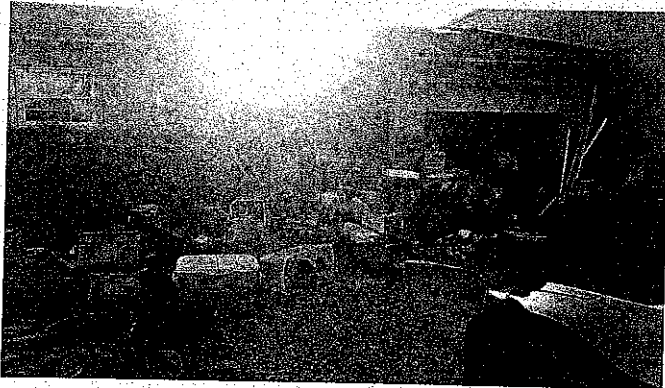
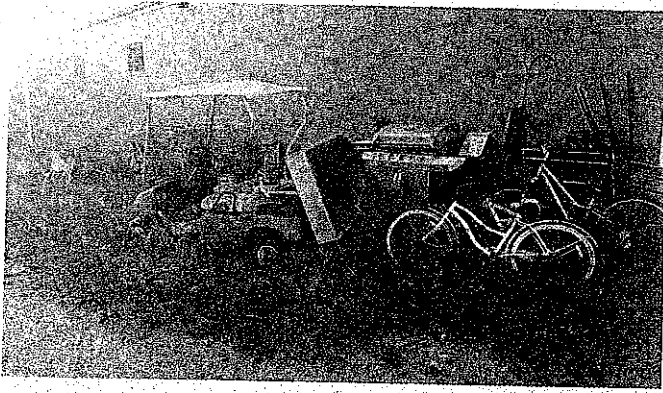
The Township has become aware of several code violations located on your property while onsite for a manure management complaint that the Township has referred to Allegheny County Soil Conservation District. On September 20, 2019 an exterior visual inspection was performed on your property, any violation not listed on notice does not constitute the acceptance of the violation existing. The interior of the home was not inspected at this time and the detailed list below does not include any interior violations that may exist. If a subsequent inspection reveals violations on either the interior or exterior of the home, those violations shall also be corrected. The violations listed below will need to be corrected by **October 28th 2019**. The violations are as follows:

1. The front barn and garage area has an accumulation of junk, debris, scrap, construction materials, storage totes, cardboard, coolers, equipment, inoperable golf cart, appliances, car parts, tires, construction debris, etc.

ACHD Article VI Section 657 General Sanitation - "Every Occupant of a dwelling unit, light housekeeping unit or rooming unit shall keep that part of the dwelling and premises which they occupy and control in a clean and sanitary condition, free from any accumulation of dirt, refuse, debris or other matter."

ACHD Article VI Section 650E Rodent and Pest Vector Control: Protection - "No person or municipality shall maintain a premise so as to cause the development of nuisance pest vectors."

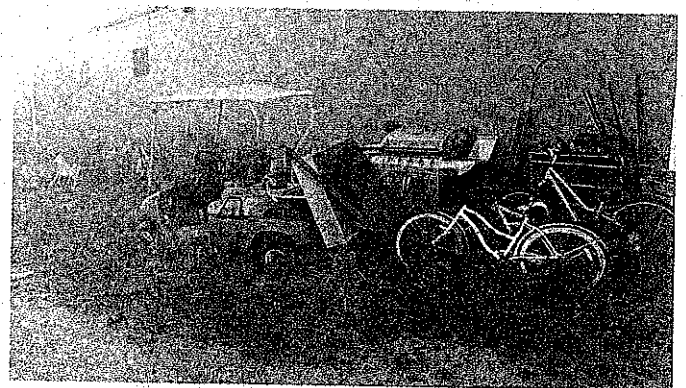
West Deer Township Code of Ordinances Chapter 166 section 3: Cleaning property of accumulated waste - No person, owner or tenant shall allow to accumulate or causes to be dumped any rubbish, bulk rubbish, garbage, dead animals, junk, abandoned vehicles or other waste material in or on any dwelling, cellar, lane, alley, yard or vacant ground.



To correct these violations remove and properly dispose of all junk, debris, scrap, construction materials, storage totes, cardboard, coolers, equipment, inoperable golf cart, appliances, car parts, tires, construction debris, etc.

2. High grass and unrestricted plant growth is causing a pest vector habitat for ticks, mice, and snakes. Ticks thrive in high grass areas where the grass stays wet longer and is cooler. Ticks also like areas that are cool and damp like under leaves, tarps, grass piles and similar materials that are stored outside on bare ground. Mice and snakes inhabit areas that allow them to be easily hidden and keep them in close proximity to food and water.

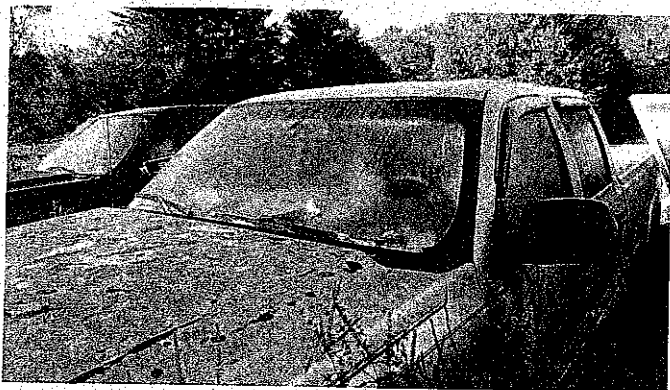
ACHD Article VI Section 651E Rodent and Pest Vector Control: Maintenance – “Any premises determined by the Director to be a nuisance by reason of unrestricted plant growth shall be maintained so as to restrict such growth to ten (10) inches or less. In single family dwellings, the occupant shall be responsible for compliance with this section.”



To correct this violation all grass and weeds need to be cut down and grass piles need to be removed. All debris, etc. shall be removed and properly stored or disposed to allow all the grass to be properly maintained.

3. There is at least one inoperable vehicle on the property. A tan double cab pick-up truck that has a busted rear window and no inspection stickers on it. The vehicle does not appear to be in operable condition.

West Deer Township Code of Ordinances Chapter 166 section 3: Cleaning property of accumulated waste - No person, owner or tenant shall allow to accumulate or causes to be dumped any rubbish, bulk rubbish, garbage, dead animals, junk, abandoned vehicles or other waste material in or on any dwelling, cellar, lane, alley, yard or vacant ground.



To correct this violation all vehicles on property must have current registration, inspection and be in operable condition. A farm vehicle must only be in operable condition if it does not leave the property but must be safe to drive and not have open access to cab unless such a vehicle was designed in that way.

If these violations are not corrected, citations will be filed through the local District Magistrates office. You have the right to an appeal after the citations are filed at the local District Office. **If you are found guilty you could be fined up to \$300 per day per offense for ACHD Article VI violations and up to \$600 for the violation of West Deer Township Code of Ordinances.** Each violation of any separate subsection or section shall constitute a separate offense.

Please contact me at 724-265-2780 with questions.


Sincerely

William Payne
Code Enforcement Officer
West Deer Township
(724) 265-2780

West Deer

TOWNSHIP

ALLEGHENY COUNTY PA



Chairwoman of the Board
Shirley Hollibaugh

Vice-Chairman of the Board
Richard W. DiSanti, Jr.

Township Manager
Daniel J. Mator, Jr.

September 25, 2019

Re: **Notice of Violation**
Property Located at 1801 Saxonburg Blvd Tarentum PA
Lot/Block # 1838-N-227

To: Property owner of 1801 Saxonburg Blvd Tarentum PA

An occupancy inspection was performed on 9-16-19 and several common issues were present and need to be corrected. A prior notice was sent out (dated September 16 2019) and covered 7 issues that were identified. One issue, bedroom windows in apartment #4 was awaiting a review in conjunction with ACHD which has now been received.

1. Bedroom windows not present in Apartments 4. The apartment is currently using living room as studio apartment and using 2 remaining rooms for storage. Apartment 4 cannot use other 2 rooms as bedrooms until windows to the outside are in place.

To resolve this violation apartment #4 must install bedroom windows meeting all of the following criteria:

- a. Can be opened from the inside
- b. Has a clear escape opening of at least 5.7 square feet.
- c. Is at least 24" high and at least 20" wide.
- d. Has a finished sill that is no higher than 48" above the floor.

The apartment can also be converted into storage or office space if the windows are not installed.

A solution must be completed by November 4th 2019.

Please contact me at 724-265-2780 to resolve this matter.

Sincerely



William Payne
Code Enforcement Officer
West Deer Township

September 25, 2019

Re:

Notice of Violation

Property Located at: 4302 Paradise Drive
Gibsonia PA 15044
Parcel ID # 1508-J-367

To:

Property Owners of 4302 Paradise Drive (Christiana Trust)

The Township has become aware of several code violations located on your property. On September 3, 2019 a visual inspection was performed on your property, any violation not listed on notice does not constitute the acceptance of the violation existing. If a subsequent inspection reveals violations on either the interior or exterior of the home, those violations shall also be corrected. The violations listed below will need to be corrected by **October 30 2019**. The violations are as follows:

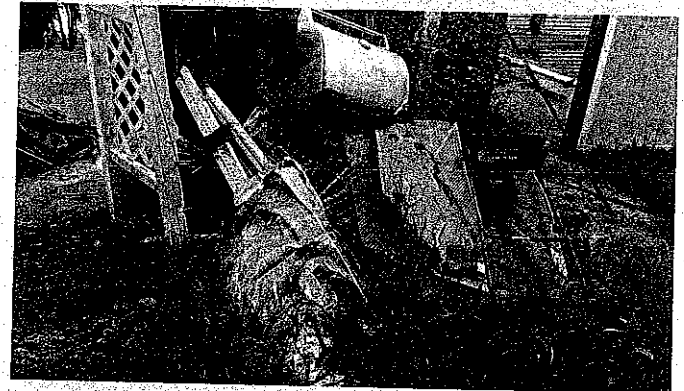
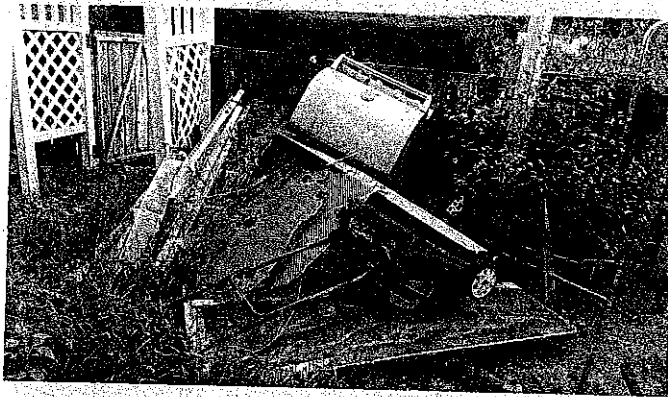
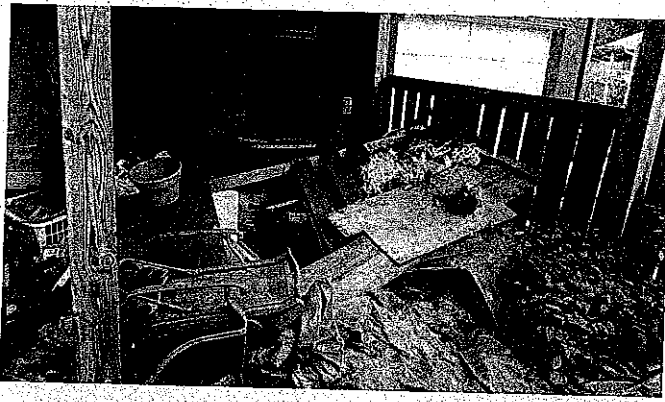
1. The exterior area of the property has an accumulation of junk, debris, scrap, construction materials, paint cans, scrap wood, animal cages, exercise equipment, yard equipment, suit cases, clothes, bags of trash, paint cans, cardboard, plastic, etc.

ACHD Article VI Section 657 General Sanitation - "Every Occupant of a dwelling unit, light housekeeping unit or rooming unit shall keep that part of the dwelling and premises which they occupy and control in a clean and sanitary condition, free from any accumulation of dirt, refuse, debris or other matter."

ACHD Article VI Section 650E Rodent and Pest Vector Control: Protection - "No person or municipality shall maintain a premise so as to cause the development of nuisance pest vectors."

West Deer Township Code of Ordinances Chapter 166 section 3: Cleaning property of accumulated waste - "No person, owner or tenant shall allow to accumulate or causes to be dumped any rubbish, bulk rubbish, garbage, dead animals, junk, abandoned vehicles or other waste material in or on any dwelling, cellar, lane, alley, yard or vacant ground."

West Deer Township Code of Ordinances Chapter 210 section 91: Storage "No lot or premises shall be used as a garbage dump, or a dead animal rendering plant. No manure, rubbish, or miscellaneous refuse may be stored in the open within any district where the same may be construed as a menace to public health or safety. No exceptions shall be made except by official governmental action."

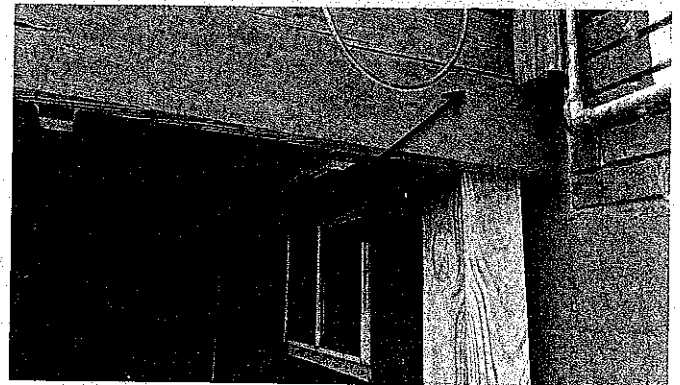
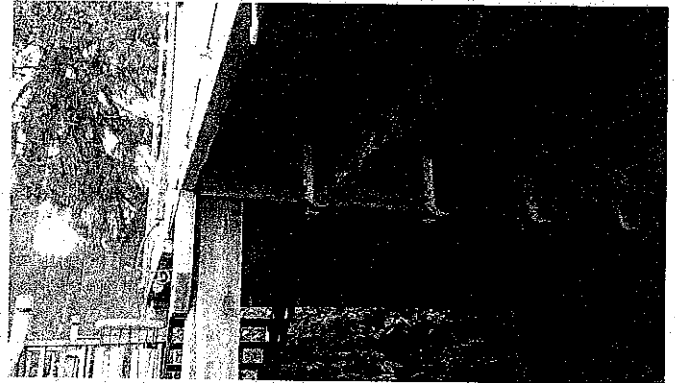


To correct these violations remove and properly dispose of all garbage, scrap material, junk.

2. The rear deck is not adequately supported and is in danger of collapse. There are no structural beams supporting the center of the deck and it is visibly sagging from the weight of the trash above. The outside rim board on the side next to driveway is structurally failing (structural cracks) from the downward force being applied to the joists which are attached to the rim board. The downward force is

caused by the overload of garbage and debris located on the top of the deck and the lack of structural support underneath the joists.

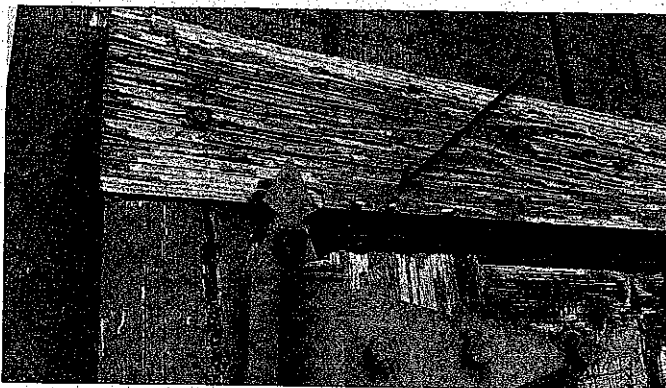
ACHD Article VI Section 623 General Structure: Stairs and Porches -- "Every inside and outside stairs, every porch and every other appurtenance to the structure shall be so constructed as to be safe for use, shall be kept in sound condition and good repair. The Director may require that any inside or outside stairways have at least one (1) well-secured handrail, which extends the full length of the stairway, when it is deemed necessary for safe passage."



To correct this violation the deck must be adequately structurally supported or removed.

3. The wood shed that is located in the rear yard by the swimming pool is creating a pest vector habitat for wood destroying pests. Wood destroying pests are present in the structure and will spread throughout the neighborhood if not treated.

ACHD Article VI Section 650E Rodent and Pest Vector Control: Protection - "No person or municipality shall maintain a premise so as to cause the development of nuisance pest vectors."

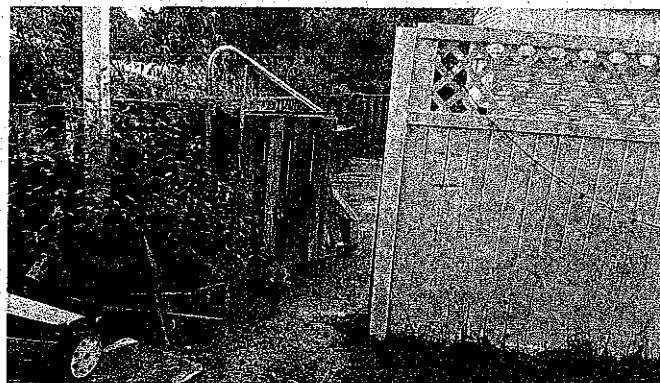


To correct this problem a certified professional pest control specialist must be contacted and they must treat the area until all signs of wood destroying pests are eliminated.

4. The swimming pool has open access creating a dangerous condition for both un-expecting children and animals and also is creating a pest vector nuisance for mosquito breeding. There are also several containers collecting stagnant water that also acts as a habitat for mosquitos.

ACHD Article VI Section 650D Rodent and Pest Vector Control: Protection – “No person shall maintain or permit to be maintained any artificial receptacle or pool, including but not limited to scrap tires or appliances, containing water in such condition that breeding of pest vectors therein may become a danger to the public health or create a nuisance.”

West Deer Township Zoning Ordinance # 394 Section 19.13.1.C – “ All openings in the barrier are equipped with gates or doors which shall be locked when not in use.”



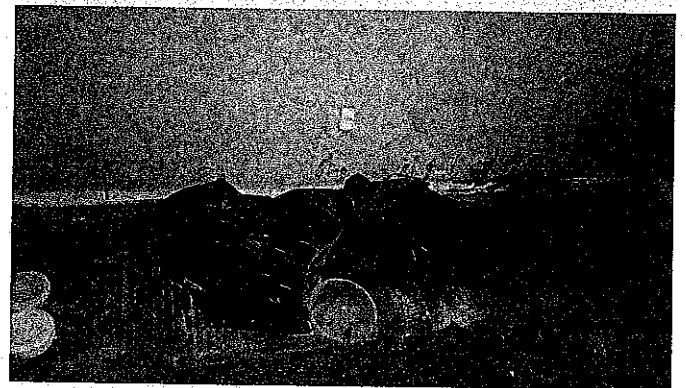
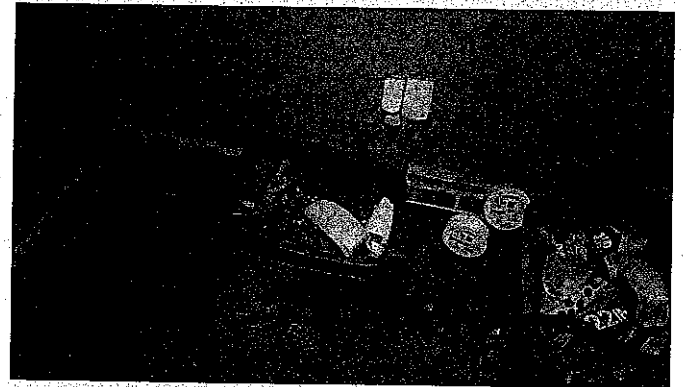
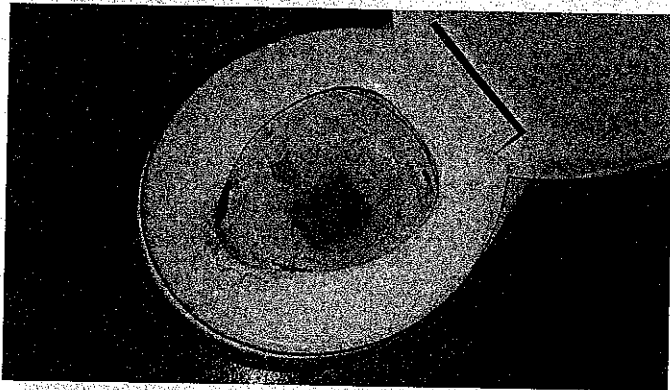
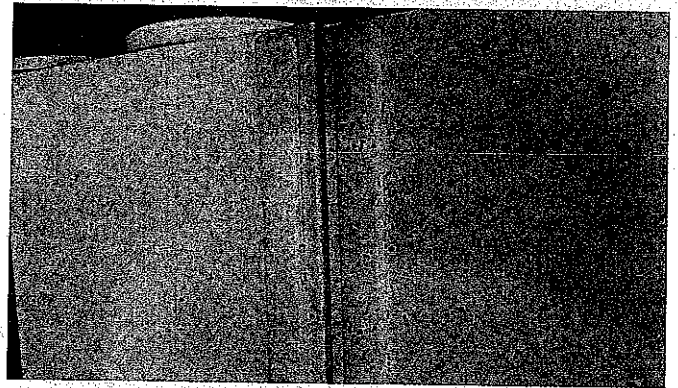
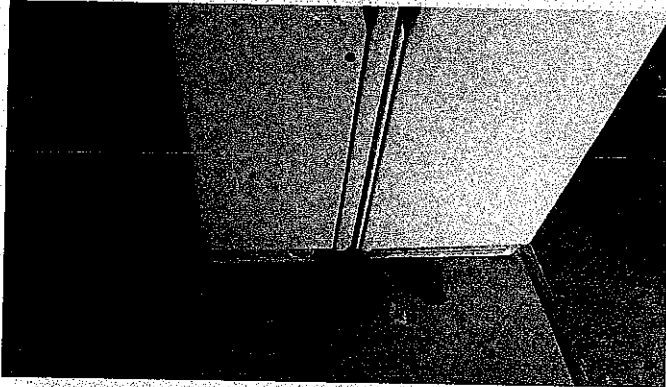
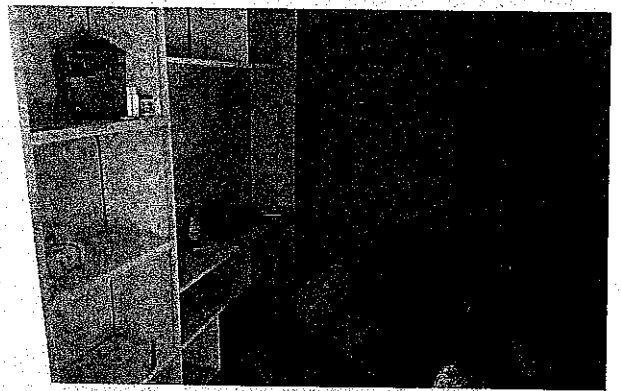
To correct this violation the swimming pool either needs to be treated, drained, or removed. The barrier also needs to be securely locked to ensure safety.

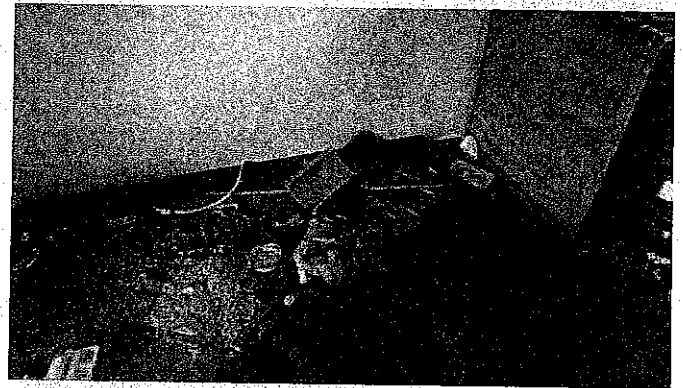
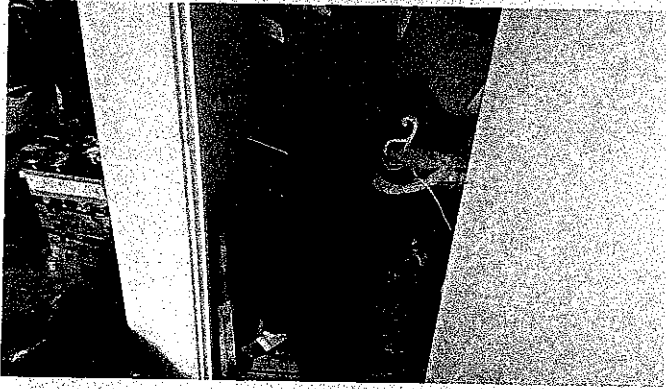
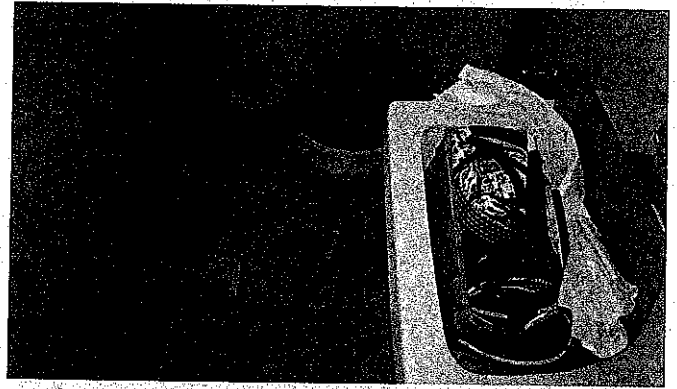
5. The interior of the home is scattered with garbage, trash, food, animal supplies (bedding/food), animal feces etc. The refrigerator and chest freezer and appear to have spoiled food in them. The refrigerator has bugs covering the outside and a large soiled area in front of it that appears to be from rotten food oozing out of the bottom seal. There is one room dedicated as a litter box with several littler pans and 4 black garbage bags of animal feces present.

ACHD Article VI Section 657 General Sanitation - “Every Occupant of a dwelling unit, light housekeeping unit or rooming unit shall keep that part of the dwelling and premises which they occupy and control in a clean and sanitary condition, free from any accumulation of dirt, refuse, debris or other matter.”

ACHD Article VI Section 650E Rodent and Pest Vector Control: Protection - “No person or municipality shall maintain a premise so as to cause the development of nuisance pest vectors.”

West Deer Township Code of Ordinances Chapter 166 section 3: Cleaning property of accumulated waste - “No person, owner or tenant shall allow to accumulate or causes to be dumped any rubbish, bulk rubbish, garbage, dead animals, junk, abandoned vehicles or other waste material in or on any dwelling, cellar, lane, alley, yard or vacant ground.”





To correct this violation all debris garbage, animal feces, clothing, bedding, food, etc. must be removed. All items that can either be used as food, or bedding for rodents shall be removed.

If these violations are not corrected, citations will be filed through the local District Magistrates office. You have the right to an appeal after the citations are filed at the local District Office. **If you are found guilty you could be fined up to \$300 per day per offense for ACHD Article VI violations and up to \$600 for the violation of West Deer Township Code of Ordinances.** Each violation of any separate subsection or section shall constitute a separate offense.

Please contact me at 724-265-2780 with questions.

Sincerely



William Payne
Code Enforcement Officer
West Deer Township
(724) 265-2780



Chairman of the Board
Shirley Hollibaugh

Vice-Chairman of the Board
Richard W. DiSanti, Jr.

Township Manager
Daniel J. Mator, Jr.

September 30, 2019

Re:

Notice of Violation

Property Located at: 2024 Church Street
Russellton PA 15076
Parcel ID # 1361-M-127

To:

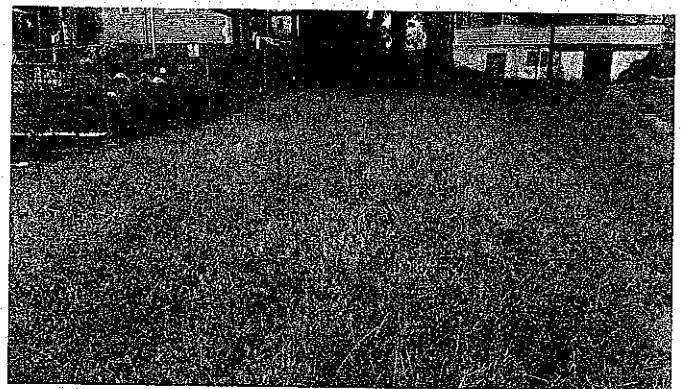
Property Owners or Representatives of 2024 Church Street

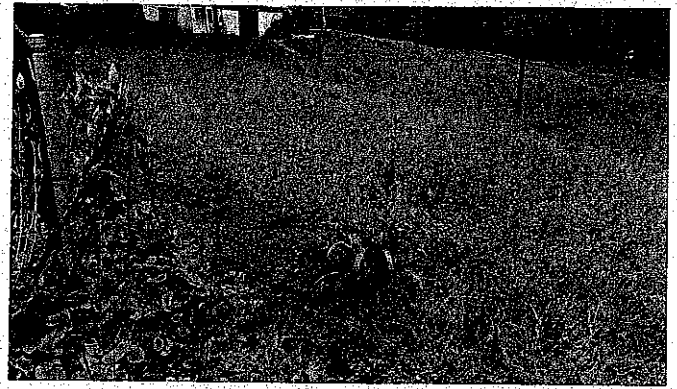
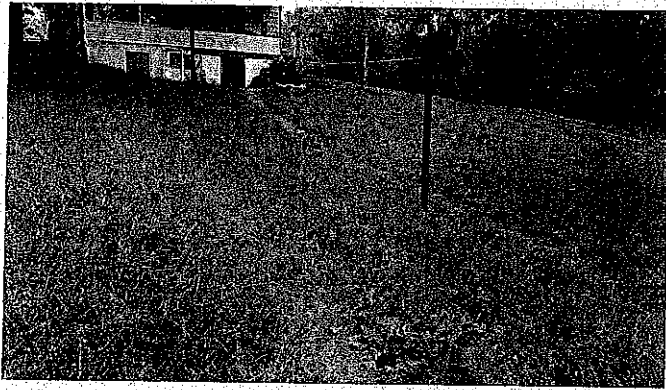
The Township has become aware of a code violations located on your property. On September 30, 2019 an exterior visual inspection was performed on your property, any violation not listed on notice does not constitute the acceptance of the violation existing. The interior of the home was not inspected at this time and the detailed list below does not include any interior violations that may exist. If a subsequent inspection reveals violations on either the interior or exterior of the home, those violations shall also be corrected. The violations listed below will need to be corrected by **October 21st 2019**. The violations are as follows:

1. High grass is causing a pest vector habitat for ticks, mice, and snakes. Ticks thrive in high grass areas where the grass stays wet longer and is cooler. Ticks also like areas that are cool and damp. Mice and snakes inhabit areas that allow them to be easily hidden and keep them in close proximity to food and water.

ACHD Article VI Section 650E Rodent and Pest Vector Control: Protection - "No person or municipality shall maintain a premise so as to cause the development of nuisance pest vectors."

ACHD Article VI Section 651E Rodent and Pest Vector Control: Maintenance - "Any premises determined by the Director to be a nuisance by reason of unrestricted plant growth shall be maintained so as to restrict such growth to ten (10) inches or less. In single family dwellings, the occupant shall be responsible for compliance with this section."





To correct this violation all grass and weeds need to be cut down and grass piles need to be removed. All debris, etc. shall be removed and properly stored or disposed to allow all the grass to be properly maintained.

If this violation is not corrected, citations will be filed through the local District Magistrates office. You have the right to an appeal after the citations are filed at the local District Office. **If you are found guilty you could be fined up to \$300 per day per offense for ACHD Article VI violations.** Each violation of any separate subsection or section shall constitute a separate offense.

Please contact me at 724-265-2780 with questions.

Sincerely

William Payne
Code Enforcement Officer
West Deer Township
(724) 265-2780

September 30, 2019

Re:

Notice of Violation

Property Located at: 11 Garden Street
Russellton PA 15076
Parcel ID # 1361-H-171

To:

Property Owners of 10-12 Garden Street

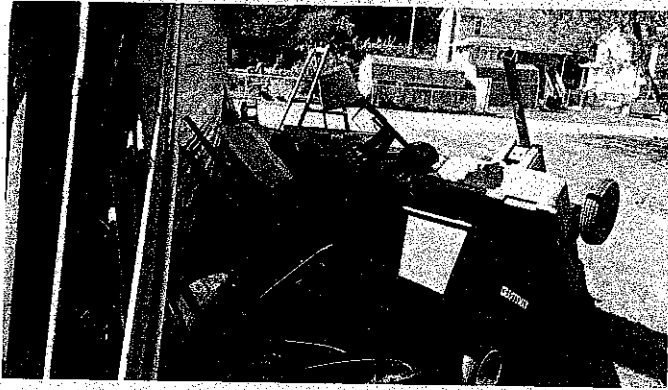
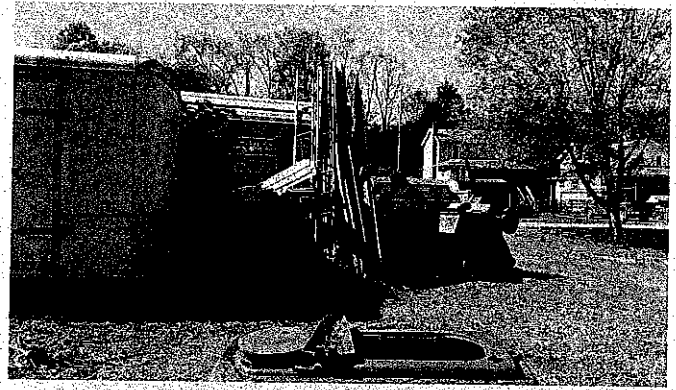
The Township has become aware of several code violations located on your property. On September 19, 2019 an exterior visual inspection was performed on your property, any violation not listed on notice does not constitute the acceptance of the violation existing. The interior of the home was not inspected at this time and the detailed list below does not include any interior violations that may exist. If a subsequent inspection reveals violations on either the interior or exterior of the home, those violations shall also be corrected. The violations listed below will need to be corrected by **October 28th 2019**. The violations are as follows:

1. Parking area across the street from the main structure has an accumulation of junk and debris. Some of the following items that are in violation are scrap materials, sports equipment's (weights), construction materials and exposed lumber stacks.

ACHD Article VI Section 657 General Sanitation - "Every Occupant of a dwelling unit, light housekeeping unit or rooming unit shall keep that part of the dwelling and premises which they occupy and control in a clean and sanitary condition, free from any accumulation of dirt, refuse, debris or other matter."

ACHD Article VI Section 650E Rodent and Pest Vector Control: Protection - "No person or municipality shall maintain a premise so as to cause the development of nuisance pest vectors."


West Deer Township Code of Ordinances Chapter 166 section 3: Cleaning property of accumulated waste - No person, owner or tenant shall allow to accumulate or causes to be dumped any rubbish, bulk rubbish, garbage, dead animals, junk, abandoned vehicles or other waste material in or on any dwelling, cellar, lane, alley, yard or vacant ground.



To correct these violations remove and properly dispose of all junk, debris, scrap, construction materials, etc. Construction materials shall only be temporarily stored and shall be used for current construction projects.

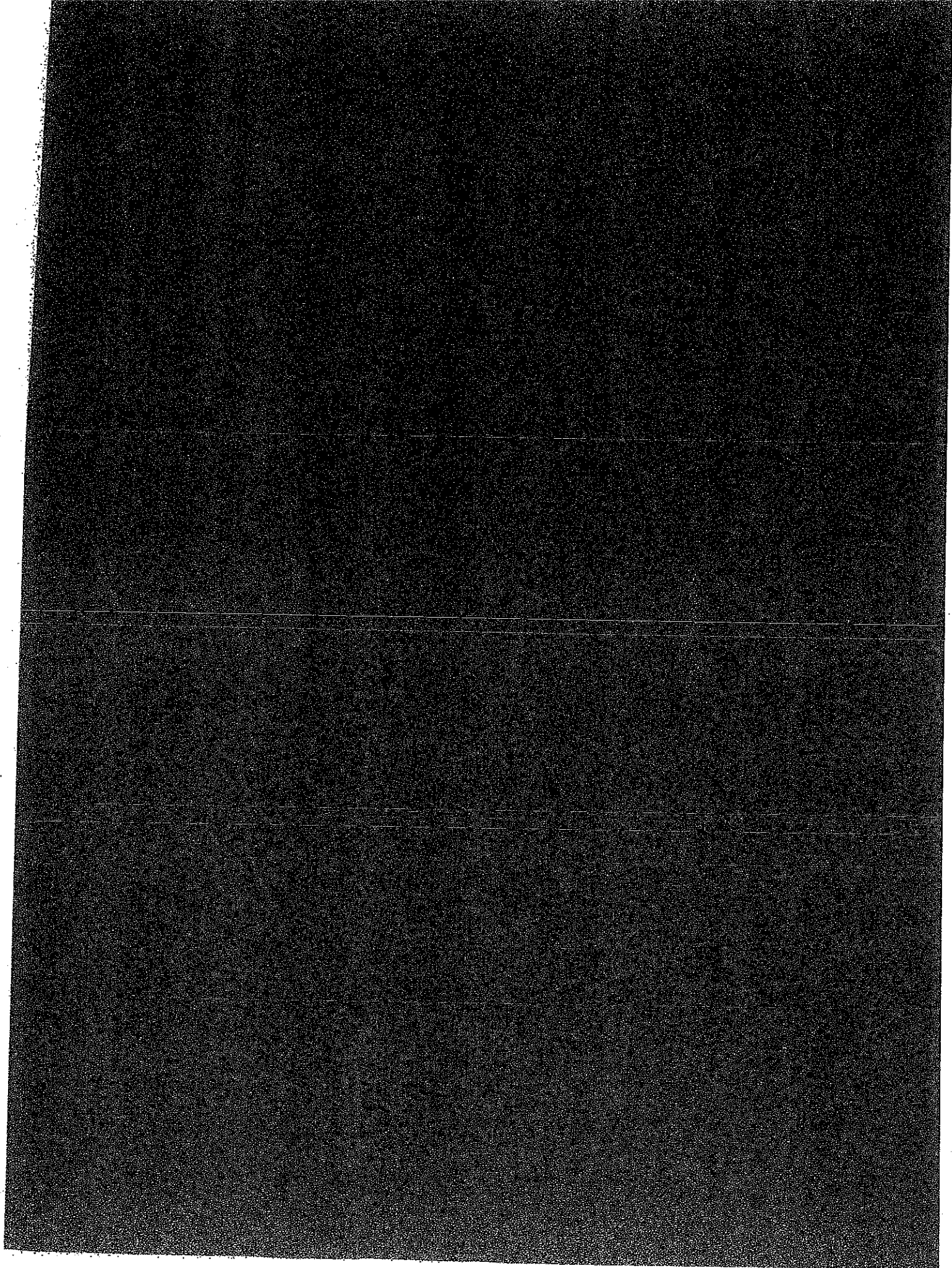
If these violations are not corrected, citations will be filed through the local District Magistrates office. You have the right to an appeal after the citations are filed at the local District Office. **If you are found guilty you could be fined up to \$300 per day per offense for ACHD Article VI violations and up to \$600 for the violation of West Deer Township Code of Ordinances.** Each violation of any separate subsection or section shall constitute a separate offense.

Please contact me at 724-265-2780 with questions.
Sincerely


William Payne
Code Enforcement Officer
West Deer Township
(724) 265-2780

Citations Issued

	Last Name	First Name	Date	Citation Number	Violation
1	Quicken Loans		9/12/2019	R2721733-0	ACHD Pest Vector Control - grass
2	Quicken Loans		9/12/2019	R2721732-6	ACHD Pest Vector Control - junk
3	Palmer	Arlene	9/16/2019	R2721735-2	ACHD Principle Members
4	Palmer	Arlene	9/16/2019	R2721734-1	ACHD General Repairs and Maintenance
5	Palmer	Arlene	9/17/2019	R2721736-3	ACHD General Sanitation
6	Rana	Bill	9/22/2019	R2721737-4	Dog running at large
7	Venesky	Sherry	9/30/2019	R2721738-5	WD Zoning: Storage garbage
8					
9					
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REPORT FROM THE PARKS AND RECREATION BOARD

MRS. AMY STARK, CHAIRWOMAN.....

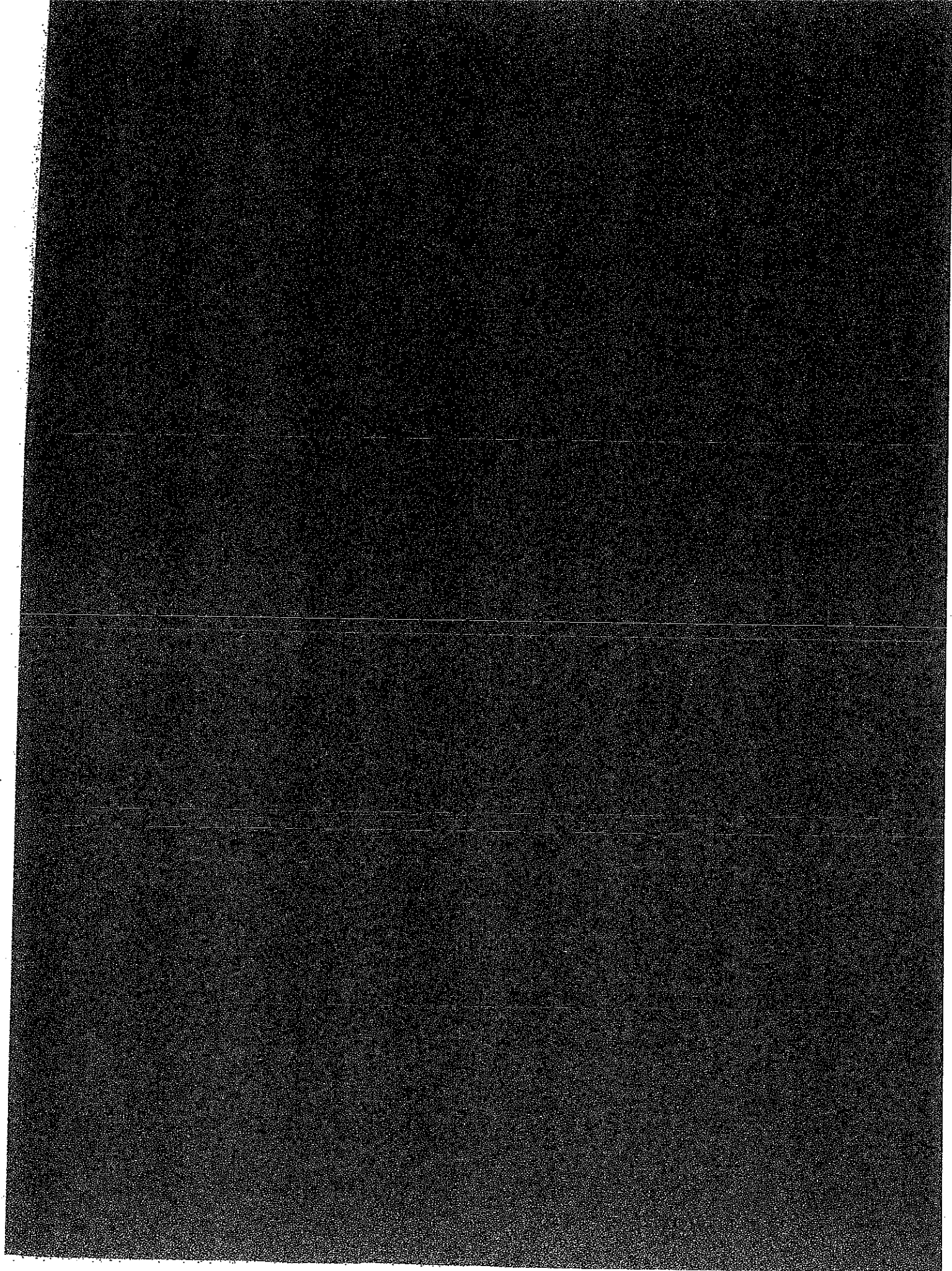
Parks & Recreation Report

October 16th, 2019

- Our last meeting was September 25th.
- Trunk or Treat – October 26th at 6:00pm at the East Union Community Center
- Breakfast with Santa – December 8th at VFD #1
- Our next meeting is October 23rd.

West Deer Township
Parks & Recreation
2019 Accounting

Date	Event	Type of Payment - Reim- bursable	Payee/Payer	Description	Debit	Credit	Event Budget	Event Total	% of Budget Used	Year to Date Total
3/6/19	Egg Hunt	Check	Amco Johns	Port o Johns	\$205.00		\$1,500.00	\$1,275.86	85%	\$205.00
3/15/19		Amy Stark Sams/WalmartCC	Walmart	Candy	\$134.86					\$339.86
3/19/19		Amy Stark Sams/WalmartCC	Sams Club	Candy	\$291.80					\$631.66
3/25/19		Check	Amy Stark	Cash for change - not a cost	\$100.00					\$731.66
3/29/19			Charles Self Storage	Donation		\$100.00				\$631.66
4/5/19		Amy Stark Sams/WalmartCC	Walmart	Gift Cards & Supplies	\$83.62					\$715.28
4/11/19		Amy Stark Sams/WalmartCC	Walmart	Prizes	\$169.30					\$884.58
4/11/19		Amy Stark Sams/WalmartCC	Sams Club	Prizes & Drinks	\$207.29					\$1,091.87
4/14/19			Profit	Donations/Sales		\$143.00				\$948.87
4/14/19		Reimbursed to Arjona	Dunkin Donuts	Donuts	\$36.00					\$986.87
4/14/19		Reimbursed to Carol	Dry Cleaning	Costume	\$25.00					\$1,011.87
4/14/19		Reimbursed to Amy	Seniors	Tape	\$15.00					\$1,026.87
4/27/19		Donation	DLSD Fundraiser	Donation	\$143.00					\$1,169.87
5/7/19		Township CC	Amazon	Bunny Costume	\$105.99					\$1,275.86
5/30/19	Family Fishing	Amy Stark Sams/WalmartCC	Sams Club	Snacks & Drinks	\$25.30		\$400.00	\$500.01	125%	\$1,301.16
5/31/19		Reimbursed to Amy	Popeyes	Bait	\$26.91					\$1,328.07
5/31/19		Amy Stark Sams/WalmartCC	Walmart	Prizes	\$60.47					\$1,388.54
6/18/19		Invoice	Zebco	Rods for next year	\$387.33					\$1,775.87
6/21/19	Movie in the Park	Reimbursed to Amy	Giant Eagle	Popcorn	\$29.70		\$300.00	\$104.96	35%	\$1,805.57
6/17/19		Amy Stark Sams/WalmartCC	Walmart	Movie, bags & napkins	\$75.26					\$1,880.83
5/31/19	80s in the Park	Township CC	Amazon	Wristbands	\$29.67		\$2,000.00	\$2,039.67	27%	\$1,910.50
6/5/19		Check	Amy Stark	Change	\$200.00					\$2,110.50
6/12/19		Check	Jon Sheddlock	Sound	\$660.00					\$2,760.50
6/12/19		Check	Harold Bierler	Ferris Bueller's Revenge	\$900.00					\$3,660.50
6/11/19		Check	Amco Johns	Port o Johns	\$260.00					\$3,920.50
6/28/19		Money at the Door		Money at the Door		\$3,540.00				\$380.50
8/22/19	Senior Luncheon	Check	Pittsburgh Puppet Works	Magician	\$275.00		\$1,300.00	\$981.04	75%	\$665.50
9/12/19		Amy Stark Sams/WalmartCC	Walmart	Gift Cards & Supplies	\$118.14					\$773.64
9/16/19		Amy Stark Sams/WalmartCC	Sams Club	Supplies	\$132.34					\$905.98
9/17/19		Amy Stark Sams/WalmartCC	Walmart	Food	\$196.16					\$1,102.14
9/17/19		Check	Brandon Farster	Ham BBQ	\$107.34					\$1,209.48
9/17/19		Check	Wagners	Food	\$152.06					\$1,361.54
8/28/19	Donation	Invoice	Donation			\$60.00				\$1,301.54
10/8/19	Trunk or Treat	Reimbursed to Amy	Oriental Trading	Prizes	\$113.17		\$500.00	\$113.17	23%	\$1,414.71
10/8/19	Breakfast w/Santa	Reimbursed to Amy	Oriental Trading	Crafts	\$197.34		\$1,500.00	\$197.34	13%	\$1,612.05



APPOINTMENT: PLANNING/ZONING ADMINISTRATIVE ASSISTANT

WITH DENISE TEORSKY RETIRING JANUARY 8, 2020, THE TOWNSHIP ADVERTISED AND INTERVIEWED APPLICANTS TO FILL HER POSITION OF PLANNING/ZONING ADMINISTRATIVE ASSISTANT.

TOWNSHIP MANAGER DANIEL MATOR AND CHAIRWOMAN SHIRLEY HOLLIBAUGH ARE RECOMMENDING THE HIRING OF DOROTHY R. MOYTA.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO HIRE DOROTHY R. MOYTA AS A FULL-TIME EMPLOYEE OF WEST DEER TOWNSHIP, AND APPOINT HER THE PLANNING/ZONING ADMINISTRATIVE ASSISTANT EFFECTIVE DECEMBER 1, 2019.

	MOTION	SECOND	AYES	NAYES
MR. VAEREWYCK	___	___	___	___
DR. DISANTI	___	___	___	___
MRS. JORDAN	___	___	___	___
MR. KARPUI	___	___	___	___
MR. MAUDHUIT	___	___	___	___
MRS. ROMIG	___	___	___	___
MRS. HOLLIBAUGH	___	___	___	___

14

APPROVAL: NARCISI PLAN NO. 2

THE PLANNING COMMISSION APPROVED THE NARCISI PLAN NO. 2 SUBDIVISION PLAN AT THEIR SEPTEMBER 26, 2019 MEETING.

PROPERTY LOCATION: MOUNTAINVIEW ROAD
LOT & BLOCK: # 1358-P-253
ZONED: R-1 RURAL RESIDENTIAL DISTRICT

SUBDIVIDING TWO (2) ACRES FROM A FARM PARCEL THAT MEASURES APPROXIMATELY 43.80 ACRES. THE SUBDIVISION WILL CREATE A GRAVEL PARKING LOT TO ACCOMMODATE THE OVERFLOW PARKING FOR NARCISI WINERY. A SHUTTLE WILL TRANSPORT WINERY PATRONS BACK AND FORTH.

THE PLANNING COMMISSION RECOMMENDED APPROVAL OF THE 2-LOT SUBDIVISION PLAN ON MOUNTAINVIEW ROAD KNOWN AS THE NARCISI PLAN NO. 2.

THE BOARD RECEIVED THE ATTACHED REVIEW LETTER FROM SHOUP ENGINEERING DATED SEPTEMBER 12, 2019 INDICATING THE ITEMS HAVE BEEN ADEQUATELY ADDRESSED.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO APPROVE THE NARCISI PLAN NO. 2 SUBDIVISION PLAN AS PER THE RECOMMENDATION BY THE PLANNING COMMISSION.

	MOTION	SECOND	AYES	NAYES
DR. DISANTI	___	___	___	___
MRS. JORDAN	___	___	___	___
MR. KARPUI	___	___	___	___
MR. MAUDHUIT	___	___	___	___
MRS. ROMIG	___	___	___	___
MR. VAEREWYCK	___	___	___	___
MRS. HOLLIBAUGH	___	___	___	___

15



**Planning Commission
Meeting Report for Sept. 26, 2019**

Project Name: NARCISI PLAN NO. 2

Property Location: Mountainview Road (Lot/Block #1358-P-253)
Zoned: R-1 (Rural Residential District)

Subdividing 2 acres from total farm parcel that measures approximately 43.80 acres.
Subdivision will create a gravel parking lot to accommodate the overflow parking for Narcisi Winery. Shuttle will transport winery patrons back and forth.

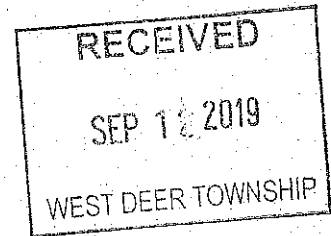
Planning Commission voted to **RECOMMEND APPROVAL** of the 2-lot subdivision on Mountainview Road known as the Narcisi Plan No. 2.



SHOUP ENGINEERING FOR OVER 50 YEARS

329 Summerfield Drive, Baden PA 15005
Phone: 724-869-9560 Fax: 724-869-7434
shoupeng@comcast.net

September 12, 2019



Mr. Bill Payne
West Deer Township
109 East Union Road
Cheswick, PA 15024

Via Email Only

Re: Narcisi Plan No. 2
Preliminary and Final Subdivision (plan dated August 22, 2019)


Dear Mr. Payne,

I have reviewed the above-referenced preliminary and final subdivision plan located in the R-1 Zoning District and have found that the comments contained in my September 6, 2019 review letter have been adequately addressed. I have no additional comments concerning the plan.

If you should have any questions, please do not hesitate to contact me at your convenience.

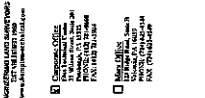
Sincerely,

SHOUP ENGINEERING, INC.



Scott A. Shoup, P.E.

cc: Daniel Mator, via email
Sam Happel, via email
Mark Schmidt, Hampton Technical Associates, via email
Denise Teorsky, via email
Cathy Sopko, via email

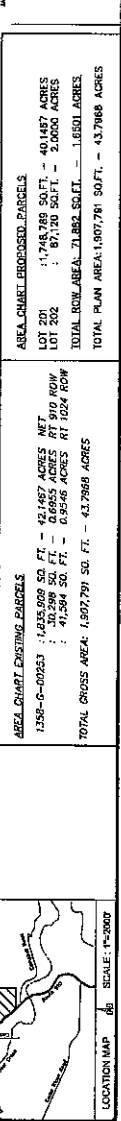


DRAGAN DIMITROV

NAME	DOB	TIME	12-13-78	DOOR	1-100T	13178
NEWS	RAB	MRS		TEST		
SUBD						

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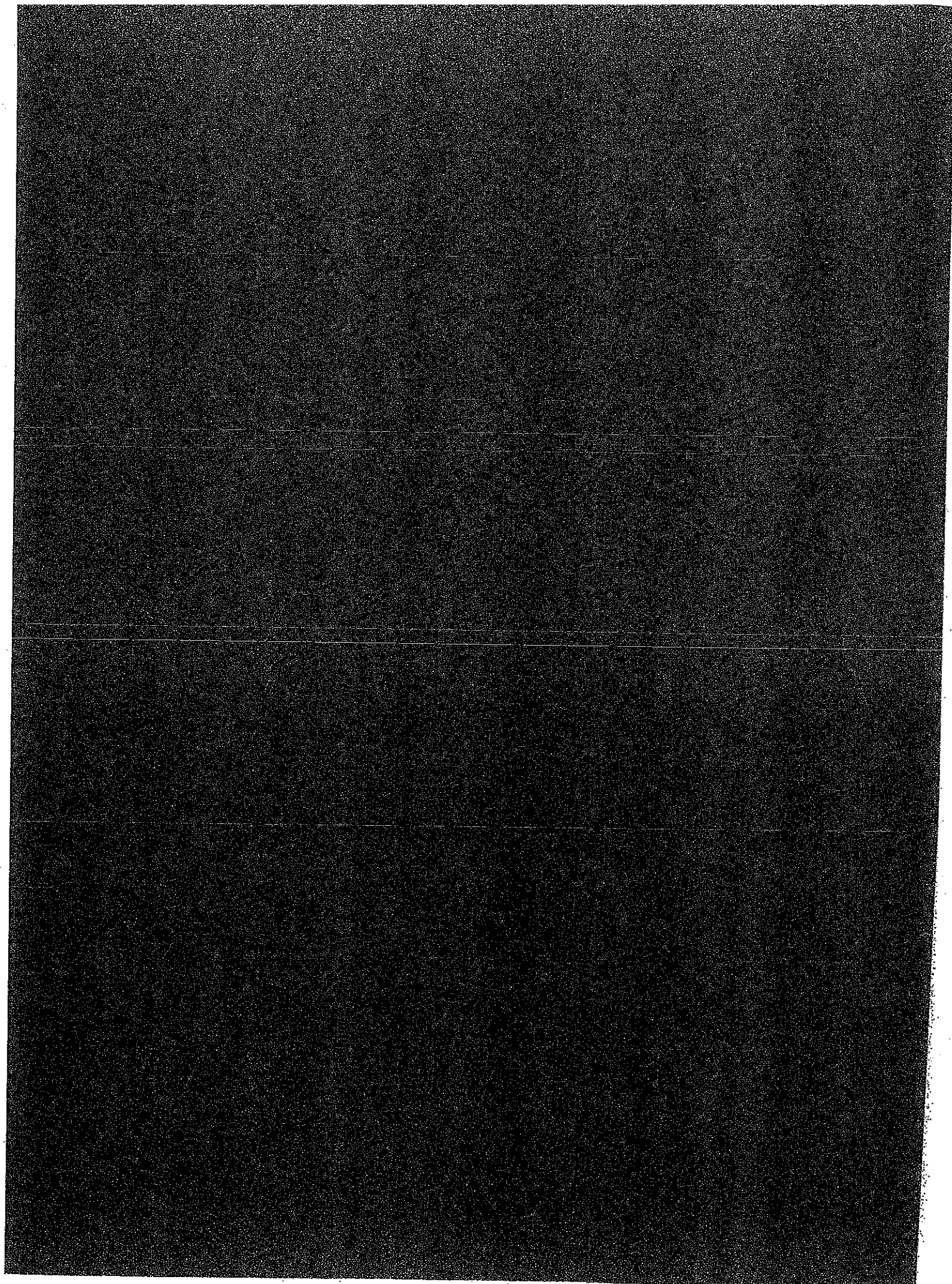
RECEIVED
SEP 05 2019



SANITARY SERVICES Dean Creek Drainage Basin Authority 224-263-5315	GAS People's Gas (908) 764-0111
WATER Canaan Water Authority 412-828-7220	COMMUNICATION Verizon 7 (903) 837-4966
ELECTRIC Duganese Light Co. (903) 393-7100	COMMAST (800) 266-2278

AREA CHART EXISTING PARCELS
1358-G-00253 : 1,835,909 SQ. FT.
 : 30,298 SQ. FT.
 : 41,594 SQ. FT.
TOTAL GROSS AREA: 1,907,791 SQ. FT.

AREA, CHART, PROPOSED, PARCELS	
LOT 201	1,174,789 SQ.FT. = 40.1457 ACRES
LOT 202	97,120 SQ.FT. = 2.2000 ACRES
TOTAL ROW AREA:	71,862 SQ.FT. = 1.6501 ACRES
TOTAL PLANN AREA:	1,907,761 SQ.FT. = 43.7968 ACRES



AUTHORIZATION: ADVERTISEMENT OF 2020 BUDGET AND BUDGET WORKSHOPS

THE BUDGET SCHEDULE AND ADVERTISEMENTS ARE ATTACHED.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO AUTHORIZE THE ADVERTISEMENTS FOR THE 2020 BUDGET AS DICTATED BY – AND IN COMPLIANCE WITH – THE TOWNSHIP CHARTER.

	MOTION	SECOND	AYES	NAYES
MRS. JORDAN	___	___	___	___
MR. KARPUZI	___	___	___	___
MR. MAUDHUIT	___	___	___	___
MRS. ROMIG	___	___	___	___
MR. VAEREWYCK	___	___	___	___
DR. DISANTI	___	___	___	___
MRS. HOLLIBAUGH	___	___	___	___



Chairwoman of the Board
Shirley Hollibaugh

Vice-Chair of the Board
Richard W. DiSanti, Jr.

Township Manager
Daniel J. Mator, Jr.

MEMORANDUM

TO: Pittsburgh Post-Gazette/Legal Ad Dept.
FROM: Cathy Sopko, Administrative Assistant
DATE: October 17, 2019
SUBJECT: **Budget Advertisement**

* * * * *

ADVERTISEMENT DATE: October 31, 2019

The West Deer Township Board of Supervisors will hold a Budget workshop meeting at 6:30 p.m. to discuss the preliminary 2020 Budget on November 6, 2019 at the Township Building located at 109 East Union Road, Cheswick, PA 15024. Members of the public are welcome to attend.

Daniel J. Mator, Jr., Township Manager.

ADVERTISEMENT DATE: November 7, 2019

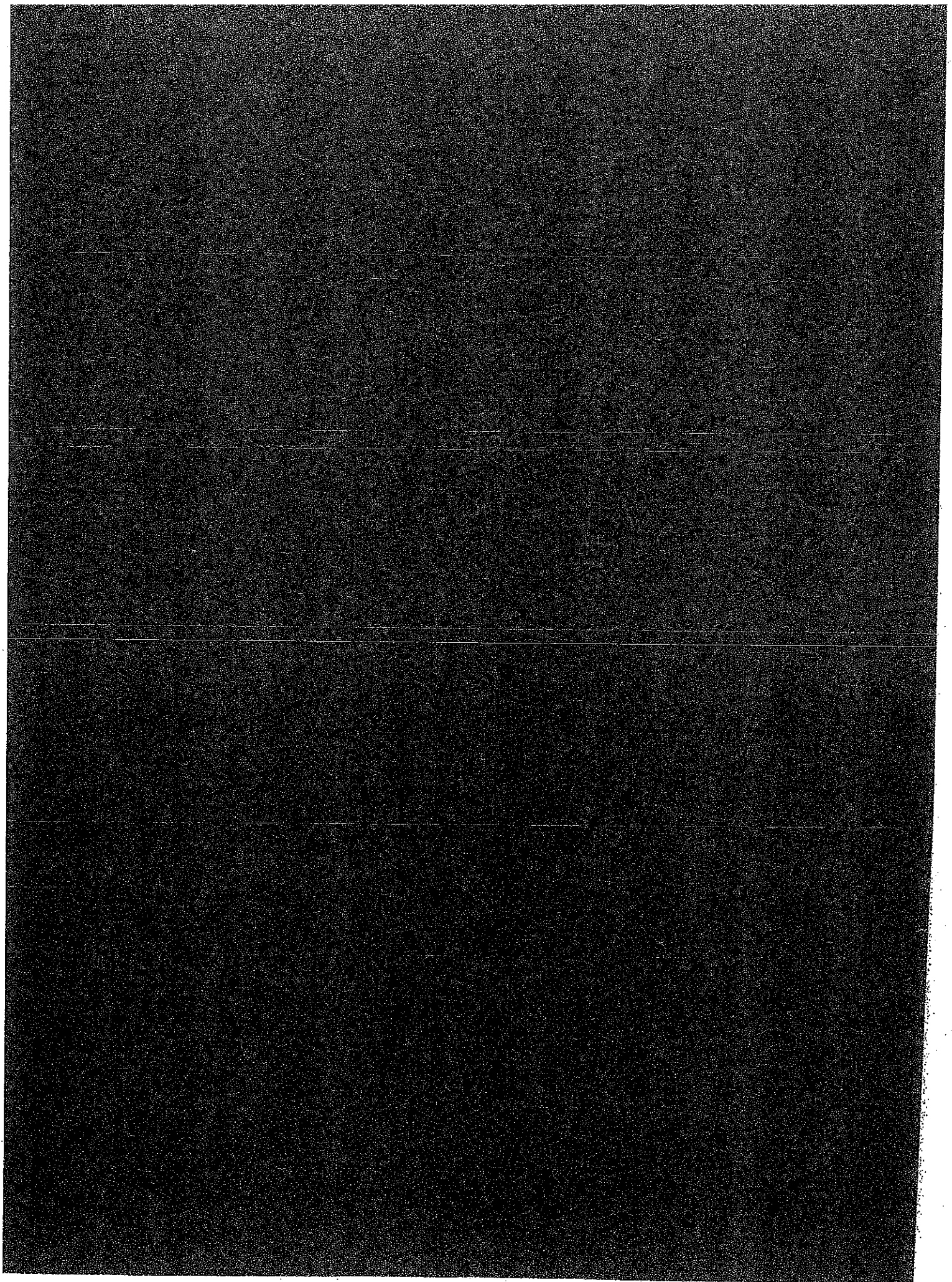
The West Deer Township Board of Supervisors will hold a Budget workshop meeting immediately following their regular business meeting to discuss the preliminary 2020 Budget on November 20, 2019. Members of the public are welcome to attend.

The proposed 2020 Budget will be on public display from November 28, 2019 through December 18, 2019 during regular business hours.

The Board will consider the adoption of the 2020 Budget on December 18, 2019 at 6:30 p.m. Members of the public are welcome to attend.

The workshop meeting, adoption vote, and the public inspection will be held at the Township Building located at 109 East Union Road, Cheswick, PA 15024.

Daniel J. Mator, Jr., Township Manager



**AUTHORIZATION: ADVERTISEMENT OF NIKE PARK DEVELOPMENT
– RESTROOM REHABILITATION PROJECT**

A BUDGETED AND APPROVED PART OF THE CURRENT PHASE OF THE 2015 PARK MASTER PLAN IS THE NIKE SITE RESTROOMS.

SEALED BIDS WILL BE RECEIVED FOR THE FOLLOWING:

NIKE PARK DEVELOPMENT – RESTROOM REHABILITATION PROJECT
(DCNR-BRC-PRD-24-248)

WORK WILL CONSIST OF REHABILITATION OF EXISTING RESTROOMS, CONSTRUCTION OF A DUMPSTER ENCLOSURE AND RELATED APPURTENANCES.

THE ADVERTISEMENT IS ATTACHED.

MR. SHOUP.....

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO AUTHORIZE THE ADVERTISEMENT OF SEALED BIDS FOR THE RESTROOM REHABILITATION PROJECT AT THE NIKE PARK DEVELOPMENT.

	MOTION	SECOND	AYES	NAYES
MR. KARPUZI	___	___	___	___
MR. MAUDHUIT	___	___	___	___
MRS. ROMIG	___	___	___	___
MR. VAEREWYCK	___	___	___	___
DR. DISANTI	___	___	___	___
MRS. JORDAN	___	___	___	___
MRS. HOLLIBAUGH	___	___	___	___

REQUEST FOR BIDS

SEALED BIDS will be received by West Deer Township, Allegheny County, 109 East Union Road, Cheswick, Pennsylvania, 15024, until 1:30 p.m. on Friday, November 15, 2019, at which time they will be opened and read aloud. Bids may be considered and awarded at a meeting held by West Deer Township Supervisors on Wednesday, November 20, 2019, at 6:30 p.m. for the following:

Nike Park Development - Restroom Rehabilitation Project (DCNR-BRC-PRD-24-248)

Work will consist of rehabilitation of existing restrooms, construction of a dumpster enclosure and related appurtenances.

Proposals and Bid Documents can be obtained from Shoup Engineering Inc. (724-869-9560) from 8:00 a.m. to 5:00 p.m. weekdays, located at 329 Summerfield Drive, Baden, Economy Borough, Pennsylvania 15005 for a non-refundable fee of \$50.00, payable to Shoup Engineering prior to distribution. Call ahead to ensure the documents are ready.

Proposals must be submitted upon the original forms furnished by the Township.

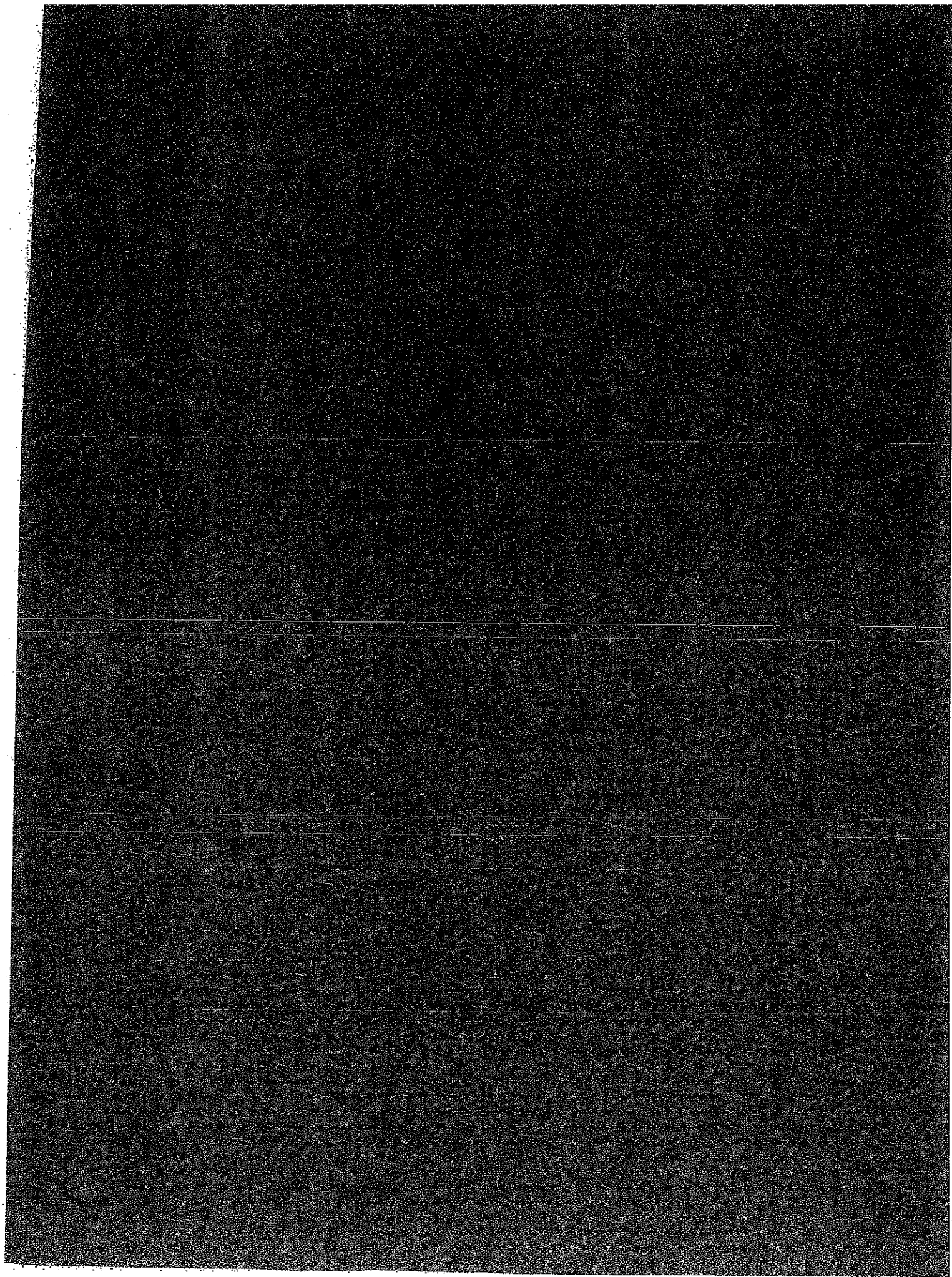
Pennsylvania Prevailing minimum wage rates will apply.

Each Bidder must submit a bid bond or cashier's check as bid security in the amount of ten percent (10%) of the bid amount made payable to the Township. No bids may be withdrawn within sixty (60) days after the date of opening.

A Performance Bond and a Payment Bond in the amount of 100% of the bid amount, and an 18-month Maintenance Bond in the amount of 10% of the contract amount will be required.

West Deer Township reserves the right to reject any or all bids either in whole or in part, to waive any informalities, and to alter the scope of work.

Daniel Mator, West Deer Township



AUTHORIZATION: CHANGE ORDER FOR PROPOSAL 811-127598B

UPON COMMENCEMENT OF THE NIKE SITE PARK PLAYGROUND INSTALLATION, THE CONTRACTOR CONTACTED THE TOWNSHIP ENGINEER AND ALERTED HIM THAT A DRAINAGE PROBLEM EXISTED. THE CONTRACTOR REQUESTED GUIDANCE, AND MR. SHOUP INSPECTED THE SITE.

CHANGE ORDER: ADDITION OF AGGREGATE, AND DRAINAGE SYSTEM, INCLUDING INSTALLATION AND DAY LIGHT OF PIPE AT PREVAILING WAGE.

(ATTACHED)

MR. SHOUP...

I MOVE TO AUTHORIZE CHANGE ORDER FOR PROPOSAL 811-1272598B IN THE AMOUNT OF \$9,900.00 AND PAYABLE TO PLAY & PARK STRUCTURES OF N. OH & W. PA FOR EMERGENCY DRAINAGE WORK AT THE NIKE SITE PARK PLAYGROUND.

	MOTION	SECOND	AYES	NAYES
MR. MAUDHUIT	—	—	—	—
MRS. ROMIG	—	—	—	—
MR. VAEREWYCK	—	—	—	—
DR. DISANTI	—	—	—	—
MRS. JORDAN	—	—	—	—
MR. KARPUI	—	—	—	—
MRS. HOLLIBAUGH	—	—	—	—

18



**Play & Park Structures of N. OH
& W. PA**
10 Old Clairton Rd Suite 12A
PMB-120
Pittsburgh, PA, 15236
Phone: 412-485-1660
Fax:
Email:
kevin.hindes@playandpark.com
Contact: Kevin Hindes

Change order for Proposal 811-127598B

Township of West Deer
Attn: Daniel Mator
109 East Union Road
Cheswick, PA 15024
Phone: 724-265-3680
dmator@westdeertownship.com

Quote Number: 811-129625
Quote Date: 10/2/2019

Stock ID	Description	Quantity	Weight	Unit Price	Amount
INSTALL	Change order for Proposal 811-127598B: Addition of aggregate, and drainage system, including installation and day light of pipe at prevailing wage	1	0	\$9,900.00	\$9,900.00

Purchased per Contract: COSTARS Supplier # 014-158

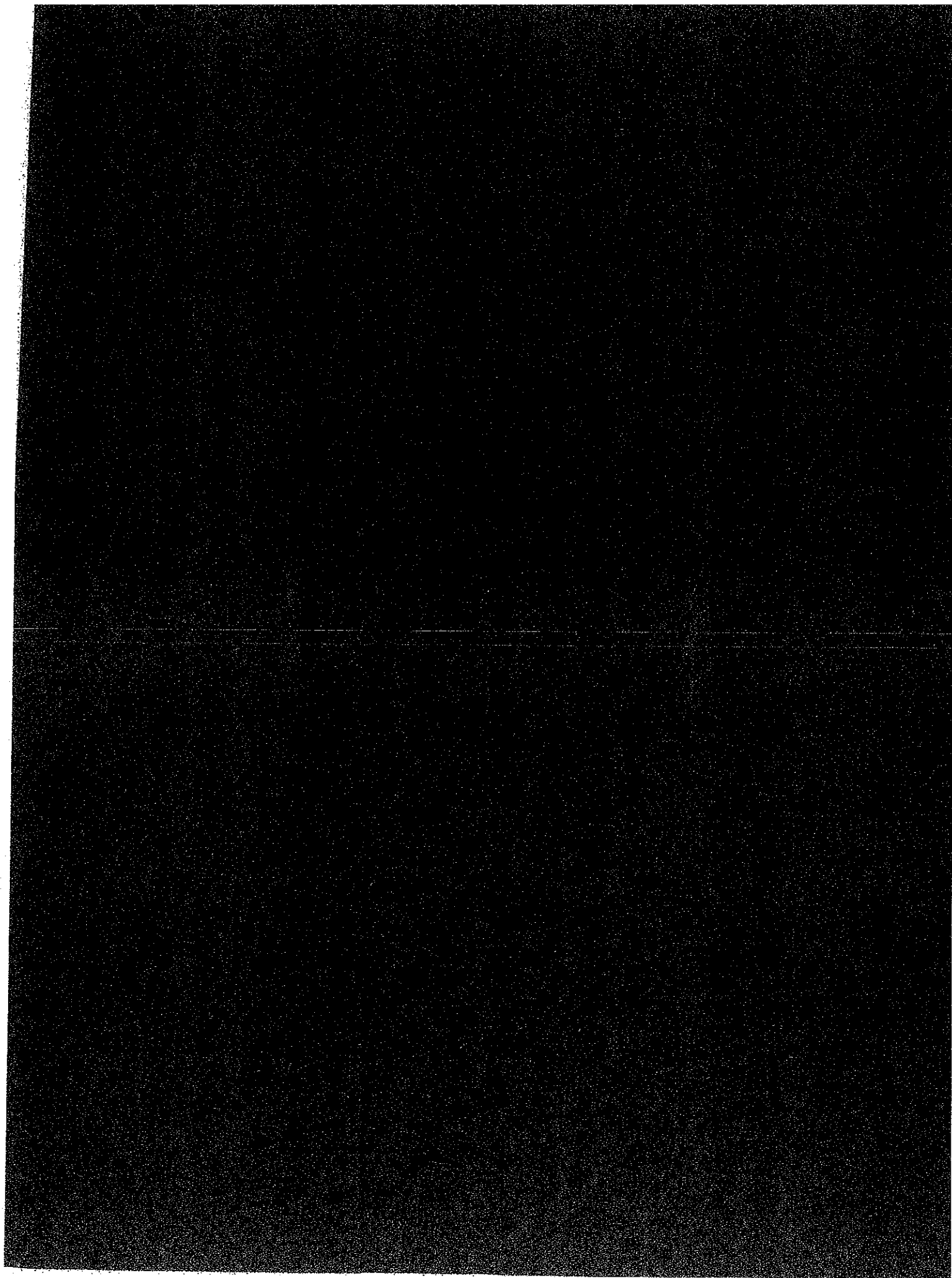
Total Weight: 0
SubTotal: \$9,900.00
Total Amount: \$9,900.00

THIS QUOTATION IS SUBJECT TO POLICIES IN THE CURRENT PLAY & PARK STRUCTURES CATALOG AND THE FOLLOWING TERMS AND CONDITIONS. OUR QUOTATION IS BASED ON SHIPMENT OF ALL ITEMS AT ONE TIME TO A SINGLE DESTINATION, UNLESS NOTED, AND CHANGES ARE SUBJECT TO PRICE ADJUSTMENT. PURCHASES IN EXCESS OF \$1,000.00 TO BE SUPPORTED BY YOUR WRITTEN PURCHASE ORDER MADE OUT TO PLAY & PARK STRUCTURES, C/O Play & Park Structures of N. OH & W. PA.

Pricing: f.o.b. factory, firm for 30 days from date of quotation.

Submittals: our design proposal reflects the spirit and intent of the project plans and specifications. While some variations may exist between our quotation and the project design, the differences do not materially affect the intended use. Play & Park Structures designs and specifications are unique and not intended to be identical in all respects to other manufacturers. We shall submit for review and approval by the owner's representative detailed drawings depicting the equipment to be furnished accompanied by specifications describing materials. Once approved, these drawings and specifications shall constitute the final documents for the project and shall take precedence over all other requirements.

Exclusions: Unless specifically included, this quotation excludes all site work and landscaping; removal of existing equipment; acceptance of equipment and off-loading; storage of goods prior to installation; equipment assembly and installation; safety surfacing; borders and drainage provisions.



DISCUSSION: MENTAL HEALTH FOR FIRST RESPONDERS

MR. KARPUZI...

DISCUSSION: TAX CREDIT

MR. KARPUI...

20

COMMITTEE REPORTS

EMS COMMITTEE

Chairman – Mr. Vaerewyck

ENGINEERING & PUBLIC WORKS COMMITTEE

Chairwoman – Mrs. Romig

FINANCIAL, LEGAL & HUMAN RESOURCES COMMITTEE

Chairman – Dr. DiSanti

PARKS AND RECREATION COMMITTEE

Chairwoman – Mrs. Jordan

ZONING, PLANNING, & CODE COMMITTEE

Chairman – Mr. Karpuzi

NORTH HILLS COG REPORT

Mr. Karpuzi

21

OLD BUSINESS

McKrell Streetlight

NEW BUSINESS

23

**SET AGENDA / Regular Business Meeting
November 20, 2019**

6:00 p.m. – Public Hearing: Zoning Map Corrections

6:30 p.m. – Regular Business Meeting

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Executive Session Held
5. Registered Comments from the Public
6. Comments from the Public
7. Accept Minutes
8. Monthly Financial Report
 - A. Finance Officer's Report
 - B. List of Bills
 - C. Tax Refunds
9. Police Chief's Report
10. Public Works Foreman's Report
11. Engineer's Report
12. Building Inspector/Code Enforcement Officer's Report
13. Report from the Parks & Recreation Board
14. Authorization: Hiring of Part-time Police Officer
15. Committee Reports
16. Old Business
17. New Business
18. Set Agenda/December 18, 2019
19. Comments from the Public
20. Adjournment

TWO – 2020 PUBLIC BUDGET WORKSHOP MEETINGS WILL OCCUR THIS YEAR

1) Wednesday, November 6, 2019 at 6:30 p.m.

2) Immediately following the Regular Business Meeting on November 20, 2019.

24

COMMENTS FROM THE PUBLIC

THE BOARD WILL HEAR COMMENT ON AGENDA AND PUBLIC-RELATED ITEMS AT THIS TIME. PLEASE APPROACH THE MICROPHONE, CLEARLY STATE YOUR NAME AND ADDRESS, AND LIMIT YOUR COMMENTS TO FIVE (5) MINUTES.

25

ADJOURNMENT

I MOVE TO ADJOURN AT _____ P.M.

	MOTION	SECOND	AYES	NAYES
DR. DISANTI	___	___	___	___
MRS. JORDAN	___	___	___	___
MR. KARPUI	___	___	___	___
MR. MAUDHUIT	___	___	___	___
MRS. ROMIG	___	___	___	___
MR. VAEREWYCK	___	___	___	___
MRS. HOLLIBAUGH	___	___	___	___

26