



**WEST DEER
TOWNSHIP
VIRTUAL
SUPERVISORS
MEETING**

October 21, 2020

7:00pm: Regular Business Meeting

Members present:

Mr. Forbes
Mrs. Hollibaugh
Mrs. Jordan
Mr. Karpuzi

WEST DEER TOWNSHIP
Board of Supervisors
October 21, 2020

7:00pm: Regular Business Meeting

1. Call to Order
2. Moment of Silence for Supervisor Shawn Maudhuit
3. Roll Call
4. Comments from the Public
5. Chairman's Remarks
6. Accept Minutes
7. Monthly Financial Report
 - A. Finance Officer's Report
 - B. List of Bills
8. Police Chief's Report
9. Public Works Foreman's Report
10. Engineer's Report
11. Building Inspector/Code Enforcement Officer's Report
12. CDC Steering Committee Report
13. Report from the Parks and Recreation Board
14. Acceptance: Resignation of Part Time Police Officer
15. Adoption: Ordinance No. 437 (False Alarm Ordinance)
16. Adoption: Ordinance No. 438 (Real Estate Tax Deferral)
17. Adoption: Resolution No. 2020-15 (Upper Allegheny Joint Sanitary Authority Act 537 Plan)
18. Appointment: Parks and Recreation Committee Member
19. Authorization: 2021 Budget Advertisements
20. Authorization: B-1 Ballfield Wall Change Order
21. Authorization: Advertisement of Ordinance No. 439 (Short-term Rental)
22. Authorization: Approval of Oakwood Heights Development Plan (Phase II)
23. Authorization: Approval of Leo's Landscaping Development Plan
24. Authorization: Hiring of Part-Timer Police Officer
25. Discussion: Historical Commission
26. Discussion: Township Newsletter in the Future
27. Discussion: Wi-Fi Hotspots/Cell Service in the Township
28. Appointment: Township Supervisor
29. Old Business
30. New Business
31. Adjournment

1 Call to Order

2 Roll Call - Mr. Mator

COMMENTS FROM THE PUBLIC

THE BOARD WILL HEAR COMMENT ON AGENDA ITEMS AT THIS TIME. PLEASE REQUEST TO BE HEARD, CLEARLY STATE YOUR NAME AND ADDRESS, AND LIMIT YOUR COMMENTS TO THREE (3) MINUTES.

CHAIRMAN'S REMARKS

MR. KARPUZI...

ACCEPT MINUTES

ATTACHED ARE THE MINUTES OF THE SEPTEMBER 16, 2020
REGULAR BUSINESS MEETING.

WHAT ACTION DOES THE BOARD WISH TO TAKE?

I MOVE TO ACCEPT THE MINUTES OF THE SEPTEMBER 16, 2020
MEETING AS PRESENTED.

	<u>MOTION</u>	<u>SECOND</u>	<u>AYES</u>	<u>NAYS</u>
MRS. JORDAN	___	___	___	___
MR. FORBES	___	___	___	___
MRS. HOLLIBAUGH	___	___	___	___
MR. KARPUZI	___	___	___	___

West Deer Township
Board of Supervisors
16 September 2020
7:00 p.m.

Members present at the Regular Business Meeting: Arlind Karpuzi, Chairperson; Shirley Hollibaugh, Vice Chair; Brandon Forbes; Beverly Jordan; and Shawn Maudhuit. Also present were: Daniel Mator, Township Manager; Gavin Robb, Township Solicitor; and Scott Shoup, Township Engineer.

OPEN REGULAR BUSINESS MEETING

Chairman Karpuzi opened and welcomed everyone to the meeting.

PLEDGE OF ALLEGIANCE

Roll Call taken by Mr. Mator – Quorum present.

COMMENTS FROM THE PUBLIC

- Steven Victor, Victor-Wetzel Associates
 - Mr. Victor spoke on behalf of the Pittsburgh National Golf Course. He pointed out he had sent a letter to the Township dated 14 September 2020 identifying the arguments as to why the Pittsburgh National Golf Course Rezoning should be permitted to have a public hearing. Mr. Victor emphasized that he would like the opportunity to both discuss the positive points of the plan, and to respond to any concerns of the Board and residents.
- Beth Passerrello, 861 Ashley Road
 - Ms. Passerrello suggested that the Township look into traffic control for the planned intersection of Ashley Road and Dana Drive. She stressed road safety concerns with the addition of the Oakwood Heights Plan.
- Jim Elson, 119 Monier Road
 - Mr. Elson requested the Township take into consideration the increased traffic if the Pittsburgh National Golf Course rezoning was approved. Mr. Elson also stressed that the noise will be a nightmare for farms in the area, and asked the Board to deny the request.
- Joe Gray, 1220 Nicklaus Way
 - Mr. Gray urged the Board to reject the request for Pittsburgh National Golf Course rezoning. He voiced he would like to see the golf course owner sell the property to another individual that would maintain it as a golf course.
- Nelson Crooks, 1240 Nicklaus Way
 - Mr. Crooks expressed concerns over the Pittsburgh National Golf Course rezoning – specifically the additional traffic on Monier Road and the rezoning permitting the site to be developed for conditional uses which could include the building of apartments, nursing home, townhomes, funeral homes, or hospitals. Mr. Crooks stressed that this would change the character of the neighborhood. He requested the Board deny the request.
- John Alcorn, 242 Monier Road
 - Mr. Alcorn spoke on the possible Pittsburgh National Golf Course rezoning, as well. He mentioned the safety concerns of increased traffic on Monier Road, and stated that he bought his home to live in a rural area.

- James McCormick, 1315 Player Way
 - Mr. McCormick stated that he is opposed to the Pittsburgh National Golf Course rezoning. He acknowledged that the current owner has the option to sell to whomever he wishes, but said he agreed with the previous resident comments regarding increased traffic, increased noise, and the rezoning permitting the building of apartments, hospitals, etc.
- Mary Kay Giarrusso, 1305 Player Way
 - Ms. Giarrusso asked the Board to reconsider the rezoning of Pittsburgh National Golf Course. She emphasized that she moved to this area for the open spaces and less traffic, and that the community is beautiful and quiet.

CHAIRMAN'S REMARKS

- Chairman Karpuzi thanked residents for their comments.
- He thanked Mrs. Borczyk and everyone that helped with the blood drive.
- Chairman Karpuzi shared a story told to him by Mr. Humes, Executive Director of EMS, about a 911 call that EMS staff and Fireman Volunteers had taken heroic measures to save a life. He wanted to acknowledge the individuals that were involved and congratulate them for all that they do.
- He stated that every single meeting since COVID-19, the Board has attempted to react quickly and appropriately to best act as of aid for so many members of our projects directly related to the Coronavirus and how it's impacting our resident. Chairman Karpuzi emphasized moving forward how the Township will be taking a pivoting role on helping individuals. He listed the projects that have been approved and the ones currently being worked on.

ACCEPT MINUTES

MOTION BY Supervisor Jordan and SECONDED BY Supervisor Maudhuit to accept the minutes of the 19 August 2020 meeting as presented. Motion carried unanimously 4-0.

MONTHLY FINANCIAL REPORT

TOWNSHIP OF WEST DEER FINANCE OFFICER'S REPORT 31 August 2020

I - GENERAL FUND:

	<u>August</u>	<u>YTD</u>	<u>% of Budget</u>
Revenues	622,811.15	4,562,725.57	70.41%
Expenditures	404,255.27	3,430,531.24	52.94%
Cash and Cash Equivalents:			
Sweep Account			
		<u>1,358,128.48</u>	
		<u>1,358,128.48</u>	

II - SPECIAL REVENUE FUNDS

Cash and Cash Equivalents:
Street Light Fund:

Sweep Account - Restricted

64,265.46

Fire Tax Fund:	
Sweep Account - Restricted	75,333.79
State/Liquid Fuels Fund:	
Sweep Account - Restricted	148,432.52
	<u>288,031.77</u>
Investments:	
Operating Reserve Fund:	
Sweep Account - Reserved	630,337.10
Capital Reserve Fund:	
Sweep Account - Reserved	1,461,650.86
	<u>2,091,987.96</u>
III - CAPITAL PROJECT FUNDS:	
Cash and Cash Equivalents:	
	0.00
	<u>0.00</u>
TOTAL CASH BALANCE 08/31/20	<u><u>3,738,148.21</u></u>
Interest Earned August 2020	70.87

	8/1/2020 Debt Balance	August Principal Payment	8/31/2020 Debt Balance
Mars National - VFC #3	\$136,735.21	\$2,607.94	\$134,446.26
NexTier Bank VFC #2	\$414,694.94	\$2,680.96	\$413,313.24

Restricted – Money which is restricted by legal or contractual requirements.
Reserved – Money which is earmarked for a specific future use.

MOTION BY Supervisor Hollibaugh and SECONDED BY Supervisor Maudhuit to approve the Finance Officer's Report as submitted. Motion carried unanimously 5-0.

AUGUST LIST OF BILLS

Amerikohl Aggregates Inc	4491.73
Amerikohl Transport Inc	2068.28
Bearcom	194.97
Best Wholesale Tire Co, Inc.....	283.80
Culverts, Inc	1954.00
Jordan Tax Service, Inc	237.35
Kress Tire	717.00
MRM Workers' Comp Fund	20145.00
Northwest Paving	2905.83
Office Depot.....	106.17
Roadsafe Traffic Syst.....	390.00
Shoup Engineering Inc.....	1045.50
Toshiba Financial Services.....	489.87
Tucker/Arensberg Attorneys.....	5432.27

MOTION BY Supervisor Jordan and SECONDED BY Supervisor Maudhuit to pay the List of Bills as submitted, and all approved reimbursable items in compliance with generally accepted accounting practices. Motion carried unanimously 5-0.

POLICE CHIEF'S REPORT

Acting Chief Robert Loper was present and provided a summary report on the Police Department for the month of August 2020. A copy of the report is on file at the Township.

PUBLIC WORKS FOREMAN'S REPORT

Mr. Kevin Olar provided a summary report on the Public Works Department for the month of August 2020. A copy of the report is on file at the Township.

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:

September Development/Projects

- Bairdford Park – GEDF Grant – B-1 Ballfield Project
 - The project was awarded to Santamaria Landscape & Cement Contractors, Inc. and contract documents have now been executed. The contractor is expected to begin in the last week of September.

September Development/Subdivision Review

- The following subdivision and land development plan projects had been reviewed, and review letters were issued to the Township as noted:
 - Leto and Dionysus Well Pads
 - Multiple reviews of Land Development Plan(s) have been performed on these gas well developments, which are scheduled for additional review by the Planning Commission as conditions permit.
 - Oakwood Heights Plan – Phase 2 and 3
 - A review of the revised preliminary and final subdivision plans for this development was prepared and a review letter was issued on 26 August 2020.

BUILDING INSPECTOR/CODE ENFORCEMENT OFFICER'S REPORT

Mr. Bill Payne was present and provided a summary report on Code Enforcement for the month of August 2020. A copy of the report is on file at the Township.

REPORT FROM THE PARKS AND RECREATION BOARD

Mrs. Amy Stark, Chairwoman, provided a summary report on the Parks and Recreation Board. A copy of the report is on file at the Township.

Mrs. Jordan reported that the Movie in the Park will be held in Bairdford Park on 26 September 2020 at 7:00 p.m. She mentioned a Food Truck Event, tentatively for 3 October 2020 at the Nike Site, and stated that Mrs. French will post on Township website and social media site if it is able to be scheduled.

APPOINTMENT: PENSION PLAN MANAGEMENT PROCESS STEERING COMMITTEE

At its last meeting, the Board of Supervisors discussed the possibility of evaluating the Township's pension plan management in comparison to other providers. As per Act 44 of 2009 and Resolution No. 2011-6, a process must be followed to complete this task. This process involves the assembly of "a committee to oversee the request for proposal process."

Mr. Forbes explained the purpose of the Pension Plan Management Process Steering Committee.

Mrs. Hollibaugh suggested that all members of the Board be seated on the Committee. Mr. Karpuzi asked for Mr. Robb to explain why having all the Board members on the committee is not good practice. Mr. Robb explained that three or more Board members would be considered a quorum, and would require advertising and public meetings that would hinder the Committee unnecessarily.

Mrs. Hollibaugh moved that Mr. Forbes and Mrs. Jordan be on the committee.

Mrs. Jordan voiced that Mrs. Hollibaugh has more experience with this, having been on the Board longer – whereas she would need guidance – so she felt that Mrs. Hollibaugh would be better suited if she is willing to accept.

Mr. Karpuzi moved for Mr. Forbes and Mrs. Hollibaugh to be on the committee.

More discussion was held.

Chairman Karpuzi in his role as Chairperson appointed the following individuals to the Pension Plan Management Process Steering Committee: Brandon Forbes, Shirley Hollibaugh, Daniel Mator, and a representative from Mockenhaupt (West Deer Township's actuary).

AUTHORIZATION: ADVERTISEMENT OF ORDINANCE NO. 437 (FALSE ALARM ORDINANCE)

At its last meeting, the Board of Supervisors discussed a False Alarm Ordinance to combat the proliferation of false alarm calls taking valuable public safety personnel time and resources.

ORDINANCE NO. 437

AN ORDINANCE OF THE TOWNSHIP OF WEST DEER, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, AMENDING CHAPTER 72 ("FALSE ALARMS") OF THE CODE OF ORDINANCES OF THE TOWNSHIP OF WEST DEER, TO ADD A DEFINITION OF WHAT SHALL BE CONSIDERED AN "ACCIDENTAL FALSE ALARM;" TO INCREASE THE CHARGE ISSUED FOR MULTIPLE FALSE ALARMS OCCURRING AT A PROPERTY DURING A CALENDAR YEAR; AND TO PROVIDE THAT THE VOLUNTEER FIRE COMPANY RESPONDING TO ANY FALSE ALARM SHALL RECEIVE THE PROCEEDS FROM THAT FALSE ALARM CHARGE COLLECTED BY THE TOWNSHIP

Mrs. Jordan stated that she has been on the Public Safety Committee with Mr. Forbes. She acknowledged that this ordinance was Mr. Forbes' idea to help decrease the amount of false alarm calls so volunteers are able to focus on the alarm calls that really need the attention.

Mr. Forbes informed the Board that this will standardize the ordinance, and that the volunteer fire companies will now receive the proceeds from the fines that are obtained from the false alarm calls to which they are dispatched.

MOTION BY Supervisor Jordan and SECONDED BY Supervisor Maudhuit to authorize the advertisement of Ordinance No. 437 amending the False Alarm Ordinance of West Deer Township. Motion carried unanimously 5-0.

AUTHORIZATION: ADVERTISEMENT OF ORDINANCE NO. 438 (REAL ESTATE TAX DEFERRAL ORDINANCE)

At its last meeting, the Board of Supervisors discussed a Tax Deferral Ordinance to lessen the burden on lower-income property owners in the Township.

ORDINANCE NO. 438

AN ORDINANCE OF THE TOWNSHIP OF WEST DEER, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, CREATING A NEW ARTICLE XIV OF CHAPTER 189 OF THE WEST DEER TOWNSHIP CODE OF ORDINANCES TO ESTABLISH AN ANNUAL REAL ESTATE TAX DEFERRAL PROGRAM FOR ELIGIBLE HOMESTEADS WITHIN WEST DEER TOWNSHIP

Mr. Robb stated that the only added provision is clarifying that Township Manager or his designee will set up the rules, regulations, and applications, and verify if the resident qualifies for the benefit.

Mr. Forbes reiterated the ordinance details and thanked everyone who had helped with organizing it.

Mrs. Jordan asked for clarification due to some misconception of deferring increased real estate tax affecting the resident's credit. Mr. Forbes explained that the State allows the Township to go into agreement with the resident/homeowner if taxes are increased, and this does not affect their credit.

Mr. Robb added that there is no interest or penalties as long as the taxes are paid at the time the house is transferred to a third party.

More discussion was held.

MOTION BY Supervisor Jordan and SECONDED BY Supervisor Maudhuit to authorize the advertisement of Ordinance No. 438 creating a new article XIV of Chapter 189 of the West Deer Township code to establish an annual Real Estate Deferral Program for eligible homesteads in the Township. Motion carried unanimously 5-0.

AUTHORIZATION: ADVERTISEMENT – PITTSBURGH NATIONAL GOLF COURSE REZONING

The Township is in receipt of a zoning change request from Victor-Wetzel Associates on behalf of Leslie Road Associates, LLC, owner by contact of tax parcel 2011-E-58 in West Deer Township, also known as parcel C-Revised, Revision 1 of the Links of Deer Run.

The owner is requesting the zone change from R-1 Rural Residential and R-2 Semi-Suburban Residential to R-3 Suburban Residential.

The request has been forwarded to the West Deer Planning Commission for their review. The Planning Commission reviewed the request at their 23 July 2020 meeting and is recommending denial. At this time the Board of Supervisors has the option of authorizing the advertisement of a Public Hearing for the rezoning of tax parcel 2011-E-58.

MOTION BY Supervisor Forbes and SECONDED BY Supervisor Hollibaugh to not authorize the advertisement of the Pittsburgh National Golf Course Rezoning Public Hearing. Motion carried unanimously 5-0.

AUTHORIZATION: OAKWOOD HEIGHTS PLAN (PHASES II AND III)

The developer of the Oakwood Heights Planned Development is seeking pre-approval of the preliminary plan for Phases II and III, and final plan approval for both phases. The Township originally granted preliminary approval of the plan in 2004, and phase one was completed.

The design for Phase II is nearly identical to the 2004 design and continues Ashley Road as an interconnecting road. The two cul-de-sacs in Phase III have been slightly adjusted from their 2004 design. The plan before the Board will have 33 lots in Phase II and 44 lots in Phase III.

Property Location: Parcel # 1510-F-175 (46 acres)
Zoned: R-3 Suburban Residential

The Planning Commission reviewed the preliminary plan for Phase II and III and final plan for both phases at their 27 August 2020 meeting. The Planning Commission is recommending approval.

Mr. Karpuzi proposed that the Board table until there is more clarification.

Mr. Robb suggested that any concerns that the Board wants to review beyond what the Planning Commission and Township Engineer recommend be communicated to the administration.

Mr. Karpuzi stated that the Board of Supervisors is generally supportive of the plan, but that after a discussion with Mr. Mator there were some slight errors that need to be corrected - nothing of substance – before a vote takes place.

MOTIONED BY Supervisor Jordan and SECONDED BY Supervisor Maudhuit to table the approval of Oakwood Heights pre-approval of the preliminary plan for Phases II and III and final plan approval for both phases for the purpose of clarification. Motion carried unanimously 5-0.

DISCUSSION: SHORT-TERM RENTAL ORDINANCE

Mr. Forbes briefly described the Short-Term Rental Ordinance, which is intended to permit residents in certain zoned areas to have air bed and breakfasts (commonly known as Airbnb). He explained that Mr. Robb has been preparing the wording of the ordinance.

Mrs. Jordan asked for clarification that these short-term rentals would not be permitted in Grouse Run, Lager Farms, Stonecrest, and Cedar Ridge type plans.

Mr. Forbes stated that Mrs. Jordan was correct. He explained that R-2 and R-3 zones have higher density populations, so short-term rentals would not be permitted in those areas.

Mr. Robb mentioned that C-2 districts are also not permitted, and listed other districts that are permitted only as conditional uses. He stated the conditional use requires an application, public hearing before the Board, and an affirmative decision to verify that request is in the correct location. Mr. Robb informed the Board that a draft will be completed in October, and to look at December for a public hearing.

Mr. Karpuzi thanked Mr. Robb for preparing this.

DISCUSSION: WI-FI HOTSPOTS/CELL SERVICE IN THE TOWNSHIP

Mr. Karpuzi stated that the Township had been researching having free wi-fi hotspots in the Township to help with those in the Township that do not have wi-fi – or strong enough wi-fi – for everyone in their household.

Mr. Mator mentioned a dead spot for Verizon phone service in Russellton, and asked the residents to contact the Township if there are any other dead zones in the community.

Mrs. Jordan asked if there was a way to get better service everywhere.

Mr. Mator explained that internet is not part of West Deer Township's cable franchise agreements. He put forward that internet companies may focus more on the urban areas. Mr. Mator added that – even if a resident pays for and has a strong internet connection – too many concurrent connections at the same time could slow or drop service.

Mr. Karpuzi pointed out that the main goal is to provide internet service to those that do not have the best access at home. He informed the Board that he found a company named Information Technology Disaster Resource Center - also known as ITDR -which works with small towns to get them free public wi-fi at community centers and parks.

Mr. Forbes mentioned wi-fi in the park would be a good idea since it could be used for Community Days and applauded Mr. Karpuzi for looking into this.

OLD BUSINESS

There was no old business to discuss.

NEW BUSINESS

- Mr. Karpuzi announced that Halloween trick-or-treating will not be cancelled. He asked residents to continue the safety guidelines per CDC, stay safe and enjoy.

Mrs. Jordan added that Trunk or Treat was going to be cancelled this year.

Mr. Mator reported that Sergeant Loper was in contact with Chief Lape, and that it was decided that the Police will patrol as usual for Halloween, but will not be distributing any candy.

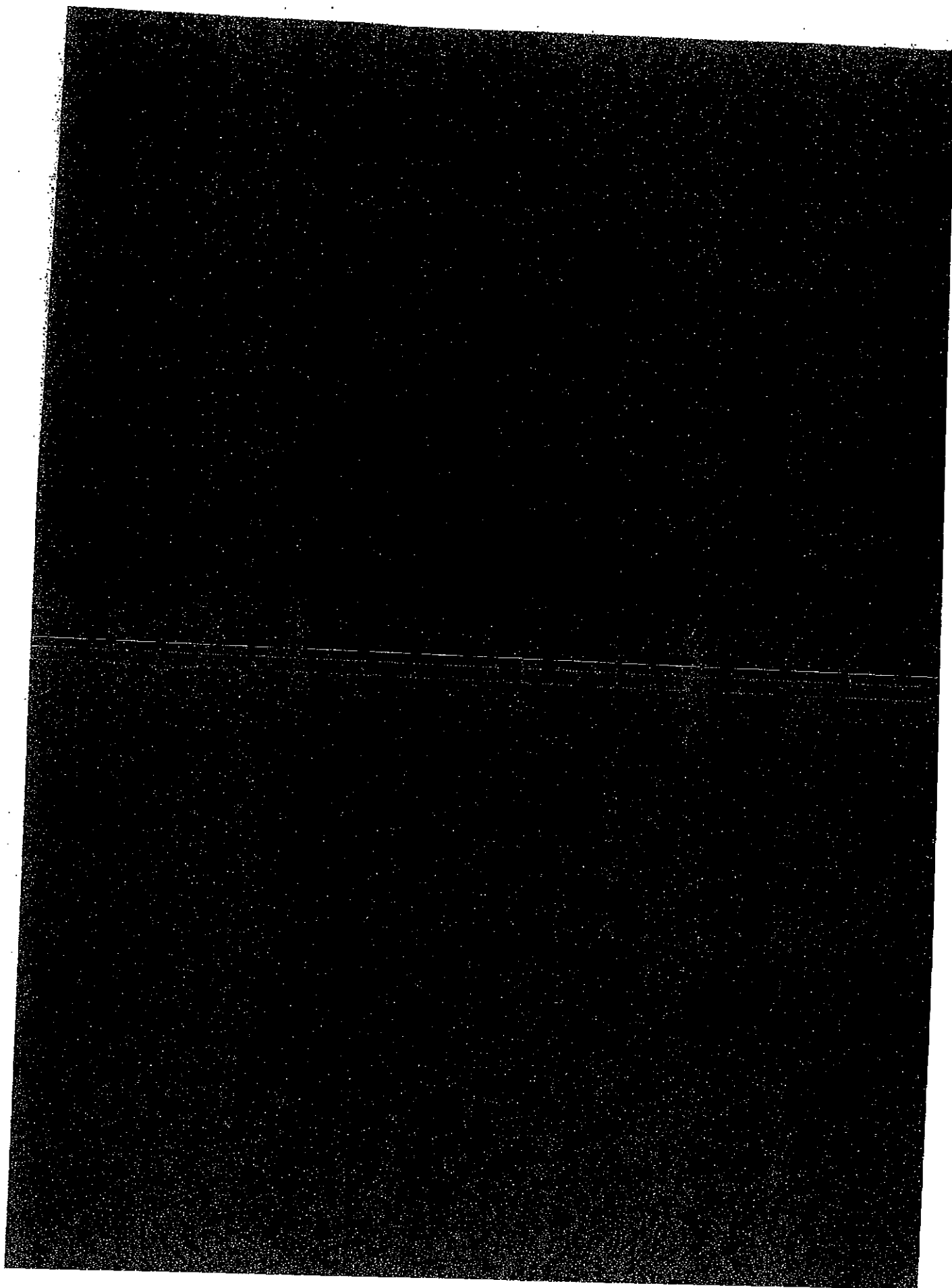
- Mr. Forbes acknowledged the County for providing grants through the Coronavirus Relief Fund (also known as the CARES ACT that was passed by Congress). He stated that the Township is actively pursuing the reimbursement for the funds that the Township has paid out for COVID-19. Mr. Forbes acknowledged the work the Township administration, Allegheny County, and West Deer Volunteer Firemen.

- Mr. Forbes announced State Senator Lindsey Williams is hosting a free shredding event on Saturday, 10 October 2020 from 10:00 AM to 1:00 PM at the Hampton Community Center in Allison Park. He emphasized residents need to pre-register due to COVID-19 guidelines.

ADJOURNMENT

MOTION BY Supervisor Hollibaugh and SECONDED BY Supervisor Jordan to adjourn the meeting at 8:23 p.m. Motion carried unanimously 5-0. Meeting adjourned.

Daniel J. Mator Jr., Township Manager



MONTHLY FINANCIAL REPORT

A) FINANCE OFFICER'S REPORT

ATTACHED IS THE FINANCE OFFICER'S REPORT.

ARE THERE ANY QUESTIONS ON THE MONTHLY FINANCIAL REPORT?

WHAT ACTION DOES THE BOARD WISH TO TAKE?

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

	<u>MOTION</u>	<u>SECOND</u>	<u>AYES</u>	<u>NAYS</u>
MR. FORBES	___	___	___	___
MRS. HOLLIBAUGH	___	___	___	___
MRS. JORDAN	___	___	___	___
MR. KARPUI	___	___	___	___

FINANCE OFFICER'S REPORT
September 30, 2020

I - GENERAL FUND:

	<u>September</u>	<u>YTD</u>	<u>% of Budget</u>
Revenues	523,928.98	5,086,654.55	78.50%
Expenditures	826,000.24	4,256,506.48	65.68%

Cash and Cash Equivalents:

Sweep Account

1,022,064.52

1,022,064.52

II - SPECIAL REVENUE FUNDS

Cash and Cash Equivalents:

Street Light Fund:

Restricted

59,179.07

Fire Tax Fund:

Restricted

68,167.99

State/Liquid Fuels Fund:

Restricted

148,433.78

275,780.84

Investments:

Operating Reserve Fund:

Reserved

630,352.60

Capital Reserve Fund:

Reserved

1,468,563.19

2,098,915.79

III - CAPITAL PROJECT FUNDS:

Cash and Cash Equivalents:

0.00

0.00

TOTAL CASH BALANCE 9/30/20

3,396,761.15

Interest Earned September 2020

42.13

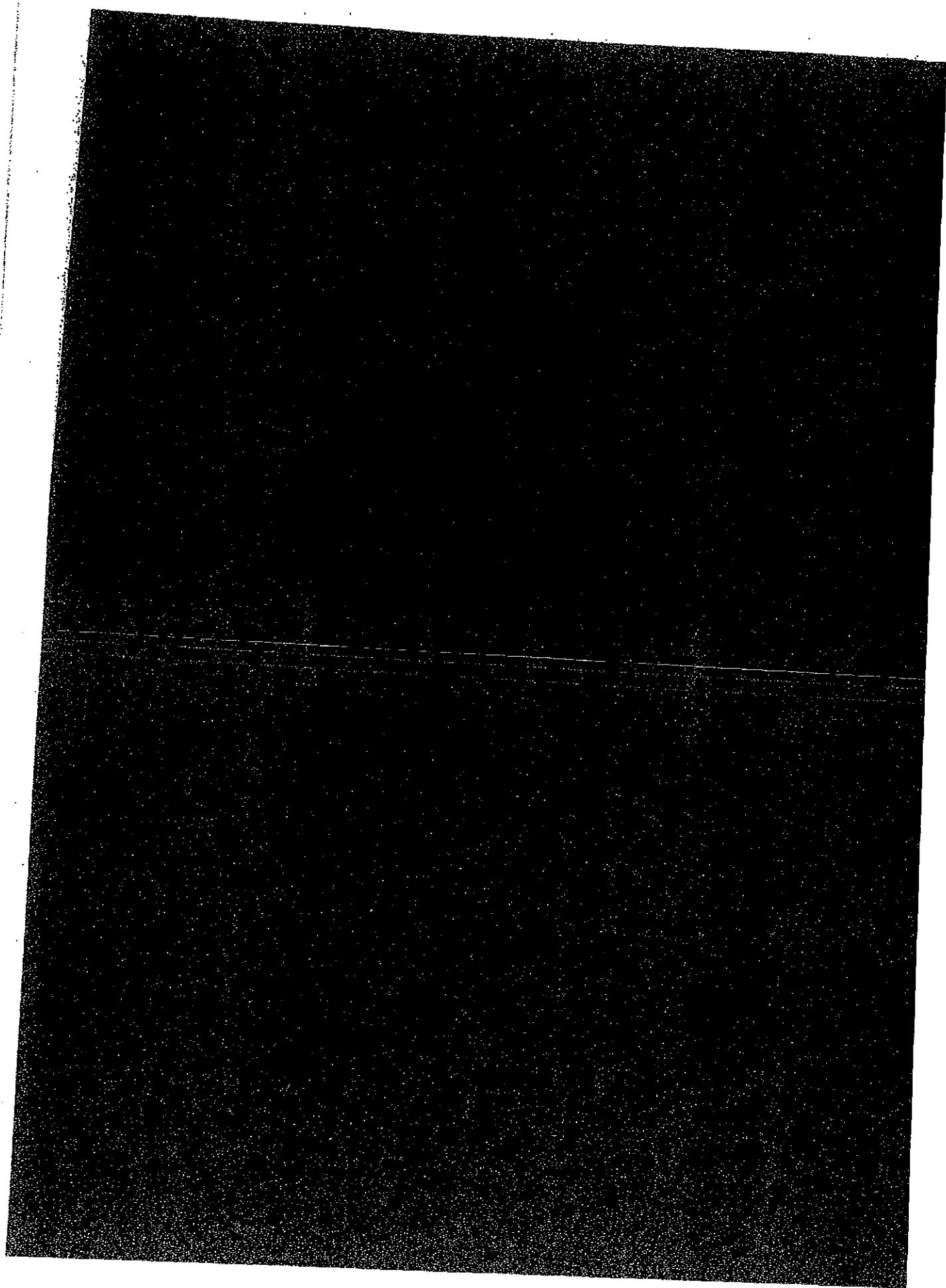
	<u>9/1/2020</u> <u>Debt Balance</u>		<u>September</u> <u>Principal</u> <u>Payment</u>	<u>9/30/2020</u> <u>Debt Balance</u>
Mars National - VFC #3	134,446.26	\$	2,607.94	132,303.65
NexTier Bank VFC #2	413,313.24	\$	2,680.96	412,005.21

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

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

INTEREST EARNED - 2020

	<u>SEPTEMBER</u>	<u>YTD</u>
GENERAL FUND	\$22.88	\$223.53
STREET LIGHT FUND	\$0.00	\$0.00
FIRE TAX FUND	\$1.76	\$29.21
OPERATING RESERVE	\$15.50	\$1,007.46
STATE FUND	\$1.26	\$1,083.60
CAPITAL RESERVE	<u>\$0.73</u>	<u>\$23,897.91</u>
TOTAL INTEREST EARNED	<u><u>\$42.13</u></u>	<u><u>\$26,241.71</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.

	<u>MOTION</u>	<u>SECOND</u>	<u>AYES</u>	<u>NAYS</u>
MRS. HOLLIBAUGH	—	—	—	—
MRS. JORDAN	—	—	—	—
MR. FORBES	—	—	—	—
MR. KARPUZI	—	—	—	—

Time: 11:26 am
Date: 10/09/2020
Page: 1By Name
Cutoff as of: 12/31/9999

Due Dates: 10/15/2020 thru 10/15/2020

Vendor	Name/Desc	Acct#/Proj	Invoice#	Amount Due	Discount	Cancelled	Paid	Un-Paid	Check#	Check Amt.
Name:	AIR-VAC INC			3580.00				3580.00		
Name:	AMERIKOHL AGGREGATES INC			2103.30				2103.30		
Name:	AMERIKOHL TRANSPORT INC			929.89				929.89		
Name:	BEARCOM			194.97				194.97		
Name:	BEST WHOLESALE TIRE CO, INC			798.95				798.95		
Name:	HEI-WAY, LLC			1491.30				1491.30		
Name:	JORDAN TAX SERVICE, INC.			371.36				371.36		
Name:	KRESS TIRE			501.00				501.00		
Name:	OFFICE DEPOT			752.96				752.96		
Name:	ROADSAFE TRAFFIC SYSTEMS			685.00				685.00		
Name:	SHOUP ENGINEERING INC.			3847.00				3847.00		
Name:	STEPHENSON EQUIPMENT, INC.			9600.00				9600.00		
Name:	TOSHIBA FINANCIAL SERVICES			494.11				494.11		
Name:	TUCKER/ARENSBERG ATTORNEYS			2787.58				2787.58		
FINAL TOTALS:				28137.42				28137.42		

ACCOUNTS PAYABLE - UNPAID VOUCHER REGISTER

By Name
Cutoff as of: 12/31/9999

Vendor	Name/Desc
--------	-----------

Vendor	Name/Desc	Acct#/Proj Invoice#	Amount Due	Discount	Canceled	Paid	Un-Paid	Check#	Check Amt.
00026	AIR-VAC INC	430.372	39308						
Road:	Tar Kettle Rental	0920	09/14/2020						
Name:	AIR-VAC INC		3580.00	10/15/2020	09/17/2020		3580.00	N	
00337	AMERIKOHL AGGREGATES	430.372	46829						
Road:	Limestone-1 AASHTO	0920	09/28/2020						
Name:	AMERIKOHL AGGREGATES INC		2103.30	10/15/2020	09/29/2020		2103.30	N	
00338	AMERIKOHL TRANSPORT	430.372	32335						
Road:	Delivery of Limestone	0920	09/28/2020						
Name:	AMERIKOHL TRANSPORT INC		929.89	10/15/2020	09/29/2020		929.89	N	
00674	BEARCOM	430.327	5088686						
Road:	Radio Equip Maint	1020	10/01/2020						
00674	BEARCOM	410.328	5089675						
POL:	Radio Equip Maint	1020	10/02/2020						
Name:	BEARCOM		194.97	10/15/2020	10/05/2020		137.50	N	
00553	BEST WHOLESALE TIRE	410.374	18429						
Police:	Car #37-Inspection	0920	09/01/2020						
00553	BEST WHOLESALE TIRE	410.374	18461						
Police:	Car #33-Rotation/Oil ch0920	0920	09/03/2020						
00553	BEST WHOLESALE TIRE	410.374	18545						
Police:	Car #38-Oil Change	0920	09/16/2020						
00553	BEST WHOLESALE TIRE	410.374	18552						
Police:	Car #30-Oil Change	0920	09/18/2020						
00553	BEST WHOLESALE TIRE	410.374	18589						
Police:	Car #38-exhaust repair	0920	09/23/2020						
00553	BEST WHOLESALE TIRE	410.374	18593						
Police:	Car #33-battery	0920	09/25/2020						
00553	BEST WHOLESALE TIRE	410.374	18616						
Police:	Car #36-alignment/tire	0920	09/30/2020						
Name:	BEST WHOLESALE TIRE CO, INC		798.95	10/15/2020	10/07/2020		115.00	N	
							798.95	N	

WEST DEER TOWNSHIP

ACCOUNTS PAYABLE - UNPAID VOUCHER REGISTER

Time: 11:24 am
Date: 10/09/2020
Page: 2

By Name
Cutoff as of: 12/31/9999

Due Dates: 10/15/2020 thru 10/15/2020

Vendor	Name/Desc	Acct#/Proj	Invoice#	Amount Due	Discount	Cancelled	Paid	Un-Paid	Check#	Check Amt.
00005	HEI-WAY, LLC Road: Cold Patch	430.372 0920	916009 09/17/2020	184.37				184.37		N
00005	HEI-WAY, LLC Road: Cold Patch	430.372 0920	917006 09/18/2020	499.83				499.83		N
00005	HEI-WAY, LLC Road: Cold Patch	430.372 0920	918014 09/21/2020	553.91				553.91		N
00005	HEI-WAY, LLC Road: Cold Patch	430.372 0920	922001 09/23/2020	253.19				253.19		N
Name: HEI-WAY, LLC				1491.30				1491.30		
00106	JORDAN TAX SERVICE, Delinquent R E Tax Commission	403.140 0920	9-C-#115 09/22/2020	371.36				371.36		N
Name: JORDAN TAX SERVICE, INC.				371.36				371.36		
00362	KRESS TIRE Police: CAR #30-Flat Repair	410.374 0920	10074-1 09/25/2020	25.00				25.00		N
00362	KRESS TIRE Road: New F550-TIRES	430.374 1020	10081-14 10/01/2020	476.00				476.00		N
Name: KRESS TIRE				501.00				501.00		
00657	OFFICE DEPOT Office Supplies	406.210 0920	122118399001 09/02/2020	97.94				97.94		N
00657	OFFICE DEPOT cleaning Supplies	409.226 0920	122118399001 09/02/2020	16.99				16.99		N
00657	OFFICE DEPOT Office Supplies	406.210 0920	123024777001 09/14/2020	95.38				95.38		N
00657	OFFICE DEPOT Office Supplies	406.210 0920	125248215001 09/16/2020	50.14				50.14		N
00657	OFFICE DEPOT Police: Office Supplies	410.210 0920	125616856001 09/23/2020	155.83				155.83		N
00657	OFFICE DEPOT Police: Office Supplies	410.210 0920	125616856002 09/24/2020	43.17				43.17		N
00657	OFFICE DEPOT Police: Office Supplies	410.210 0920	125764811001 09/24/2020	99.99				99.99		N

WEST DEER TOWNSHIP

ACCOUNTS PAYABLE - UNPAID VOUCHER REGISTER

Time: 11:24 am
Date: 10/09/2020
Page: 3

By Name
Cutoff as of: 12/31/9999

Due Dates: 10/15/2020 thru 10/15/2020

Vendor	Name/Desc	Acct#/Proj	Invoice#	Amount Due	Discount	Cancelled	Paid	Un-Paid	Check#	Check Amt.
00657	OFFICE DEPOT Police: Office Supplies	410.210 0920	125764812001 09/23/2020	22.94 10/15/2020	10/05/2020			22.94	N	
00657	OFFICE DEPOT Office Supplies	406.210 0920	127021562001 09/24/2020	170.58 10/15/2020	10/02/2020			170.58	N	
Name: OFFICE DEPOT										
00014	ROADSAFE TRAFFIC SYS	430.245	121651	685.00	10/15/2020	10/06/2020		685.00	N	
Road: 24"/30" Stop Signs/30x9 0930										
Name: ROADSAFE TRAFFIC SYSTEMS										
00830	SHOUP ENGINEERING IN	408.316	20-313	1980.00	10/15/2020	10/02/2020		1980.00	N	
Eng: Seal Coat-2020 Road Maint 0920										
00830	SHOUP ENGINEERING IN	408.313	20-322	612.00	10/15/2020	10/06/2020		612.00	N	
Engineering: Miscellaneous 0920										
00830	SHOUP ENGINEERING IN	408.319	20-325	127.50	10/15/2020	10/06/2020		127.50	N	
Engineering: Tristani Plan 0920										
00830	SHOUP ENGINEERING IN	408.319	20-326	229.50	10/15/2020	10/06/2020		229.50	N	
Engineering: Leo's Landscaping 0920										
00830	SHOUP ENGINEERING IN	408.319	20-327	541.00	10/15/2020	10/06/2020		541.00	N	
Engineering: McIntyre Heights 0920										
00830	SHOUP ENGINEERING IN	408.319	20-328	357.00	10/15/2020	10/06/2020		357.00	N	
Engineering: Oakwood Heights-P0920										
Name: SHOUP ENGINEERING INC.										
00074	STEPHENSON EQUIPMENT	430.611	18033592	9600.00	10/15/2020	10/07/2020		9600.00	N	
Road: Pipe-12"x20 DW, IB, /DW, IB1020										
Name: STEPHENSON EQUIPMENT, INC.										
00577	TOSHIBA FINANCIAL SE	406.261	5012013877	249.17	10/15/2020	09/24/2020		249.17	N	
Lease & Maintenance of Copiers 0920										
00577	TOSHIBA FINANCIAL SE	410.261	5012013877	244.94	10/15/2020	09/24/2020		244.94	N	
Lease & Maintenance of Copiers 0920										
Name: TOSHIBA FINANCIAL SERVICES										
				494.11				494.11		

WEST DEER TOWNSHIP

ACCOUNTS PAYABLE - UNPAID VOUCHER REGISTER

Time: 11:24 am
Date: 10/09/2020
Page: 4By Name
Cutoff as of: 12/31/9999

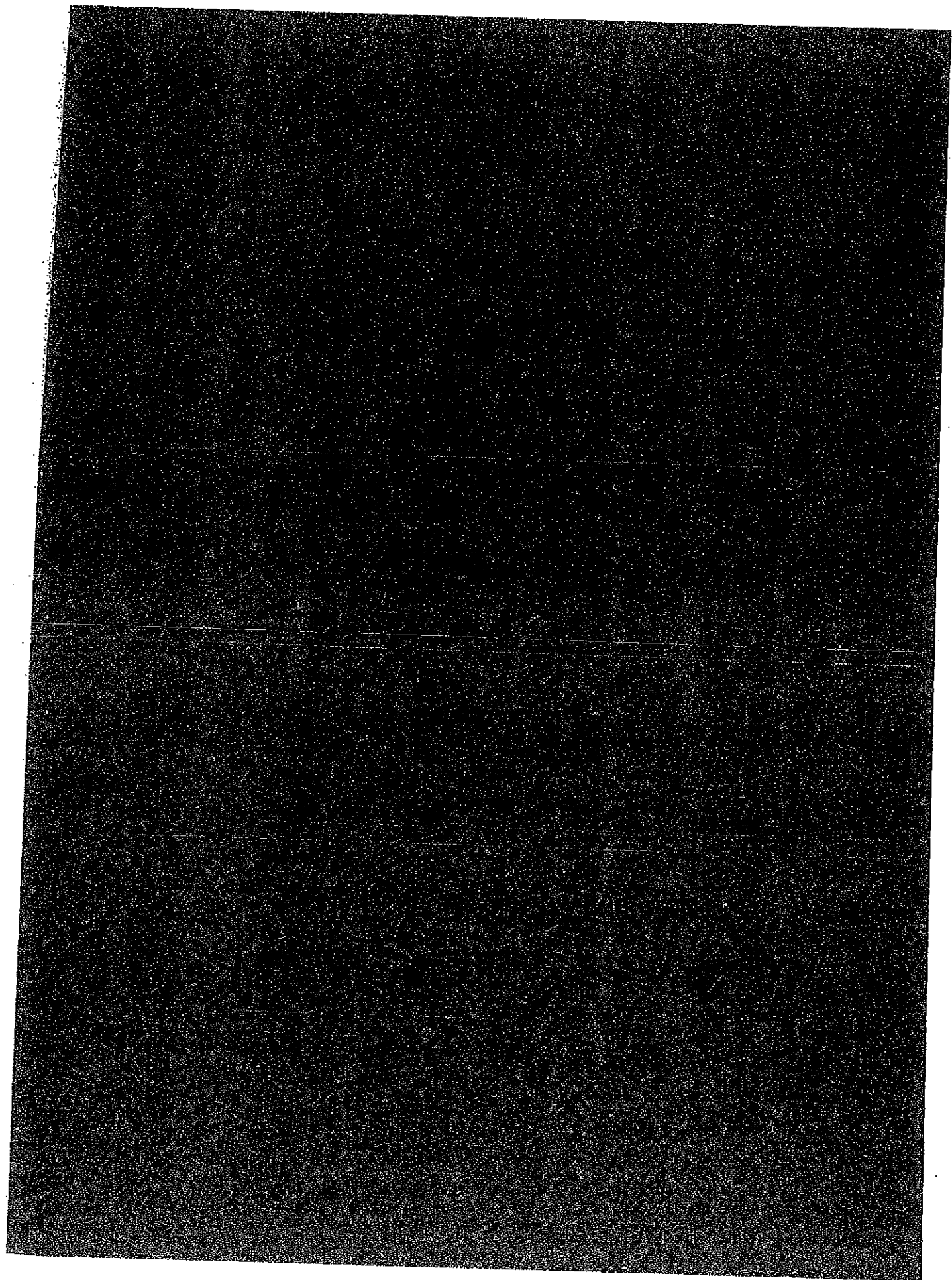
Due Dates: 10/15/2020 thru 10/15/2020

Vendor	Name/Desc	Acct#/Proj	Invoice#	Amount Due	Discount	Cancelled	Paid	Un-Paid	Check#	Check Amt.
00813	TUCKER/ARENSBERG ATT 404.111 Legal Services: General 0920		606720 09/30/2020	2194.58 10/15/2020		10/07/2020		2194.58		N
00813	TUCKER/ARENSBERG ATT 404.111 Legal Services: Retainer 0920		606721 09/30/2020	500.00 10/15/2020		10/07/2020		500.00		N
00813	TUCKER/ARENSBERG ATT 404.111 Legal Services: McIntyre Hgts 0920		606722 09/30/2020	31.00 10/15/2020		10/07/2020		31.00		N
00813	TUCKER/ARENSBERG ATT 404.111 Legal Services: Olympus Gas We0920		606723 09/30/2020	62.00 10/15/2020		10/07/2020		62.00		N
Name: TUCKER/ARENSBERG ATTORNEYS				2787.58				2787.58		

FINAL TOTALS:

28137.42

28137.42



POLICE CHIEF'S REPORT

ATTACHED IS THE POLICE CHIEF'S REPORT.

ARE THERE ANY QUESTIONS REGARDING THE POLICE CHIEF'S REPORT?

OFFICER'S MONTHLY REPORT

To: Jonathan D. Lape, Chief of Police
From: Jennifer Borczyk, Administrative Assistant
Subject: Officer's Monthly Report
Date: October 8, 2020

Attached is the Officer's Monthly Report for September 2020.

JB

CC: D. Mator, Manager
A. Karpuzi, Chairman
S. Hollibaugh, Vice Chairwoman
B. Jordan
B. Forbes

Points of Interest

September 2020

Sergeant Loper for Chief Jonathan Lape

- September 2- Sergeant Loper attended a meeting with Deer Lakes School District in regards to crowd limits at the football game.
- September 4- Sergeant Loper instructed firearms qualifications in order to allow Officer Gizienski to return for duty following her injury leave.
- September 30- Attended Zoom meeting with Officer Dobson regarding DUI grant

K9 Officer Edward Newman

- K9 vehicle is out of service

Sergeant Mikus & Officer Petosky

- September 10- Sergeant Mikus and Officer Petosky attended training at Hampton Township pool and range. They focused on water survival training, water rescue, and water related first aid. They also worked on various single shot drills at the range.
- September 11- Sergeant Mikus and Officer Petosky attended training at the Aleppo Boat launch and Neville Island carpenters building. They focused on boarding and debarking off a barge, as well as hostage rescue scenarios.
- September 25- Sergeant Mikus and Officer Petosky attended training at Neville Island Carpenters Building. They again focused on barge training and fixed mistakes that had been made during the previous training. They also worked on interior and exterior movements.

Explorers

- Cancelled for both weeks

Deer Lakes School District

- September 2- Sergeant Shurina attended a safety meeting for the district.
- September 3- Gold Group returned to in person instruction
- September 4- Officers Gizienski, Newman, Elza, and Trocki provided general security and traffic control for Deer Lakes football scrimmage game.
- September 18- Sergeant Mikus, Sergeant Shurina, Officer Elza, and Officer Fallen provided general security and traffic control for the Deer Lakes football game.

Misc. Details

- September 2- Sergeant Shurina accompanied new patrolman Damian Brand to be sworn in.
- September 11- Roving DUI checkpoint in Ross Township- Officer Dobson, Wikert, and Trocki
- September 16- Sergeant Shurina accompanied new patrolman Connor Dobransky to be sworn in.
- September 20- Sergeant Shurina instructed defensive tactics for the Hampton Citizens Police Academy
- September 25- Roving DUI checkpoint in West Deer/Indiana Twp.- Sergeant Loper, Officer Wikert, and Officer Evan

OFFICER'S MONTHLY REPORT
SEPTEMBER 2020

	<u>CURRENT MONTH</u>	<u>PREVIOUS MONTH TO DATE</u>	<u>YEAR TO DATE</u>
REPORTABLE CALLS FOR SERVICE	62	478	540
CALLS FOR SERVICE/FIELD CONTACTS	512	3,546	4058
ALL OTHER CALLS	453	3,623	4076
TOTALS CALLS FOR SERVICE	1027	7,643	8670
<u>ARRESTS</u>			
ADULT	7	27	34
JUVENILE	0	0	0
TRAFFIC CITATIONS	9	95	104
NON TRAFFIC CITATIONS	2	22	24
PARKING CITATIONS	0	7	7
WARNINGS	3	49	52
<u>PERSONNEL</u>			
GRIEVANCES FILED BY POLICE OFFICERS	0	0	0
CITIZENS COMPLAINTS ON POLICE OFFICERS	0	0	0
LETTERS COMMENDING POLICE OFFICERS	0	5	5
<u>VEHICLE REPORTS</u>			
TOTAL MILES TRAVELED	8,918	84,074	92992
GALLONS OF GASOLINE USED	703.4	6,977.20	7680.6
REPAIRS/MAINTENANCE	823.95	9,831.01	10654.96
<u>OVERTIME PAID</u>			
COURT (OFF DUTY)	8	82.00	90
PRELIMINARY HEARINGS	0	10.00	10
PRETRIAL	0	0.00	0
INVESTIGATIONS	0	64.25	64.25
ARRESTS	1	26.00	27
SPEED CHECKS	0	0.00	0
PRIVATE CONTRACTS	0	0.00	0
MISC. HOURS - FILLED SHIFTS	19	64.00	83
MISC. HOURS - ADMIN. HOURS	0	0.00	0
MISC. HOURS	7	85.00	92
TOTAL HOURS	35	331.25	366.25

OFFICER'S MONTHLY REPORT
SEPTEMBER 2020

QUARTERLY REPORT	2019 YEAR TO DATE	2020 YEAR TO DATE
REPORTABLE CALLS FOR SERVICE	546	540
CALLS FOR SERVICE/FIELD CONTACTS	4,483	4,058
ALL OTHER CALLS	4,272	4,076
TOTAL CALLS FOR SERVICE	9,301	8,670
<u>ARRESTS</u>		
ADULT	46	34
JUVENILE	4	0
TRAFFIC CITATIONS	214	104
NON TRAFFIC CITATIONS	17	24
PARKING CITATIONS	0	7
WARNINGS	93	52
<u>PERSONNEL</u>		
GRIEVANCES FILED BY POLICE OFFICERS	0	0
CITIZENS COMPLAINTS ON POLICE OFFICERS	0	0
LETTERS COMMENDING POLICE OFFICERS	7	5
<u>VEHICLE REPORTS</u>		
TOTAL MILES TRAVELED	89,829	92,992
GALLONS OF GASOLINE USED	7,794.93	7,680.60
REPAIRS/MAINTENANCE	13,247.34	10,654.96
<u>OVERTIME</u>		
COURT (OFF DUTY)	64	90
PRELIMINARY HEARINGS	33.5	10
PRETRIAL	33	0
INVESTIGATIONS	50.75	64.25
ARRESTS	16	27
SPEED CHECKS	0	0
PRIVATE CONTRACTS	0	0
MISC. HOURS - FILLED SHIFTS	141	83
MISC. HOURS - ADMIN HOURS	0	0
ALL OTHER MISC. HOURS	121	92
TOTAL HOURS	459.25	366.25

Date Printed:
10/7/2020

West Deer Township Police Department Calls For Service Activity Report

This report lists all Calls For Service within a given time period.

Report Start Date: 9/1/2020 Report End Date: 9/30/2020

Calls For Service:

911 HANG UP - GENERAL	2
ABANDON VEHICLE - PRIVATE PROPERTY	1
ALARM ACTIVATION - BUSINESS	3
ALARM ACTIVATION - BUSSINESS/FALSE	4
ALARM ACTIVATION - MEDICAL	2
ALARM ACTIVATION - RESIDENTIAL	2
ALARM ACTIVATION - RESIDENTL/FALSE	5
ANIMAL - COMPLAINT	19
ASSIST - EMS	23
ASSIST - EMS (DOA)	3
ASSIST - OTHER	5
ASSIST - POLICE	8
ASSIST - RESIDENT	8
ASSIST - WELFARE CHECK	6
BURGLARY - ATTEMPT (BUSINESS)	1
BURGLARY - NO FORCE (RESIDENTIAL)	1
CIVIL - CHILD CUSTODY	1
CIVIL - COMPLAINT	2
CIVIL - NEIGHBOR DISPUTE	1
COURT - WARRANT SERVICE	6
CRIMINAL MISCHIEF - GENERAL	1
CRIMINAL MISCHIEF - RESIDENTIAL	1
DISORDERLY CONDUCT - GENERAL	3
DOMESTIC - PHYSICAL	2
DOMESTIC - VERBAL	4
DRUG LAWS - GENERAL	1
FIRE - BURNING COMPLAINT	2
FRAUD - GENERAL	4
HARASSMENT - COMMUNICATIONS	5
HARASSMENT - GENERAL	5
HARASSMENT - TERRORISTIC THREATS	1
HAZARDOUS CONDITION - TREE DOWN	2
HAZARDOUS CONDITION - WIRE DOWN	2
MENTAL COMMITMENT - INVOLUNTARY	3
MENTAL COMMITMENT - VOLUNTARY	6
MVA - DUI	1
MVA - NON REPORTABLE	6
MVA - PRIVATE PROPERTY	2
MVA - REPORTABLE	1
NOISE COMPLAINT - BUSINESS	2
NOISE COMPLAINT - RESIDENTIAL	3
NOT ASSIGNED	1
NOTIFICATION - DEATH	1
PARKING COMPLAINT - BUSINESS	1

Calls For Service:

PATROL - GENERAL	126
PFA - VIOLATION	2
PHONE CALLS - GENERAL	15
POLICE INFORMATION - FOLLOW UP INVEST	4
POLICE INFORMATION - GENERAL	18
PREMISES CHECK - BUSINESS	7
PREMISES CHECK - RESIDENTIAL	2
PROPERTY - LOST	2
PUBLIC INTOX - GENERAL	1
SPECIAL DETAIL - ADMINISTRATIVE	22
SPECIAL DETAIL - FINGERPRINT RESIDENT	1
SPECIAL DETAIL - OTHER / MISC.	11
SPECIAL DETAIL - PATROL	1
SPECIAL DETAIL - PUBLIC RELATIONS	3
SRO DETAIL - ASSIST ADMINISTRATOR	5
SRO DETAIL - ASSIST TEACHER	1
SRO DETAIL - ATTEND MEETING	2
SRO DETAIL - ATTEND TRAINING	1
SRO DETAIL - OTHER / MISC.	1
SRO DETAIL - SCHOOL SAFETY DRILL	10
SRO DETAIL - SECURITY (CAFETERIA)	1
SRO DETAIL - SECURITY (GENERAL)	59
SRO DETAIL - SUSPICIOUS INCIDENT / PERS	1
SUSPICIOUS - OTHER	2
SUSPICIOUS - PERSON	10
SUSPICIOUS - VEHICLE	5
THEFT - BUSINESS	3
THEFT - OTHER	1
THEFT - RESIDENTIAL	1
TRAFFIC - COMPLAINT	6
TRAFFIC - DETAIL	5
TRAFFIC - STOP	19
TRESPASS - RESIDENCE	1

TOTAL CALLS FOR SERVICE: 512

Date Printed:
10/7/2020

West Deer Township Police Department Total Arrest Report

This report lists all adult and juvenile arrests made within a given time period.
(Note: This report only includes Misdemeanor and Felony arrests.)

Report Start Date: 9/1/2020

Report End Date: 9/30/2020

ARREST DATE	D I #	SIGNAL CODE	JUVENILE ARREST
9/2/2020	20200483	DOMESTIC - VERBAL	
9/8/2020	20200451	SEX CRIMES - INDECENT ASSAULT	
9/8/2020	20200495	DRUG LAWS - GENERAL	
9/21/2020	20200404	DOMESTIC - PHYSICAL	
9/21/2020	20200511	THEFT - BUSINESS	
9/21/2020	20200511	THEFT - BUSINESS	
9/29/2020	20200536	DOMESTIC - PHYSICAL	

TOTAL ARRESTS:

7

TOTAL ADULT ARRESTS:

7

TOTAL JUV. ARRESTS:

0

UCR Reportable Crimes September 2020

Part I Offenses

Crime	Amount	Classification on UCR Return A
Burglary- Attempt (Business)	1	05.C Burglary Attempt Forcible Entry
Burglary- No Force (Residential)	1	
Theft- Business	3	06. Larceny- Theft
Theft- Residential	1	06. Larceny- Theft
Theft- Other	1	06. Larceny- Theft

Part II Offenses

Criminal Mischief- General	1	140. Vandalism
Criminal Mischief- Residential	1	140. Vandalism
Disorderly Conduct	3	240. Disorderly Conduct
Domestic- Physical	2	260. All Other Offenses
Domestic- Verbal	4	260. All Other Offenses
Drug Laws- General	1	180.18H Drug Abuse- Other
Fraud- General	4	110. Fraud
Harassment- Communications	5	240. Disorderly Conduct
Harassment- General	5	240. Disorderly Conduct
Harassment- Terroristic Threats	1	240. Disorderly Conduct
MVA- DUI	1	210. Driving Under the Influence
Public Intox - General	1	230. Drunkenness
Trespass- Residence	1	260. All Other Offenses



West Deer
TOWNSHIP
ALLEGHENY COUNTY PA

POLICE DEPARTMENT

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

SEPTEMBER 2020

WDPD INCIDENT REPORTS **TOTAL: 2**

- 1 Harassment – General
- 1 Disorderly Conduct - General

SRO / SECURITY DETAILS & LOGS **TOTAL: 81**

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

TOTAL ACTIVITY **TOTAL: 83**



West Deer
TOWNSHIP
ALLEGHENY COUNTY PA

POLICE DEPARTMENT

TOTAL ACTIVITY BY SCHOOL

HIGH SCHOOL	22
MIDDLE SCHOOL	17
E.U. INTERMEDIATE	18
CURT. PRIMARY	19
ADMIN. BUILDING	1
BUS GARAGE	0
OTHER	6

FREQUENT STUDENT INVOLVEMENT

DL School / Student ID #: EU 29132 TOTAL INVOLVEMENTS THIS PERIOD: 1

DARE / SRO CLASSES AND PROGRAMS

DARE

CLASSES INSTRUCTED DURING THIS PERIOD

Number of Classes

Grade Level

None – Due to COVID-19 Class restrictions

SRO Programs

INSTRUCTED DURING THIS PERIOD

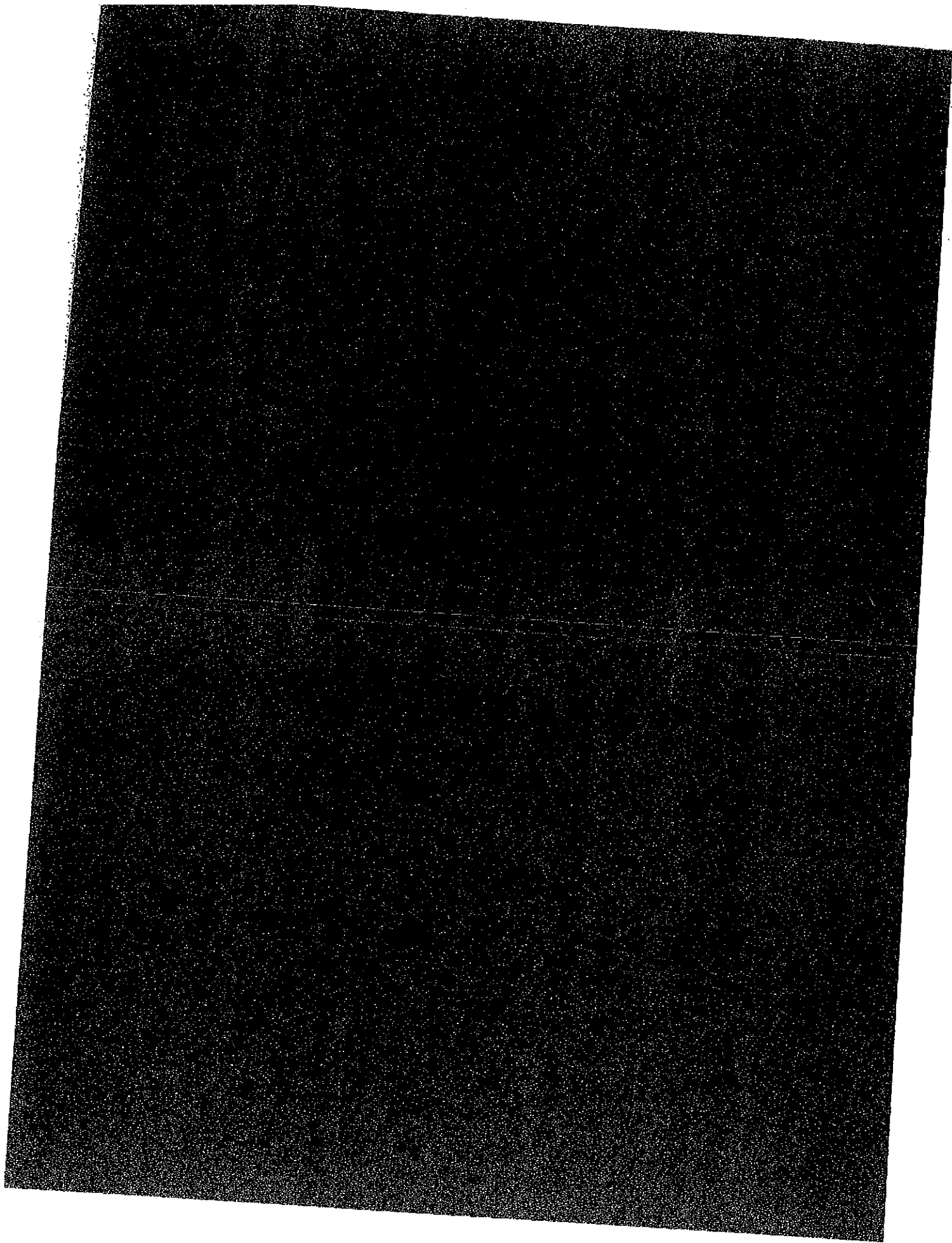
Program

School

Date

None – Due to COVID-19 Class restrictions

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



PUBLIC WORKS FOREMAN'S REPORT

ATTACHED IS THE PUBLIC WORKS FOREMAN'S REPORT.

ARE THERE ANY QUESTIONS REGARDING THE PUBLIC WORKS FOREMAN'S REPORT?

2020
MONTHLY REPORT FOR SEPTEMBER
PUBLIC WORKS DEPARTMENT

ROADS

- Install 210' of 12" pipe to finish job on 8th Way Alley.
- Install 60' of 15" pipe and catch basin on East Union and McClure.
- Install 180' of 12" pipe and 1 catch basin on McKalloff.
- Install 420' of 12" pipe and 5 catch basins on Schuster Road.
- Patched holes.

TRUCKS & EQUIPMENT

- Grease trucks and equipment.
- Repair bucket on highlift.
- Work on bucket of skid steer.

MISCELLANEOUS

- Remove fallen trees on Beacom and Shepard.
- Hang Veteran Banners.
- Paint lines at Nike Site parking lot.
- Repair catch basin on Saxonburg Blvd and Kaufman.
- Clean up debris on Christy Road.
- Haul leaves to Premium Landscaping.
- Fixed light at Municipal Building.
- Work on water line leak at Bairdford Park.
- Work on electrical lines at Bairdford Park.
- Trim trees.
- Change batteries in smoke alarms at Senior Center.
- Crack seal at Cedar Ridge.
- Cut grass.
- Mow weeds.

PA1 Calls

66

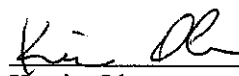
OT

7.5 hrs – Park Cleaning

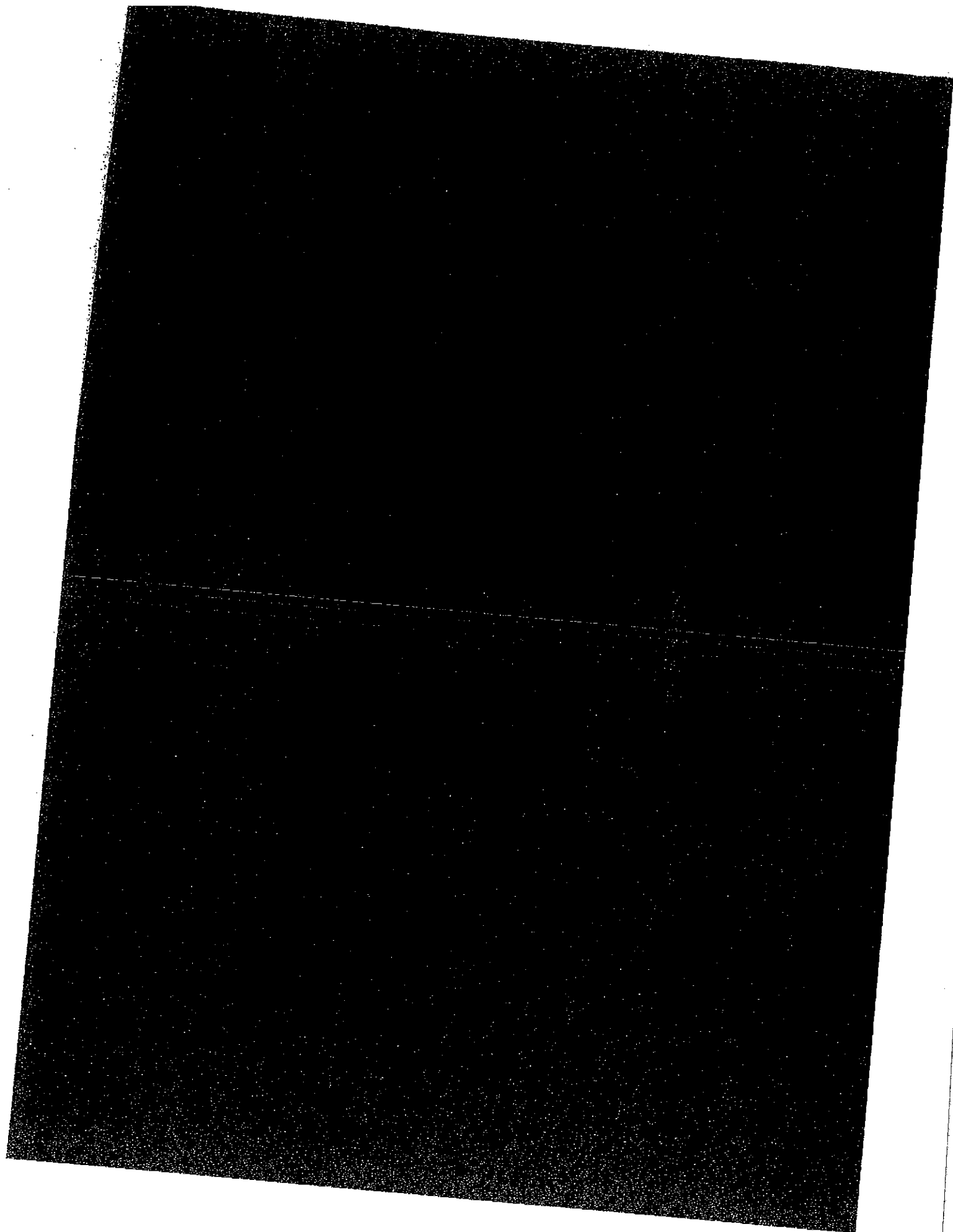
1.0 hr – water leak

Total

8.5 hrs


Kevin Olar

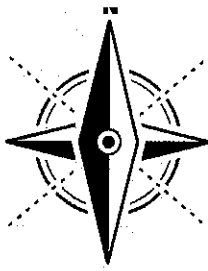
10-6-2020
Date



ENGINEER'S REPORT

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

ARE THERE ANY QUESTIONS REGARDING THE ENGINEER'S REPORT?



SHOUP ENGINEERING

FOR OVER 50 YEARS

329 Summerfield Drive, Baden, PA 15005

Phone: 724-869-9560

info@shoupengineering.com

SEPTEMBER 2020 ENGINEER'S REPORT

WEST DEER TOWNSHIP

Prepared October 15, 2020

VIA EMAIL

1. MEETING ATTENDANCE

Shoup Engineering attended and participated in the following meetings:

Board of Supervisors Meeting – September 16, 2020

Planning Commission Meeting – September 24, 2020

2. DEVELOPMENTS/PROJECTS

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

Bairdford Park - GEDF Grant - B-1 Ballfield Project - The project was awarded to Santamaria Landscape & Cement Contractors, Inc. The contractor has begun work and the project should be completed 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:

Oakwood Heights Plan – Phase 2 – reviews of the revised preliminary and final subdivision plans for this development were performed and the latest review letter was issued on October 15, 2020.

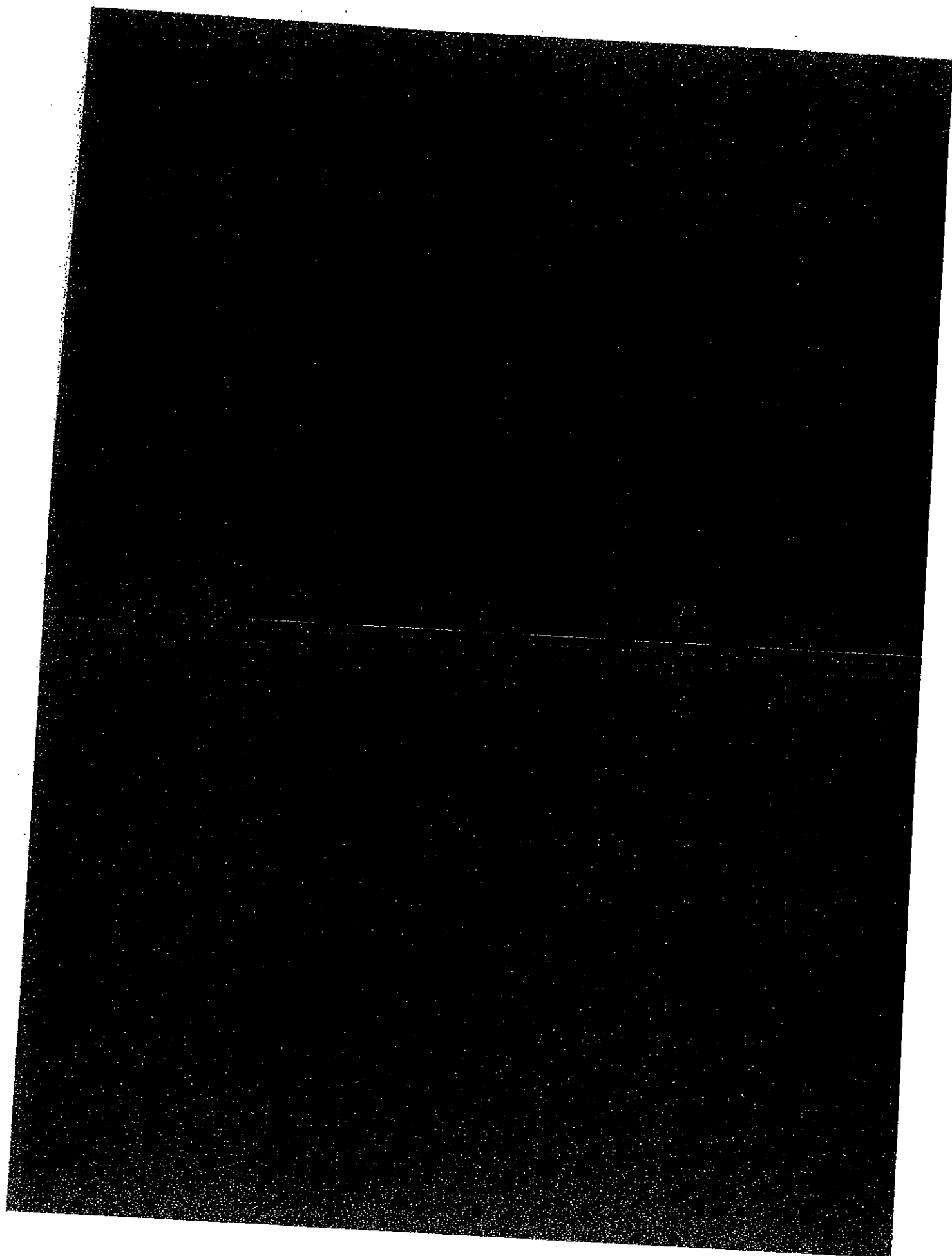
Leo's Landscaping – reviews of this land development plan were performed and the latest review letter was issued on October 15, 2020.

McIntyre Heights – reviews of this final PRD plan were performed and the latest review letter was issued on September 21, 2020.

Respectfully Submitted,

SHOUP ENGINEERING, INC.

Scott A. Shoup, P.E.
Township Engineer



BUILDING INSPECTOR / CODE ENFORCEMENT OFFICER'S REPORT

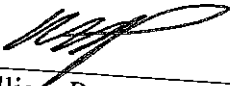
ATTACHED IS THE BUILDING INSPECTOR/CODE ENFORCEMENT OFFICER'S REPORT.

ARE THERE ANY QUESTIONS REGARDING THE REPORT?

Code Enforcement

September 30, 2020

1. Issued 20 Occupancy Permits
2. Issued 17 Building Permits
3. Performed 64 site inspections
4. Planning Commission meeting was held. In the agenda meeting the PC recommended approval for Leo's Landscaping land development plan with conditions, see attached. The McIntyre Heights land development plan was also recommended for approval with conditions, see attached. In the workshop meeting several residents voiced concerns about upcoming gas well land development, specifically the noise aspect. A resident of Donaldson Road also inquired about the rezoning of the old Easley Estate.
5. Zoning Hearing Board meeting was held and granted a side yard variance of 5' leaving a side yard setback of 10'. The variance was granted to accommodate an addition to the home to provide the ability to convert their home into a handicap accessible structure for their disabled son.
6. Initiated 6 complaint investigations.
7. Issued 4 Notices of violations.
8. Attended court for 18 citations.



William Payne

**West Deer Township
Occupancy Permit Report
September 2020**

Permit Date	Permit Number	Lot Block	Applicant Name	Street Address	Use	New Construction
09/10/2020	O20-162	1359-D-141	RICHARD J & MARILYN ROTH JR	6 BURGER RD	Business	No
09/10/2020	O20-163	1508-E-301	BYUNGOK & JURAN CHO	271 HYTYRE FARMS DR	Duplex/Carriage House	No
09/10/2020	O20-164	1510-L-262	MICHAEL & TERRY COLETTA	350 WEST STARZ RD.	Single Family Home	No
09/10/2020	O20-165	1666-S-115	JOHN & MARY CLARK	214 HYTYRE FARMS DR	Duplex/Carriage House	No
09/10/2020	O20-166	2011-E-85-1155	SALLY ENGLISH	0 LINKS WAY	Quad	No
09/10/2020	O20-167	1360-H-211	JOHN D & DENISE STAUB	405 LINDEN DR	Single Family Home	No
09/10/2020	O20-169	1512-L-066	DOLORES DEVITA	53 POMA ST	Single Family Home	No
09/11/2020	O20-171	1213-M-115	WILLARD & ARLENE RICE	3402 WOODLAKE CT	Single Family Home	No
09/15/2020	O20-172	2196-D-248	WARREN F MENTCH	1336 SAXONBURG BLVD	Business	No
09/16/2020	O20-173	2013-C-049	JOHN & MARTHA GRAZNAK	5079 BAKERSTOWN CULMERVIL	Single Family Home	No
09/16/2020	O20-174	1214-K-100	KELLY M SUNSERI	3532 COUNTRYWOOD DR	Single Family Home	No

**West Deer Township
Occupancy Permit Report
September 2020**

09/18/2020	O20-175	2008-L-137	JG CONSTRUCTION SERVICES, LLC Jacob Good	9 BRICKELL RD.	Single Family Home	No
09/24/2020	O20-177	1508-A-80-A	GLASSO BUILDERS	958 COPPER CREEK TRAIL	Duplex/Carriage House	Yes
09/24/2020	O20-178	1667-N-70-B	GLASSO BUILDERS	968 COPPER CREEK TRAIL	Duplex/Carriage House	Yes
09/24/2020	O20-179	1357-F-127	KYLE PROPERTIES	127 STEEPLECHASE CIR	Quad	No
09/24/2020	O20-180	1361-M-064	JACOB POMPE JR	5 CREEK LANE	Single Family Home	No
09/25/2020	O20-181	1671-B-240	CRAIG J SIPKO	556 BENJAMIN ST	Single Family Home	No
09/25/2020	O20-182	2008-H-037	JOANN MACKIE	4115 BAKERSTOWN CULMERVIL	Single Family Home	No
09/29/2020	O20-183	1509-R-226	HOWARD W & LOUISE DILLNER	52 HIL TOP RD	Single Family Home	No
09/30/2020	O20-184	1666-R-100-19B	BRENNAN GROUP, LP	344 SADDLEBROOK RD.	Quad	Yes

Total Fees Collected by Month

September \$500

Total Fees Collected

Grand Total - \$500

**West Deer Township
Building Permit Report
September 2020**

Permit Date	Permit Number	Type	Owner	Address	Parcel ID	Construction Cost	Fees Collected
09/03/2020	S20-002	Sign Permit	RICHARD TIBENSKY / GERIANN GEORGE	735 LITTLE DEER CREEK RD	1361-D-109	\$	\$50.90
09/09/2020	P20-138	Fence	LEONARD D & DOROTHY HERMAN	104 PINE ST	1361-S-382	\$40.00	\$10.00
09/09/2020	P20-139	Fence	Curtis Gaul	26 MAGILL DR	1511-P-125	\$4,400.00	\$40.00
09/10/2020	P20-140	Demolition	JOHN R GEORGE JR	36 RAMSEY RD	1511-N-279	\$	\$40.00
09/11/2020	P20-141	Demolition	ALBERT DANCISIN	41 SIMON RD	1217-A-235	\$	\$40.00
09/11/2020	P20-142	Shed	CHARLES W & JANET D EICHNER	20 CHRISTINE DR	1216-S-301	\$2,900.00	\$30.00
09/11/2020	P20-143	Fence	CHARLES & JACQUELINE McCULLOUGH	437 WEST STARZ RD	1510-H-312	\$1,000.00	\$
09/14/2020	P20-151	Deck	DANA HILTY	207 POLLOCK ST	1838-P-15	\$5,000.00	\$40.00
09/18/2020	P20-152	Demolition	NATHAN J CHRISTMAN	186 MILLERSTOWN RD	2014-M-269	\$	\$40.00
09/18/2020	P20-153	Garage	NATHAN J CHRISTMAN	186 MILLERSTOWN RD	2014-M-269	\$26,250.00	\$150.00
09/23/2020	P20-154	Finished Basement	ANTHONY & JENNIFER TRIVINIA	892 ASHLEY RD.	1510-D-72	\$3,000.00	\$30.00

**West Deer Township
Building Permit Report
September 2020**

09/25/2020	P20-155	Single Family Dwelling	JESSICA JOHNSON	4365 BAKERSTOWN CULMERVILLE RD	2010-A-038	\$242,000.00	\$1,020.60
09/25/2020	P20-156	Fence	WESLEY M. RICE	1220 MIDDLE RD	1835-E-226	\$7,500.00	\$55.00
09/25/2020	P20-157	Retaining Wall	Kevin & Lauren Norman	4834 TREMONT DR	1214-J-338	\$22,000.00	\$125.00
09/28/2020	P20-158	Electrical	DAVID & JUDITH BICKNELL	58 SUPERIOR RD	1672-J-301	\$2,835.00	\$30.00
09/29/2020	P20-159	Garage	DANIEL & HELEN DECECCO	173 DEER CREEK VALLEY RD	1671-C-089	\$5,000.00	\$40.00
09/29/2020	P20-160	Commercial Structure	COUNTY OF ALLEGHENY	1090 BAILIES RUN RD	1514-E-2520003	\$350,000.00	\$453.90
Totals: 17						\$678,925.00	\$2,195.40

Permit Type	Count	Construction Cost	Fee Total
Commercial Structure	1	\$350,000.00	\$453.90
Deck	1	\$5,000.00	\$40.00
Demolition	3	\$	\$120.00
Electrical	1	\$2,835.00	\$30.00
Fence	11	\$19,940.00	\$105.00
Finished Basement	1	\$3,000.00	\$30.00
Garage	2	\$31,250.00	\$190.00
Retaining Wall	1	\$22,000.00	\$125.00

West Deer Township
 Building Permit Report
 September 2020

Shed	1	\$2,900.00	\$30.00
Sign Permit	1	\$	\$50.90
Single Family Dwelling	1	\$242,000.00	\$1,020.60

Permit Status	Count	Construction Cost	Fee Total
Issued	17	\$678,925.00	\$2,195.40

West Deer Township
109 East Union Road
Cheswick, PA 15024

WD Inspection Report
From 09/01/2020 To 09/30/2020

DATE	Inspection Type	Owner	Parcel/Owner/Address	Parcel/Address	Parcel ID	Status	Inspector
9/1/2020	Occupancy Inspection		4772 BAKERSTOWN CULMERVILLE RD, GIBSONIA, PA, 15044	350 WEST STARZ RD.	1510-L-262	Passed	William Payne
9/1/2020	Occupancy Inspection		52 HIL TOP RD, GIBSONIA, PA, 15044	52 HIL TOP RD	1509-R-226	Passed	William Payne
9/1/2020	Occupancy Inspection		214 HYTYRE FARMS DR, GIBSONIA, PA, 15044	214 HYTYRE FARMS DR	1666-S-115	Passed	William Payne
9/1/2020	Occupancy Inspection		214 HYTYRE FARMS DR, GIBSONIA, PA, 15044	214 HYTYRE FARMS DR	1666-S-115	Passed	William Payne
9/1/2020	Occupancy Inspection		52 HIL TOP RD, GIBSONIA, PA, 15044	52 HIL TOP RD	1509-R-226	Passed	William Payne
9/1/2020	Occupancy Inspection		4772 BAKERSTOWN CULMERVILLE RD, GIBSONIA, PA, 15044	350 WEST STARZ RD.	1510-L-262	Passed	William Payne
9/1/2020	Footer		51 MAGILL DR, CHESWICK, PA, 15024	51 MAGILL DR	1360-B-060	Passed	William Payne
9/1/2020	Footer		509 SHADOW CT, GIBSONIA, PA, 15044	509 SHADOW CT	1667-J-015	Passed	William Payne
9/2/2020	Complaint Follow Up		1075 1ST RD, BRACKENRIDGE, PA, 15014	553 BENJAMIN ST	1671-B-147	Passed	William Payne
9/3/2020	Occupancy Inspection		3402 WOODLAKE CT, ALLISON PARK, PA, 15101	3402 WOODLAKE CT	1213-M-115	Passed	William Payne
9/3/2020	Occupancy Inspection		3402 WOODLAKE CT, ALLISON PARK, PA, 15101	3402 WOODLAKE CT	1213-M-115	Passed	William Payne
9/4/2020	Complaint Follow Up		321 JUNIPER ST, TARENTUM, PA, 15084	321 JUNIPER ST	2012-M-203	Completed	William Payne
9/8/2020	Occupancy Inspection		1155 LINKS WAY, GIBSONIA, PA, 15044	0 LINKS WAY	2011-E-85-1155	Passed	William Payne
9/8/2020	Occupancy Inspection		5079 BAKERSTOWN CULMERVIL, TARENTUM, PA, 15084	5079 BAKERSTOWN CULMERVIL	2013-C-049	Passed	William Payne
9/8/2020	Occupancy Inspection		5079 BAKERSTOWN CULMERVIL, TARENTUM, PA, 15084	5079 BAKERSTOWN CULMERVIL	2013-C-049	Passed	William Payne
9/8/2020	Occupancy Inspection		1155 LINKS WAY, GIBSONIA, PA, 15044	0 LINKS WAY	2011-E-85-1155	Passed	William Payne
9/8/2020	Complaint Follow Up		321 JUNIPER ST, TARENTUM, PA, 15084	321 JUNIPER ST	2012-M-203	Completed	William Payne
9/10/2020	Occupancy Inspection		9 BRICKELL RD., GIBSONIA, PA, 15044	9 BRICKELL RD.	2008-L-137	Passed	William Payne

West Deer Township
109 East Union Road
Cheswick, PA 15024

WD Inspection Report
From 09/01/2020 To 09/30/2020

Inspection Date	Inspection Type	Parcel Owner	Parcel Owner Mailing	Legal Address	Parcel ID	Status	Inspector
9/10/2020	Utilities Removed		4365 BAKERSTOWN CULMERVILLE RD, GIBSONIA, PA, 15044	4365 BAKERSTOWN CULMERVILLE RD	2010-A-038	Passed	William Payne
9/10/2020	Occupancy Inspection		9 BRICKELL RD., GIBSONIA, PA, 15044	9 BRICKELL RD.	2008-L-137	Passed	William Payne
9/11/2020	Complaint Follow Up		13 CAITLIN DR, GIBSONIA, PA, 15044	13 CAITLIN DR	1358-K-323	Passed	William Payne
9/14/2020	Complaint Follow Up		425 6TH AVE, STE. 950, PITTSBURGH, PA, 15219	40 MCKRELL RD	1512-M-280	Open	William Payne
9/14/2020	Complaint Follow Up		1353 Fairstead Ln, Pittsburgh, Pa, 15217	40 MCKRELL RD	1512-M-280	Open	William Payne
9/14/2020	Floodplain		4201 COHASSET LN, ALLISON PARK, PA, 15101	968 COPPER CREEK TRAIL	1667-N-70-B	Passed	William Payne
9/15/2020	Occupancy Inspection		3532 COUNTRYWOOD DR, ALLISON PARK, PA, 15101	3532 COUNTRYWOOD DR	1214-K-100	Passed	William Payne
9/15/2020	Occupancy Inspection		1336 SAXONBURG BLVD, TARENTUM, PA, 15084	1336 SAXONBURG BLVD	2196-D-248	Passed	William Payne
9/15/2020	Final		4201 COHASSET LN, ALLISON PARK, PA, 15101	968 COPPER CREEK TRAIL	1667-N-70-B	Passed	William Payne
9/15/2020	Footer		4201 COHASSET LN, ALLISON PARK, PA, 15101	954 COPPER CREEK TRAIL	1508-A-78-A	Passed	William Payne
9/15/2020	Complaint Follow Up		321 JUNIPER ST, TARENTUM, PA, 15084	321 JUNIPER ST	2012-M-203	Completed	William Payne
9/15/2020	Occupancy Inspection		1336 SAXONBURG BLVD, TARENTUM, PA, 15084	1336 SAXONBURG BLVD	2196-D-248	Passed	William Payne
9/15/2020	Occupancy Inspection		3532 COUNTRYWOOD DR, ALLISON PARK, PA, 15101	3532 COUNTRYWOOD DR	1214-K-100	Passed	William Payne
9/16/2020	Footer		4201 COHASSET LN, ALLISON PARK, PA, 15101	956 COPPER CREEK TRAIL	1508-A-78-B	Passed	William Payne
9/16/2020	Footer		4201 COHASSET LN, ALLISON PARK, PA, 15101	950 COPPER CREEK TRAIL	1508-A-76-A	Passed	William Payne
9/16/2020	Footer		4201 COHASSET LN, ALLISON PARK, PA, 15101	952 COPPER CREEK TRAIL	1508-A-76-B	Passed	William Payne
9/16/2020	Final		4201 COHASSET LN, ALLISON PARK, PA, 15101	958 COPPER CREEK TRAIL	1508-A-80-A	Passed	William Payne
9/17/2020	Floodplain		4201 COHASSET LN, ALLISON PARK, PA, 15101	958 COPPER CREEK TRAIL	1508-A-80-A	Passed	William Payne
9/17/2020	Framing		222 MONIER RD, GIBSONIA, PA, 15044	222 MONIER RD	2011-R-90	Passed	William Payne
9/17/2020	Framing		6 DEER PARK DR, CHESWICK, PA, 15024	6 DEER PARK DR	1360-M-198	Passed	William Payne

West Deer Township
109 East Union Road
Cheswick, PA 15024

WD Inspection Report
From 09/01/2020 To 09/30/2020

Inspection Date	Inspection Type	Parcel Owner	Parcel Owner Mailing	Legal Address	Parcel ID	Status	Inspector
9/17/2020	Complaint Follow Up		3430 HUNTERTOWN RD, ALLISON PARK, PA, 15101	3430 HUNTERTOWN RD	1213-H-061	Completed	William Payne
9/17/2020	Complaint Follow Up		321 JUNIPER ST, TARENTUM, PA, 15084	321 JUNIPER ST	2012-M-203	Completed	William Payne
9/21/2020	Complaint Follow Up		321 JUNIPER ST, TARENTUM, PA, 15084	321 JUNIPER ST	2012-M-203	Completed	William Payne
9/21/2020	Footer		207 POLLOCK ST, TARENTUM, PA, 15084	207 POLLOCK ST	1838-P-15	Passed	William Payne
9/21/2020	Footer		2334 E. 43RD ST., ERIE, PA, 16510	5241 MIDDLE RD.	1356-S-273	Passed	William Payne
9/22/2020	Complaint Follow Up		PO BOX 244, BAIRDFORD, PA, 15006	452 BAIRDFORD RD	1669-J-141	Open	William Payne
9/22/2020	Complaint Follow Up		210 PENN ST, 2ND FL, PITTSBURGH, PA, 15215	18 HEMLOCK ST	1668-H-322	Completed	William Payne
9/23/2020	Occupancy Inspection		5 CREEK LANE, TARENTUM, PA, 15084	5 CREEK LANE	1361-M-064	Passed	William Payne
9/23/2020	Occupancy Inspection		127 STEPLECHASE CIR, GIBSONIA, PA, 15044	127 STEPLECHASE CIR	1357-F-127	Passed	William Payne
9/23/2020	Framing		51 MAGILL DR, CHESWICK, PA, 15024	51 MAGILL DR	1360-B-060	Passed	William Payne
9/23/2020	Occupancy Inspection		127 STEPLECHASE CIR, GIBSONIA, PA, 15044	127 STEPLECHASE CIR	1357-F-127	Passed	William Payne
9/23/2020	Occupancy Inspection		5 CREEK LANE, TARENTUM, PA, 15084	5 CREEK LANE	1361-M-064	Passed	William Payne
9/24/2020	Occupancy Inspection		78 BENJAMIN ST, CURTISVILLE, PA, 15032	556 BENJAMIN ST	1671-B-240	Passed	William Payne
9/24/2020	Occupancy Inspection		4115 BAKERSTOWN CULMERVIL, GIBSONIA, PA, 15044	4115 BAKERSTOWN CULMERVIL	2008-H-037	Passed	William Payne
9/24/2020	Insulation		531 BENJAMIN ST, TARENTUM, PA, 15084	531 BENJAMIN ST	1671-B-393	Passed	William Payne
9/24/2020	Fireblocking		531 BENJAMIN ST, TARENTUM, PA, 15084	531 BENJAMIN ST	1671-B-393	Passed	William Payne
9/24/2020	Occupancy Inspection		4115 BAKERSTOWN CULMERVIL, GIBSONIA, PA, 15044	4115 BAKERSTOWN CULMERVIL	2008-H-037	Passed	William Payne
9/24/2020	Complaint Follow Up		4095 BAKERSTOWN CULMERVILLE, GIBSONIA, PA, 15044	4095 BAKERSTOWN CULMERVILLE	2008-M-376	Failed	William Payne
9/24/2020	Occupancy Inspection		78 BENJAMIN ST, CURTISVILLE, PA, 15032	556 BENJAMIN ST	1671-B-240	Passed	William Payne
9/24/2020	Framing		531 BENJAMIN ST, TARENTUM, PA, 15084	531 BENJAMIN ST	1671-B-393	Passed	William Payne

West Deer Township
109 East Union Road
Cheswick, PA 15024

WD Inspection Report
From 09/01/2020 To 09/30/2020

Inspection Date	Inspection Type	Parcel Owner	Parcel Owner Mailing	Legal Address	Parcel ID	Status	Inspector
9/24/2020	Framing		509 SHADOW CT, GIBSONIA, PA, 15044	509 SHADOW CT	1667-J-015	Passed	William Payne
9/24/2020	Final		196 WEST STARZ RD, CHESWICK, PA, 15024	196 WEST STARZ RD	1359-P-162	Passed	William Payne
9/24/2020	Electrical/Plumbing		196 WEST STARZ RD, CHESWICK, PA, 15024	196 WEST STARZ RD	1359-P-162	Passed	William Payne
9/25/2020	Complaint Follow Up		1848 SAXONBURG BLVD, TARENTUM, PA, 15084	1848 SAXONBURG BLVD	1670-D-335	Completed	William Payne
9/28/2020	Occupancy Inspection		4139 BAKERSTOWN CULMERVIL, GIBSONIA, PA, 15044	4139 BAKERSTOWN CULMERVIL	2009-J-38	Passed	William Payne
9/28/2020	Occupancy Inspection		4237 HAVENCREST DR, GIBSONIA, PA, 15044	4237 HAVENCREST DR	1508-E-282	Passed	William Payne
9/28/2020	Occupancy Inspection		PO BOX 142, RURAL RIDGE, PA, 15075	545 BENJAMIN ST	1671-B-173	Passed	William Payne
9/28/2020	Occupancy Inspection		243 SHAGBARK Dr., CHESWICK, PA, 15024	243 SHAGBARK DR	1360-H-094	Passed	William Payne
9/28/2020	Occupancy Inspection		243 SHAGBARK Dr., CHESWICK, PA, 15024	243 SHAGBARK DR	1360-H-094	Passed	William Payne
9/28/2020	Occupancy Inspection		PO BOX 142, RURAL RIDGE, PA, 15075	545 BENJAMIN ST	1671-B-173	Passed	William Payne
9/28/2020	Occupancy Inspection		4237 HAVENCREST DR, GIBSONIA, PA, 15044	4237 HAVENCREST DR	1508-E-282	Passed	William Payne
9/28/2020	Complaint Follow Up		, BAIRD FORD, PA, 15006	206 LOCUST ST	1668-R-132	Completed	William Payne
9/28/2020	Final		800 S. WASHINGTON ST., EVANS CITY, PA, 16033	344 SADDLEBROOK RD.	1666-R-100-19B	Passed	William Payne
9/28/2020	Electrical/Plumbing		800 S. WASHINGTON ST., EVANS CITY, PA, 16033	344 SADDLEBROOK RD.	1666-R-100-19B	Passed	William Payne
9/28/2020	Floodplain		800 S. WASHINGTON ST., EVANS CITY, PA, 16033	344 SADDLEBROOK RD.	1666-R-100-19B	Passed	William Payne
9/29/2020	Framing		73 CREIGHTON RUSSELLTON, TARENTUM, PA, 15084	73 CREIGHTON RUSSELLTON	1362-B-276	Open	
9/29/2020	Framing		207 POLLOCK ST, TARENTUM, PA, 15084	207 POLLOCK ST	1838-P-15	Passed	William Payne

West Deer Township
109 East Union Road
Cheswick, PA 15024

WD Inspection Report
From 09/01/2020 To 09/30/2020

Count by Type

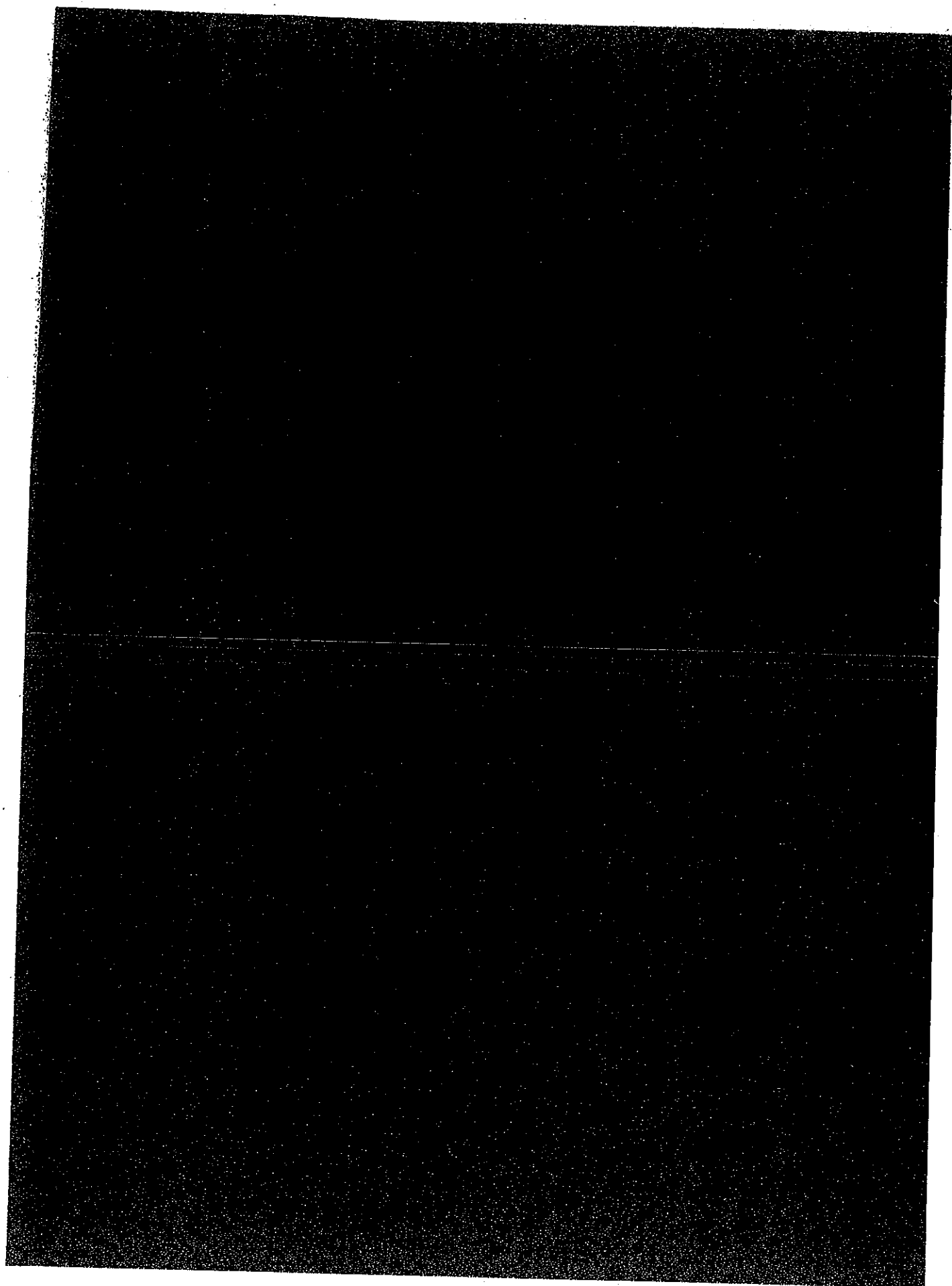
Type	Count
Complaint Follow Up	14
Electrical/Plumbing	2
Final	4
Fireblocking	2
Floodplain	3
Footer	8
Framing	9
Insulation	2
Occupancy Inspection	19
Utilities Removed	1
Total:	64

West Deer Township
109 East Union Road
Cheswick, PA 15024

WD Inspection Report
From 09/01/2020 To 09/30/2020

Count by Status

Status	Count
Completed	9
Failed	1
Open	3
Passed	51
Total	64



CDC STEERING COMMITTEE REPORT

MR. MAJERNIK...

REPORT FROM THE PARKS AND RECREATION BOARD

MRS. AMY STARK, CHAIRWOMAN...

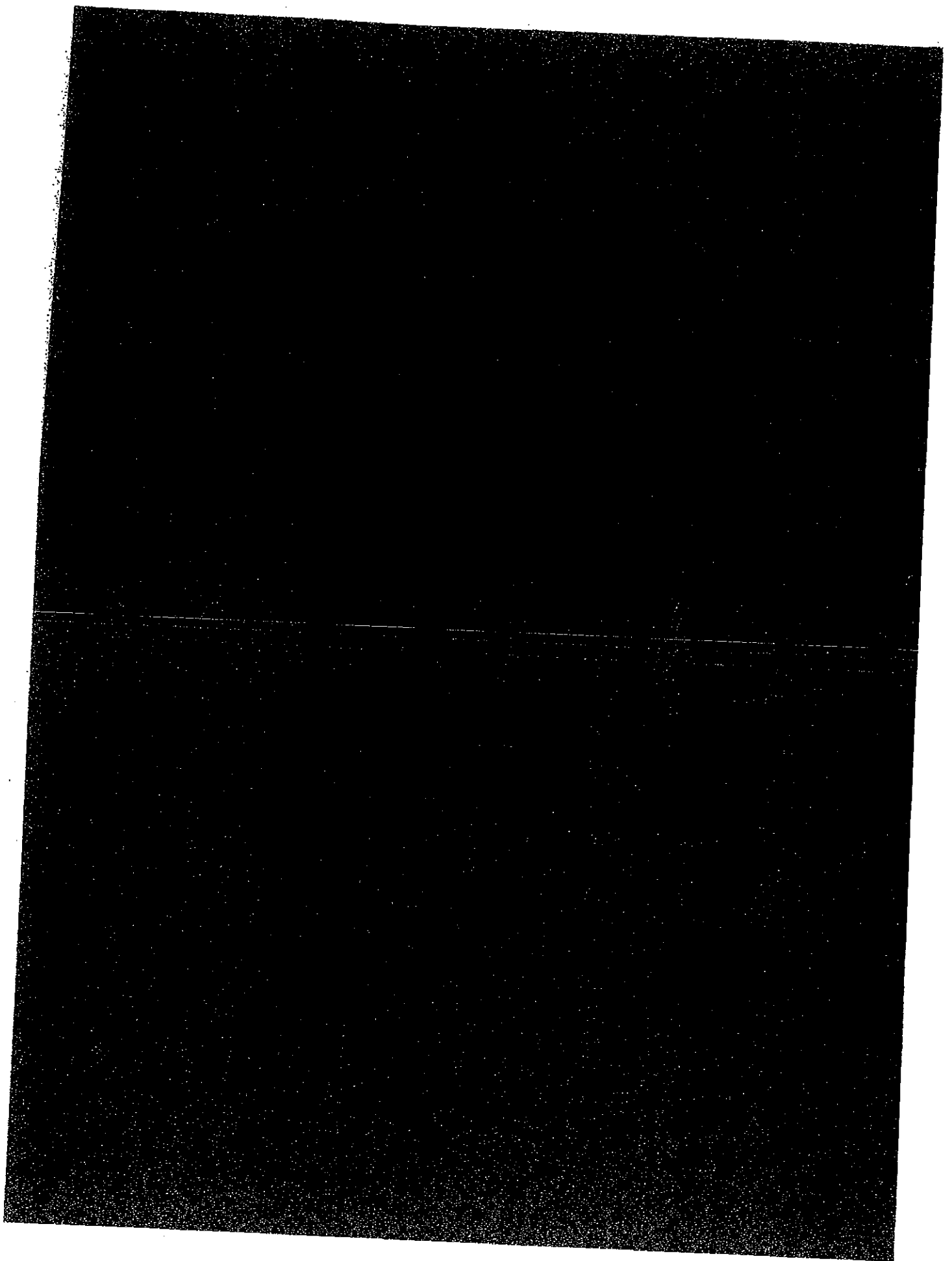
Parks & Recreation Report

October 21st, 2020

- Movie in the Park - We had a nice night and showed Sonic the Hedgehog. The movie was raffled off at the end of the night. The projector that we had is broken but luckily Taite had a friend that brought one over. We sent him a thank you card and gift card. I would like to place a new projector in the budget for next year.
- Food Truck Event - this has been postponed until the spring.
- Trunk or Treat - we are currently trying to coordinate an outdoor event at Bairdford Park on October 30th. If we do not get enough participation we will cancel. I would like to invite the Supervisors to participate and have a trunk at the event.

Our next meeting is October 28th, 2020.

Page



ACCEPTANCE: RESIGNATION OF PART-TIME POLICE OFFICER

THE BOARD IS IN RECEIPT OF THE ATTACHED MEMO FROM CHIEF JONATHAN LAPE STATING THAT PART-TIME POLICE OFFICER BRET VULAKOVICH HAS RESIGNED FROM HIS POSITION EFFECTIVE 1 JANUARY 2021.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO ACCEPT THE RESIGNATION OF PART-TIME POLICE OFFICER BRET VULAKOVICH AND WISH HIM THE BEST OF LUCK.

	<u>MOTION</u>	<u>SECOND</u>	<u>AYES</u>	<u>NAYS</u>
MRS. JORDAN	—	—	—	—
MR. FORBES	—	—	—	—
MRS. HOLLIBAUGH	—	—	—	—
MR. KARPUZI	—	—	—	—

West Deer Twp. Police

MEMO

To: Daniel Mator, Township Manager
From: Jonathan D. Lape, Chief of Police
Subject: Hiring of Part Time Officer
Date: October 15, 2020

Mr. Mator,

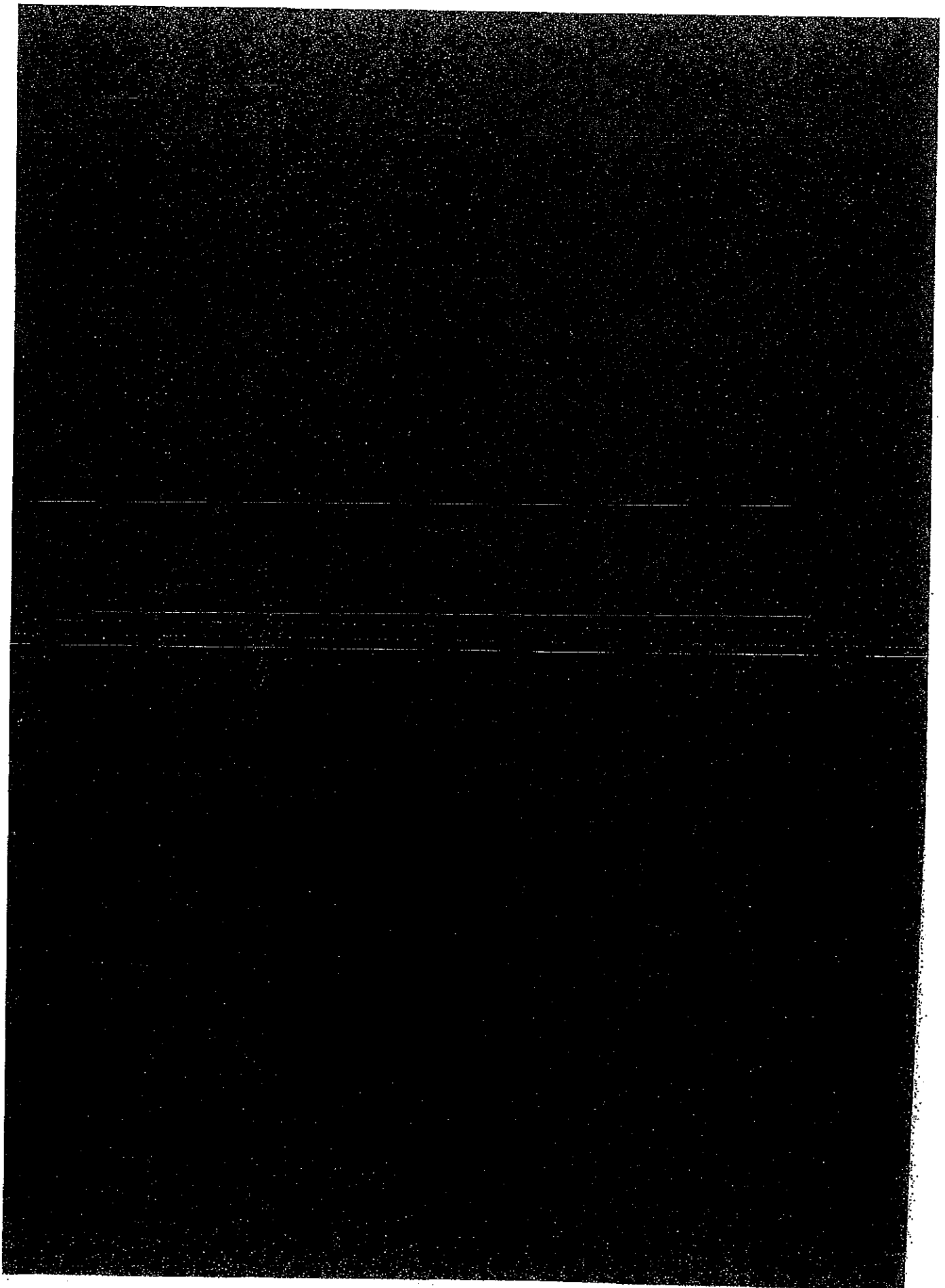
I was informed recently by Officer Bret Vulakovich that he will be accepting a full time position with the Shaler Township Police Department in January 2021. He has agreed to finish out the year as a part time police officer with our department.

I recommend that we replace him as soon as possible so the new officer can be trained this year and in place to begin work in January.

An interview was held Wednesday and I am recommending to the Board of Supervisors that we hire Andrew Lindner for the position of Part Time Police Officer.

Andrew is a graduate of Hampton High School, Allegheny County Community College where he received an Associate's degree in Criminal Justice and also the Allegheny County Police Academy.

A background check was performed on Mr. Lindner and nothing was found that would prevent him from working with our department. I would like to recommend to the Board of Supervisors to hire Andrew Lindner as a part time officer with the West Deer Township Police Department on the condition that he completes all necessary steps in obtaining certification from the PA Municipal Officers Training Academy.



ADOPTION: ORDINANCE NO. 437 (FALSE ALARM ORDINANCE)

AT ITS LAST MEETING, THE BOARD OF SUPERVISORS DISCUSSED A FALSE ALARM ORDINANCE TO COMBAT THE PROLIFERATION OF FALSE ALARM CALLS TAKING VALUABLE PUBLIC SAFETY PERSONNEL TIME AND RESOURCES.

ORDINANCE NO. 437

AN ORDINANCE OF THE TOWNSHIP OF WEST DEER, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, AMENDING CHAPTER 72 ("FALSE ALARMS") OF THE CODE OF ORDINANCES OF THE TOWNSHIP OF WEST DEER, TO ADD A DEFINITION OF WHAT SHALL BE CONSIDERED AN "ACCIDENTAL FALSE ALARM;" TO INCREASE THE CHARGE ISSUED FOR MULTIPLE FALSE ALARMS OCCURRING AT A PROPERTY DURING A CALENDAR YEAR; AND TO PROVIDE THAT THE VOLUNTEER FIRE COMPANY RESPONDING TO ANY FALSE ALARM SHALL RECEIVE THE PROCEEDS FROM THAT FALSE ALARM CHARGE COLLECTED BY THE TOWNSHIP

THE FULL ORDINANCE IS ATTACHED.

WHAT ACTION DOES THE BOARD WISH TO TAKE?

I MOVE TO AUTHORIZE THE ADOPTION OF ORDINANCE NO. 437 AMENDING THE FALSE ALARM ORDINANCE OF WEST DEER TOWNSHIP.

	<u>MOTION</u>	<u>SECOND</u>	<u>AYES</u>	<u>NAYS</u>
MR. FORBES	___	___	___	___
MRS. HOLLIBAUGH	___	___	___	___
MRS. JORDAN	___	___	___	___
MR. KARPUZI	___	___	___	___

TOWNSHIP OF WEST DEER

ORDINANCE NO. 437

AN ORDINANCE OF THE TOWNSHIP OF WEST DEER, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, AMENDING CHAPTER 72 ("FALSE ALARMS") OF THE CODE OF ORDINANCES OF THE TOWNSHIP OF WEST DEER, TO ADD A DEFINITION OF WHAT SHALL BE CONSIDERED AN "ACCIDENTAL FALSE ALARM;" TO INCREASE THE CHARGE ISSUED FOR MULTIPLE FALSE ALARMS OCCURRING AT A PROPERTY DURING A CALENDAR YEAR; AND TO PROVIDE THAT THE VOLUNTEER FIRE COMPANY RESPONDING TO ANY FALSE ALARM SHALL RECEIVE THE PROCEEDS FROM THAT FALSE ALARM CHARGE COLLECTED BY THE TOWNSHIP

WHEREAS, Chapter 72 of the Code of Ordinances of the Township of West Deer ("Code") provides regulations regarding intentional and accidental false alarms; and

WHEREAS, Section 72-2 of the Code currently states that any person causing accidental false alarms for any reason, or owning or maintaining an alarm system which triggers a false alarm, shall pay to the Township a charge for three or more false alarms to which a Fire or Police Department responds; and

WHEREAS, the Board of Supervisors of the Township of West Deer recognizes that responding to accidental false alarms places a substantial burden on the Police and Volunteer Fire Companies serving the Township; and

WHEREAS, the Board of Supervisors has determined that the charge imposed by the Township in Chapter 72 for the third or more accidental false alarm(s) occurring at one property during the calendar year should be increased, and that the charge collected as a result of the false alarm should be provided to the Volunteer Fire Company that responded to the false alarm call; and

WHEREAS, the Board of Supervisors of the Township of West Deer has further determined that Chapter 72 should be amended to define what shall be considered an "accidental false alarm."

NOW, THEREFORE, the Township of West Deer hereby ordains as follows:

Section 1: Chapter 72 of the Code of the Township of West Deer ("Alarms, false") at Section 72-1 ("Intentional false alarms") is hereby amended and restated in its entirety to provide as follows:

§ 72-1 Intentional false alarms.

No person shall create an intentional or malicious false alarm. Any person knowingly creating a false alarm will be charged in accordance with 18 Pa.C.S.A. § 4905.

Section 2: Chapter 72 of the Code of the Township of West Deer ("Alarms, false") at Section 72-2 ("Accidental false alarms") is hereby amended and restated in its entirety to provide as follows:

§ 72-2 Accidental false alarms.

Any person causing accidental false alarms for any reason, or owning or maintaining an alarm system which triggers a false alarm, shall pay to the Township a charge according to the following schedule. In the case of an accidental false alarm at an apartment building, tenant-occupied property, or senior living center, the record owner of the property shall be the party responsible for remitting payment of any charge to the Township.

A. Accidental false alarms sounded after the first 30 days of installation:

- 1) First and second accidental false alarm each calendar year: no charge.
- 2) All additional accidental false alarms each calendar year: \$100 per alarm.

B. For purposes of this Chapter, an "accidental false alarm" is defined as an alarm triggered at any property as a result of any of the following, as determined by the Fire Chief(s) of the responding Volunteer Fire Department(s), the Township Code Enforcement Officer or fire marshal, or their designee:

- 1) A malfunction due to the failure to properly test and maintain the alarm system.
- 2) Smoking in a no smoking area where an automatic alarm system is installed.
- 3) Failure to notify the dispatch center to which the system is connected when testing or maintaining the alarm system.
- 4) Failure to take all necessary precautions to eliminate false alarms during construction work in the vicinity of the system.

Section 3: Section 72-6 of the Code of the Township of West Deer ("Disposition of false alarm charges") is hereby amended and restated in its entirety to provide as follows:

§ 72-6 Disposition of false alarm charges.

The Fire Chiefs of the respective Volunteer Fire Companies of the Township shall notify the Township Manager each time that their Volunteer Fire Company responds to a call which is determined by the Fire Chief to be a false alarm. All accidental false alarm charges levied and

collected by the Township in accordance with this Chapter shall be distributed to the Volunteer Fire Company which responded to the false alarm, as reported by the Fire Chief. If more than one Volunteer Fire Company responded to a false alarm, the charges collected shall be divided and distributed evenly between each Company. The Township shall remit the collected accidental false alarm charges to the respective Volunteer Fire Companies on no less than an annual basis.

For any accidental false alarm charges collected by the Township for false alarms which were responded to only by the Township Police Department and without the assistance of a Volunteer Fire Company, the charges collected shall be deposited into the Township's general fund and used for general purposes.

Section 4: If any part, sentence, or clause of this Ordinance is determined to be invalid, such determination shall not affect the validity of the remaining portions of this Ordinance.

Section 5: This Ordinance shall become effective upon adoption.

BE IT ORDAINED AND ENACTED, this 21st day of October, 2020, by the Board of Supervisors of the Township of West Deer at its regular scheduled meeting.

ATTEST:

TOWNSHIP OF WEST DEER

Daniel Mator
Township Manager / Secretary

Arlind Karpuzi
Chairperson, Board of Supervisors

I, the undersigned, hereby certify that the foregoing and attached is a true copy of an Ordinance which was duly enacted at a meeting of the Board of Supervisors of West Deer Township on 21 October 2020, and that at such meeting a quorum was present and acting throughout, after due notice to the members of the Board of Supervisors of West Deer Township and to the public and such meeting was at all times open to the public; that the Ordinance was duly recorded in the West Deer Township Minutes Book and that a summary thereof was published as required by law in a newspaper of general circulation in the Township. I further certify that the Township met the advance requirements of Act No. 1998-93 by advertising the date of the meeting and posting a notice of the meeting at the public meeting place of the Board of Supervisors; that the total number of members of the Board of Supervisors is seven; and the vote upon the Ordinance was called and duly recorded upon the minutes and that the members voted in the following manner:

Yes

No

Abstain

Absent

Arlind Karpuzi, Chairperson

Shirley Hollibaugh, Vice Chairperson

Brandon Forbes

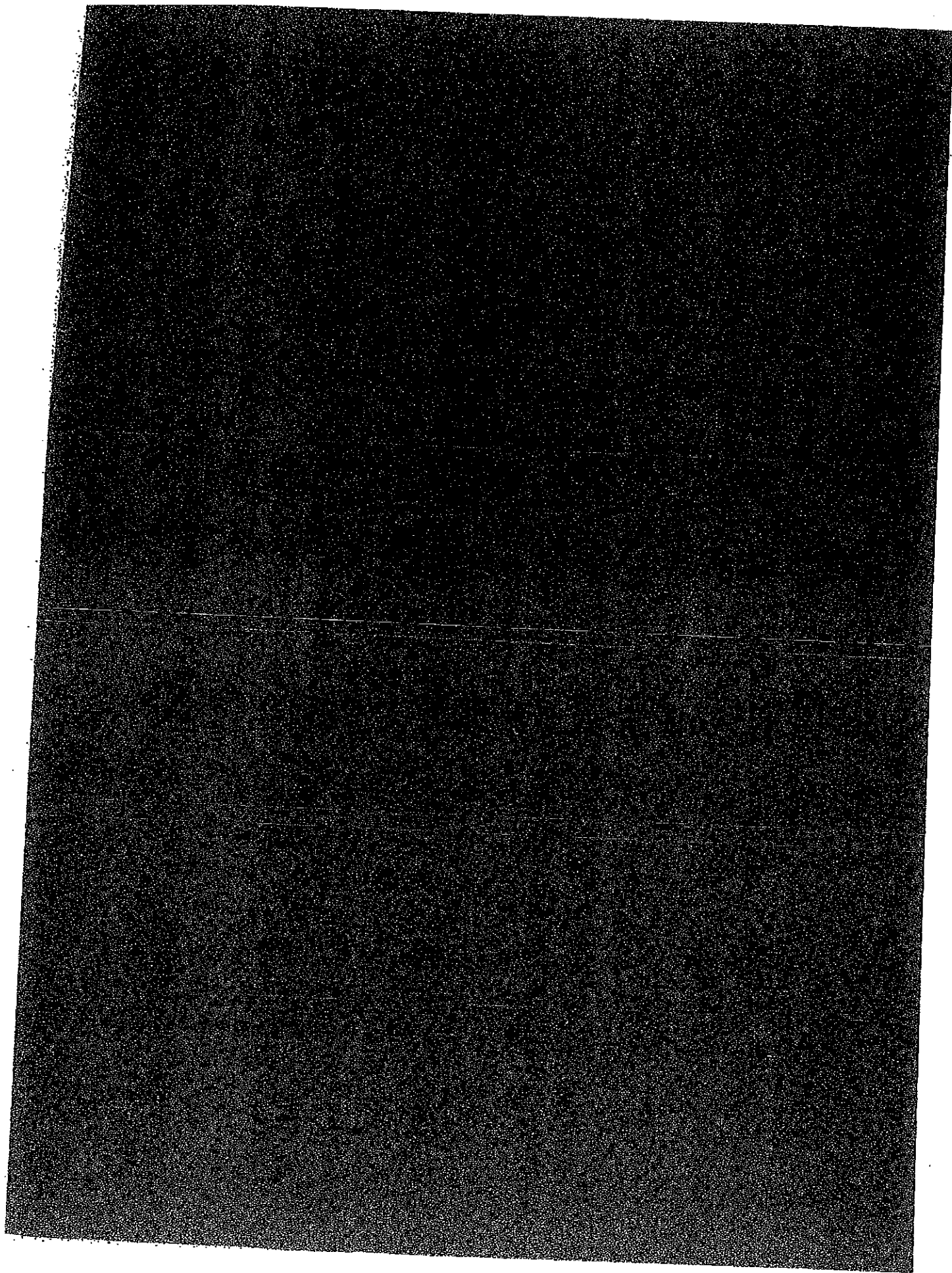
Beverly Jordan

WITNESS my hand and the seal of the Township on this 21st day of October 2020.

[SEAL]

By: _____

Daniel Mator
Township Manager



ADOPTION: ORDINANCE NO. 438 (REAL ESTATE TAX DEFERRAL ORDINANCE)

AT ITS LAST MEETING, THE BOARD OF SUPERVISORS DISCUSSED A TAX DEFERRAL ORDINANCE TO LESSEN THE BURDEN ON LOWER-INCOME PROPERTY OWNERS IN THE TOWNSHIP.

ORDINANCE NO. 438

**AN ORDINANCE OF THE TOWNSHIP OF WEST DEER,
COUNTY OF ALLEGHENY, COMMONWEALTH OF
PENNSYLVANIA, CREATING A NEW ARTICLE XIV OF
CHAPTER 189 OF THE WEST DEER TOWNSHIP CODE
OF ORDINANCES TO ESTABLISH AN ANNUAL REAL
ESTATE TAX DEFERRAL PROGRAM FOR ELIGIBLE
HOMESTEADS WITHIN WEST DEER TOWNSHIP**

THE FULL ORDINANCE IS ATTACHED.

WHAT ACTION DOES THE BOARD WISH TO TAKE?

I MOVE TO AUTHORIZE THE ADOPTION OF ORDINANCE NO. 438 CREATING A NEW ARTICLE XIV OF CHAPTER 189 OF THE WEST DEER TOWNSHIP CODE TO ESTABLISH AN ANNUAL REAL ESTATE DEFERRAL PROGRAM FOR ELIGIBLE HOMESTEADS IN THE TOWNSHIP.

	<u>MOTION</u>	<u>SECOND</u>	<u>AYES</u>	<u>NAYS</u>
MRS. HOLLIBAUGH	—	—	—	—
MRS. JORDAN	—	—	—	—
MR. FORBES	—	—	—	—
MR. KARPUI	—	—	—	—

ORDINANCE NO. 438

AN ORDINANCE OF THE TOWNSHIP OF WEST DEER, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, CREATING A NEW ARTICLE XIV OF CHAPTER 189 OF THE WEST DEER TOWNSHIP CODE OF ORDINANCES TO ESTABLISH AN ANNUAL REAL ESTATE TAX DEFERRAL PROGRAM FOR ELIGIBLE HOMESTEADS WITHIN WEST DEER TOWNSHIP

WHEREAS, political subdivisions shall have the power and authority to grant annual tax deferrals in the manner provided in and pursuant to the authority granted by Act No. 50 of 1998, 53 Pa.C.S. § 8571 *et seq*; and

WHEREAS, the Board of Supervisors of the Township of West Deer finds that it will promote the health, safety and public welfare of the citizens of the Township of West Deer if it establishes an annual real estate tax deferral program.

NOW THEREFORE, THE TOWNSHIP OF WEST DEER HEREBY ORDAINS, by and through its Board of Supervisors, as follows:

Section 1. A new Article XIV entitled "Real Estate Tax Deferral Program" shall be added to Chapter 189 ("Taxation") of the Code of the Township of West Deer, stating as follows:

Article XIV Real Estate Tax Deferral Program

§189-103. Definitions. The following words and phrases when used in this Article shall have the meanings given to them in this section unless the context clearly indicates otherwise:

"Base payment." The amount of property tax paid by an applicant in the base year.

"Base year." The tax year preceding the first tax year for which a taxing authority implements the provisions of this Article or the tax year immediately preceding an applicant's entry into the tax deferral program.

"Claimant." A person whose household income does not exceed the limit provided for in section 8574 (relating to income eligibility).

"Household income." All income as defined in the act of March 11, 1971 (P.L. 104, No. 3), 72 P.S. § 4751-1 *et seq.* (repealed); *see now* 53 P.S. § 6926.1301 *et*

seq., known as the Senior Citizens Rebate and Assistance Act, received by the claimant and by the claimant's spouse during the calendar year for which a tax deferral is claimed.

"Increase in real property taxes." An increase in the property taxes above the base payment resulting from a millage increase, a change in the assessment ratio or method or by a revaluing of all properties.

§189-104. Deferral of Real Estate Tax Increases.

- A. A claimant is eligible for a tax deferral if the claimant and the claimant's spouse have a household income not exceeding the maximum household income eligibility limitations set forth in the Taxpayer Relief Act, 53 P.S. § 6926.1301 *et seq.*, as amended or replaced. At the time of adoption of this Article, the maximum household income set forth in 53 P.S. § 6926.1304 is \$35,000.
- B. All eligible taxpayers subject to the payment of real estate taxes to the Tax Collector of the Township of West Deer for the benefit of the Township of West Deer shall be entitled to apply annually for the deferment of any increase in such taxes over the rate of the real estate tax levy for the prior year.

§189-105. Tax Deferral.

- A. The annual real estate tax deferral granted under this Article is equal to the increase in real property taxes upon the homestead of an eligible claimant.
- B. No tax deferral will be granted if the total amount of deferred taxes, plus the total amount of all other unsatisfied liens on the homestead of the claimant, plus the outstanding principal on any and all mortgages on the homestead, exceeds 85% of the market value of the homestead, or if the outstanding principal on any and all mortgages on the homestead exceeds 70% of the market value of the homestead. The property's market value is that amount equal to the assessed value divided by the common level ratio, as most recently determined by the State Tax Equalization Board for Allegheny County, Pennsylvania.

§189-106. Application Procedure.

- A. **Initial application.** Any person eligible for a tax deferral under this Article may apply annually to the Township. The Township Manager or the Manager's designee is authorized to establish rules and regulations not inconsistent with the enabling statute for the administration of the program authorized by this Article. In the initial year of application, the following information shall be provided in the manner required by the Township:

1. A statement of request for the tax deferral;
 2. A certification that the applicant or the applicant and his or her spouse jointly are the owners in fee simple of the homestead upon which the real property taxes are imposed;
 3. A certification that the applicant's homestead is adequately insured under a homeowner's policy to the extent of all outstanding liens;
 4. Receipts showing timely payment of the immediately preceding year's non-deferred real property tax liability;
 5. Proof of income eligibility under **§189-104** (relating to income eligibility); and
 6. Any other information required by the Township.
- B. Subsequent years.** After the initial entry into the program, a claimant shall remain eligible for tax deferral in subsequent years so long as the claimant continues to meet the eligibility requirements of this Article.
- C. Application Content.** Any application for a tax deferral shall contain the following:
1. A statement that the tax deferral granted under this Article is provided in exchange for a lien against the homestead of the applicant.
 2. An explanation of the manner in which the deferred taxes shall become due, payable and delinquent and include, at a minimum, the consequences of noncompliance with the provisions of this Article.

§189-107. Attachment and Satisfaction of Liens.

- A. Nature of lien.** All taxes deferred under this Article shall constitute a prior lien on the homestead of the claimant in favor of the Township and shall attach as of the date and in the same manner as other real estate tax liens. The deferred taxes shall be collected as other real estate tax liens, but the deferred taxes shall be due, payable and delinquent only as provided in subsection (C).
- B. Interest and Penalties.** No interest and/or penalties will be assessed on any deferred taxes unless the deferred taxes are not paid at the time they become due and payable as provided in subsection (C). In the event that the deferred taxes are not paid as required in subsection (C), the deferred taxes shall be subject to interest and penalties in the same manner as other real estate tax liens, and said

interest and penalties shall begin to accrue as of the date the taxes became due and payable.

C. Payment.

1. All or part of the deferred taxes may at any time be paid to the Township.
2. In the event that the deferred taxes are not paid by the claimant or the claimant's spouse during his or her lifetime or during their continued ownership of the homestead, the deferred taxes shall be paid either:
 - a. prior to the conveyance of the homestead to any third party; or
 - b. prior to the passing of the legal or equitable title, either by will or by statute, to the heirs of the claimant or the claimant's spouse.
3. The surviving spouse of a claimant shall not be required to pay the deferred taxes by reason of his or her acquisition of the homestead due to death of the claimant as long as the surviving spouse maintains his or her domicile in the property. The surviving spouse may continue to participate in the tax deferral program in subsequent years provided he or she is eligible under the provisions of this Article.

§189-108. Applicability of Provisions.

This Article shall apply to all eligible real estate tax taxpayers for the year of 2021 and for each year thereafter.

Section 2. SEVERABILITY

If any provision or provisions of this Ordinance shall be deemed by a court of law having jurisdiction over such matters to be unenforceable, invalid, or unconstitutional for any reason, such declaration shall not affect the validity of the Ordinance as a whole, or any part thereof that is not specifically declared to be invalid.

Section 3. CONFLICT OF LAWS OR CHAPTER PROVISIONS

Whenever the regulations of this chapter conflict with each other, or with the requirements of another statute, the more restrictive standard shall govern.

Section 4. REPEALER

All ordinances or parts of ordinances inconsistent herewith or in conflict with any of the specific terms enacted hereby, to the extent of said inconsistencies or conflicts, are hereby specifically repealed.

ORDAINED AND ENACTED INTO LAW THIS 21st DAY OF OCTOBER 2020.

ATTEST:

TOWNSHIP OF WEST DEER

Daniel J. Mator, Jr.
Township Manager

Arlind Karpuzi, Chairman
Board of Supervisors

DRAFT

CERTIFICATE

I, the undersigned, hereby certify that the foregoing and attached is a true copy of an Ordinance which was duly enacted at a meeting of the Board of Supervisors of West Deer Township on 21 October 2020, and that at such meeting a quorum was present and acting throughout, after due notice to the members of the Board of Supervisors of West Deer Township and to the public and such meeting was at all times open to the public; that the Ordinance was duly recorded in the West Deer Township Minutes Book and that a summary thereof was published as required by law in a newspaper of general circulation in the Township. I further certify that the Township met the advance requirements of Act No. 1998-93 by advertising the date of the meeting and posting a notice of the meeting at the public meeting place of the Board of Supervisors; that the total number of members of the Board of Supervisors is seven; and the vote upon the Ordinance was called and duly recorded upon the minutes and that the members voted in the following manner:

Yes

No

Abstain

Absent

Arlind Karpuzi, Chairperson

Shirley Hollibaugh, Vice Chairperson

Brandon Forbes

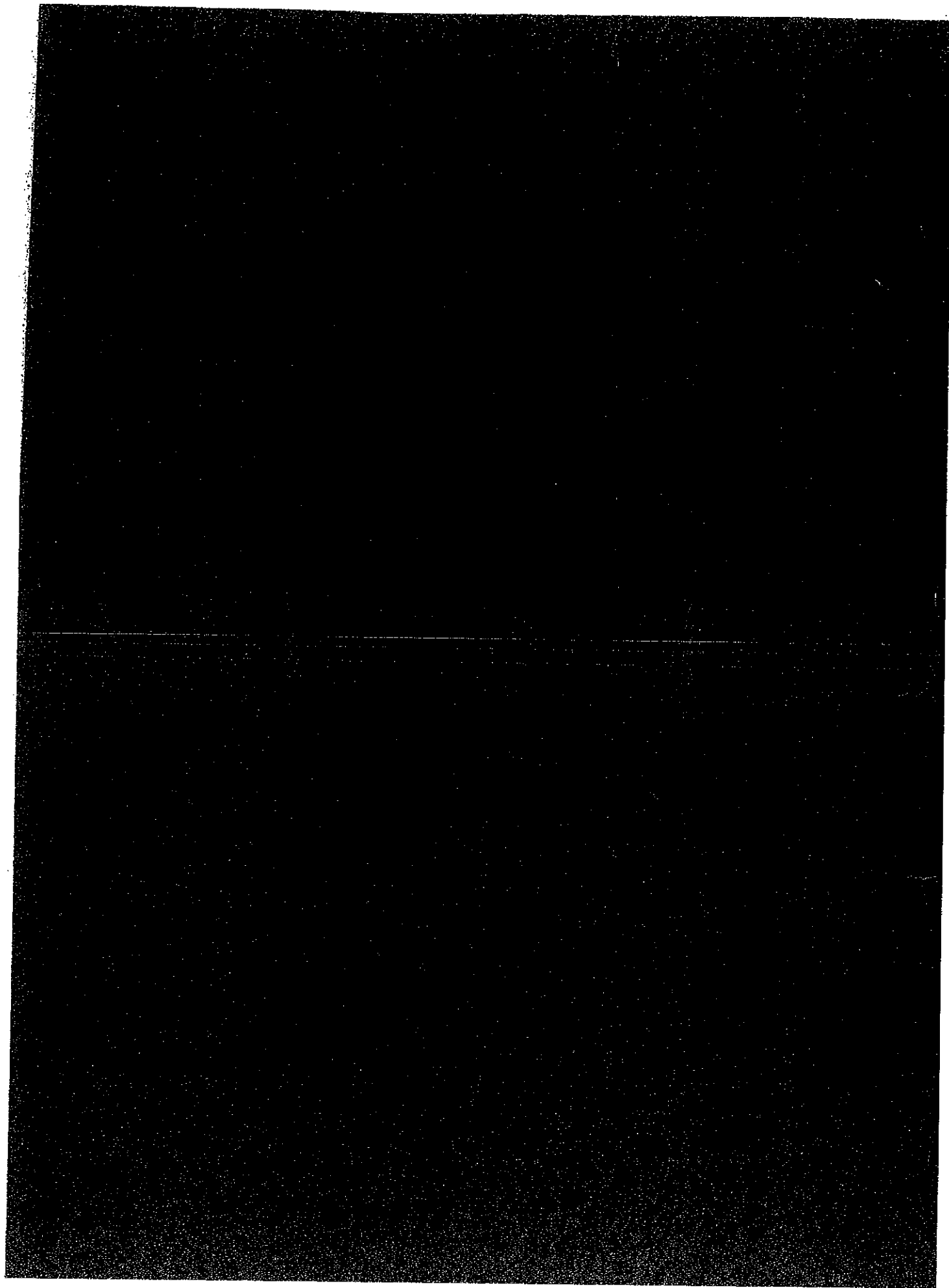
Beverly Jordan

WITNESS my hand and the seal of the Township on this 21st day of October 2020.

[SEAL]

By: _____

Daniel Mator
Township Manager



ADOPTION: RESOLUTION NO. 2020-15 (UPPER ALLEGHENY JOINT SANITARY AUTHORITY ACT 537 PLAN)

AS A PART OF THE UPPER ALLEGHENY JOINT SANITARY AUTHORITY, THE TOWNSHIP MUST ADOPT AND AUTHORIZE THE SUBMISSION OF AN ACT 537 SEWAGE FACILITIES PLAN.

ATTACHED IS A COPY OF RESOLUTION NO. 2018-4.

MR. SHOUP....

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO ADOPT RESOLUTION NO. 2020-15 ADOPTING THE ACT 537 SEWAGE FACILITIES PLAN UPDATE FOR THE UPPER ALLEGHENY JOINT SANITARY AUTHORITY, AND AUTHORIZING ITS SUBMISSION THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THEIR APPROVAL.

	<u>MOTION</u>	<u>SECOND</u>	<u>AYES</u>	<u>NAYS</u>
MRS. JORDAN	—	—	—	—
MR. FORBES	—	—	—	—
MRS. HOLLIBAUGH	—	—	—	—
MR. KARPUI	—	—	—	—

TOWNSHIP OF WEST DEER

RESOLUTION NO. 2020-15

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WEST DEER, ALLEGHENY COUNTY, PENNSYLVANIA, ADOPTING THE ACT 537 SEWAGE FACILITIES PLAN UPDATE FOR THE UPPER ALLEGHENY JOINT SANITARY AUTHORITY, AND AUTHORIZING ITS SUBMISSION TO THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THEIR APPROVAL.

WHEREAS, Section 5 of the Act of January 24, 1966, P.L. 1535, known as the "Pennsylvania Sewage Facilities Act," as amended, and the Rules and Regulations of the Department of Environmental Protection (Department) adopted thereunder, Chapter 71 of Title 25 of the Pennsylvania Code, requires the municipality to adopt an Official Sewage Facilities Plan providing for sewage services adequate to prevent contamination of waters and/or environmental health hazards associated with sewage wastes, and to revise said plan whenever it is necessary to meet the sewage disposal needs of the municipality; and

WHEREAS, Gibson-Thomas Engineering Co., Inc., has prepared an Act 537 Plan which provides planning for the implementation of the selected alternative in the October 2017 Long Term Control Plan Addendum (LTCP) which was approved by the U.S. Environmental Protection Agency (USEPA) on 22 March 2018 and – as directed by PA DEP Administrative Order of 29 March 2018 – must be implemented. A regional solution was chosen based on SSO Guidelines and CSO Policy's cost-effective analysis procedure, including post-construction monitoring requirements after implementation. The selected regional solution is Alternative I which is comprised of the following six (6) options:

- ◆ Option 1: Directly Connected Stream Removal at CSOs 017 & 019
- ◆ Option 2: Increase Upper Little Bull Creek Pipe Diameter
- ◆ Option 3: Increase Bull Creek Pump Station Pumping Capacity (19.5 MGD) & Force Main Addition from Pump Station to MH N020
- ◆ Option 4: 1.75 MG Equalization Tank at WWTP & Force Main Extension from MH N020 to WWTP
- ◆ Option 5: Consolidate CSOs Upstream of CSO 014
- ◆ Option 6: CSO Modifications-Increase Weir Elevations & Improve CSO Chamber Access

Upon submission of the required Part II Water Quality Management Permit, the plan will be implemented as per the following proposed implementation schedule:

Proposed Implementation Schedule

Apply for WQM Part II Permit	June 1, 2019
Part II Permit Approval	March 1, 2020
Begin Construction	January 1, 2021
PCCMP Submittal	June 1, 2022
Construction Complete	January 1, 2023
PCCMP Begin	January 1, 2023
PCCMP Complete	January 1, 2024

WHEREAS, West Deer Township finds that the Facility Plan described above conforms to applicable zoning, subdivision, other municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management.

NOW, THEREFORE BE IT RESOLVED that the Officials of West Deer Township hereby adopt and submit to the Department of Environmental Protection for its approval of the "Official Plan" of the municipality in the above referenced Facilities Plan. The municipality hereby assures the Department of the complete and timely implementation of the said plan as required by law. (Section 5, Pennsylvania Sewage Facilities Act as amended).

RESOLVED, by the Board of Supervisors of the Township of West Deer, this 21st day of October, 2020.

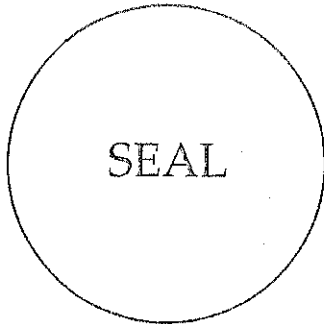
ATTEST

TOWNSHIP OF WEST DEER

Daniel Mator
Township Manager

Arlind Karpuzi
Chairman, Board of Supervisors

I, Daniel J. Mator, Jr., Township Manager of West Deer Township, Allegheny County, Pennsylvania, hereby certify that the attached is a true and correct copy of Resolution No. 2020-15, adopted 21 October 2020.



WEST DEER TOWNSHIP

Daniel J. Mator, Jr., Township Manager

DRAFT

UPPER ALLEGHENY JOINT SANITARY AUTHORITY

Allegheny County, Pennsylvania

UAJSA Act 537 Plan

I. PLAN INTRODUCTION/SUMMARY

The purpose of this Act 537 Special Study is to satisfy the planning requirements of the Pennsylvania Department of Environmental Protection's (PADEP), Sewage Facilities Act 537 of January 24, 1966, which requires each municipality in the Commonwealth to develop and adopt an official sewage plan. The PADEP uses the Official Sewage Planning requirements of the Act 537 to prevent and eliminate pollution of the waters of the Commonwealth by coordinating planning for the sanitary sewage disposal with a comprehensive program of water quality management.

The Upper Allegheny Joint Sewer Authority (UAJSA) has been working with the United States Department of Environmental Protection (USEPA), the Allegheny County Health Department (ACHD), the PADEP, and the UAJSA contributing communities since 2008 to develop a plan that would meet the goals of the USEPA's Combined Sewer Overflow (CSO) Control Policy as well as the Sanitary Sewer Overflow (SSO) guidelines.

In 2010, UAJSA and the contributing municipalities entered an Administrative Order for Compliance on Consent (AOC) with the USEPA. The document required the completion of specified tasks to meet compliance of the Clean Water Act (CWA), requiring discharges from CSOs to meet CSO Policy. This CSO Policy required the development and implementation of a Long-Term CSO Control Plan (LTCP) to establish a blueprint for compliance with the CWA requirements.

In May of 2016, UAJSA submitted a LTCP that outlined the approach that the authority was going to take to achieve the required CSO and SSO goals; however, the USEPA and PADEP felt that UAJSA's LTCP failed to meet the requirements of its National Pollutant Discharge Elimination System (NPDES) Permit in December 2016. The following subsequent actions were taken:

- ◆ An Opportunity to Confer and Resolve Teleconference with USEPA and PADEP was held on January 7, 2017.

- ◆ A subsequent Opportunity to Confer and Resolve Letter was issued on April 12, 2017.
- ◆ An Opportunity to Confer and Resolve Meeting with USEPA and PADEP was held at PADEP's Pittsburgh Office June 13, 2017 to discuss the various plan components.

As a result, UAJSA submitted an LTCP Addendum to the USEPA and PADEP in October 2017. On March 22, 2018, the USEPA agreed to the selected LTCP alternative in the addendum and closed the original Order on Consent. At that time, a revised Administrative Order (AO) was issued to UAJSA and the contributing municipalities by the PADEP.

This Act 537 Plan establishes a framework for implementing the selected alternative in the October 2017 LTCP Addendum to manage wet weather flow in both the separate and combined sewers within the UAJSA's service area. The framework of this report presents the recommended plan which describes the improvements to the UAJSA sanitary sewage conveyance system as well as a time table of the PADEP approved LTCP.

This Act 537 is prepared for the UAJSA Service Area including the services areas of the eight contributing communities. UAJSA provides treatment of both separate and combined sewage for the Borough of Brackenridge, the Borough of Tarentum, the Township of East Deer, and the Township of Harrison which are referred to as the "Incorporating Municipalities". In addition, UAJSA also provides separate sanitary sewage treatment to the "Contracting Municipalities" of the Township of Buffalo, the Township of West Deer, the Township of Fawn, and the Township of Frazer.

The following is a list of all of the service agreements with each of the contributing communities:

- ◆ Harrison Township as amended December 27, 1990
- ◆ East Deer Township as amended January 8, 1991
- ◆ Borough of Brackenridge as amended February 18, 1991
- ◆ Tarentum Borough as amended March 11, 1991
- ◆ Buffalo Township as amended August 14, 1991
- ◆ Fawn Township as amended February 11, 1997
- ◆ Frazer Transportation Authority as amended August 17, 2005
- ◆ Deer Creek Drainage Basin Authority dated July 1, 2011

UAJSA's regional collection system is permitted and classified as a combined sanitary sewer (CSS) and currently consists of both older CSS and separate sanitary sewer (SSS) systems. The original portions of the UAJSA regional collection system consisted of exclusively CSS. A detailed service area map is provided in Appendix I.

As reflected in the October 2017 LTCP Addendum, the regional solution chosen was based on SSO Guidelines and CSO Policy's cost effective analysis procedure, including post-construction monitoring requirements after implementation. The selected regional solution is Alternative I which is comprised of the following six options:

- ◆ Option 1: Directly Connected Stream Removal at CSOs 017 & 019
- ◆ Option 2: Increase Upper Little Bull Creek Pipe Diameter
- ◆ Option 3: Increase Bull Creek Pump Station Pumping Capacity (19.5 MGD) & Force Main Addition from Pump Station to MH N020
- ◆ Option 4: 1.75 MG Equalization Tank at WWTP & Force Main Extension from MH N020 to WWTP
- ◆ Option 5: Consolidate CSOs Upstream of CSO 014
- ◆ Option 6: CSO Modifications-Increase Weir Elevations & Improve CSO Chamber Access

The estimated total project cost for Alternative I is \$ \$14,528,071 which is itemized in Table 1 below:

Table 1: Alternative I - Customer Costs

Construction Cost Estimate - Total	\$ 10,687,460
Contingency (15%)	\$ 1,603,119
Engineering, Legal, Inspection, & Permitting (20%)	\$ 2,137,492
Right-of-Way/Easement Acquisition	\$ 100,000
PROJECT TOTAL	\$ 14,528,071
Total Customers	8,034
Interest Rate	1.89%
Total Monthly Debt Service	\$72,725
Total Monthly Cost Per Customer	\$ 9.05

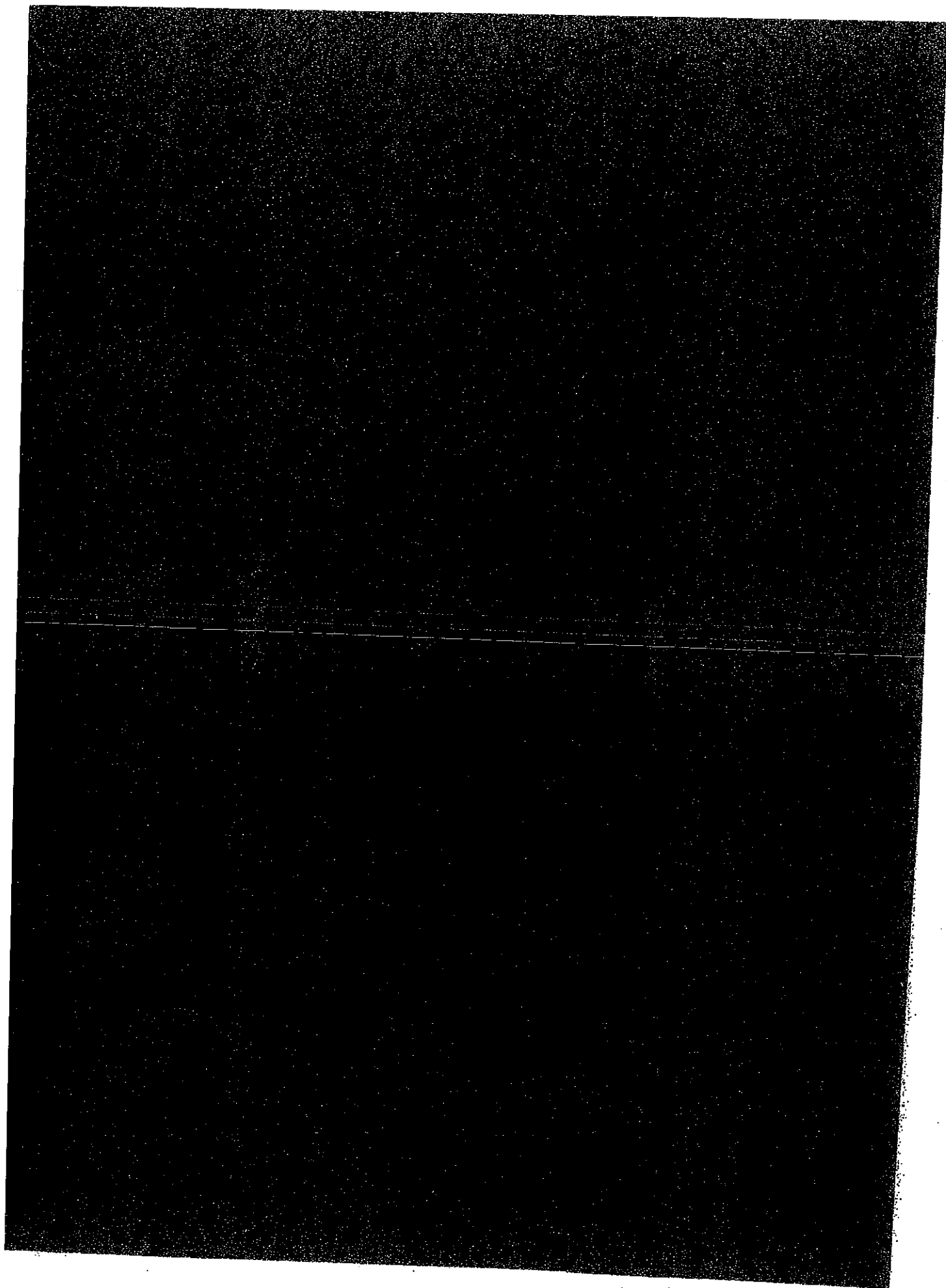
This alternative provides for the mandatory 85% capture required by the presumptive approach, with 98.20% being captured during the annual average year of 2003. During the 2-year 24-hour storm, the UAJSA system

experiences no SSOs. This Alternative can be considered as a Regional Solution as it meets the presumptive approach and is in compliance with the State and Federal Regulations and Guidelines.

The Proposed Implementation Schedule for the major LTCP components is summarized below in Table 2:

Table 2: Proposed Implementation Schedule

Apply for WQM Part II Permit	June 1, 2019
Part II Permit Approval	March 1, 2020
Begin Construction	January 1, 2021
PCCMP Submittal	June 1, 2022
Construction Complete	January 1, 2023
PCCMP Begin	January 1, 2023
PCCMP Complete	January 1, 2024



APPOINTMENT: PARKS AND RECREATION COMMITTEE MEMBER

THE BOARD IS IN RECEIPT OF THE ATTACHED E-MAIL FROM AMY STARK STATING THAT TRACY HARRINGTON HAS RESIGNED FROM THE PARKS AND RECREATION BOARD EFFECTIVE SEPTEMBER 6, 2020.

MS. HARRINGTON'S TERM EXPIRES DECEMBER 31, 2024, SO THERE IS A VACANCY TO FILL MS. HARRINGTON'S UNEXPIRED TERM.

THE BOARD RECEIVED ONE LETTER OF INTEREST FROM APRIL GENTILE, AND HER LETTER OF INTEREST IS ATTACHED.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO APPOINT APRIL GENTILE AS A MEMBER OF THE PARKS & RECREATION BOARD TO FILL THE UNEXPIRED TERM OF TRACY HARRINGTON, WHICH EXPIRES DECEMBER 31, 2024.

	<u>MOTION</u>	<u>SECOND</u>	<u>AYES</u>	<u>NAYS</u>
MR. FORBES	—	—	—	—
MRS. HOLLIBAUGH	—	—	—	—
MRS. JORDAN	—	—	—	—
MR. KARPUZI	—	—	—	—

Jodi French

From: Amy Stark <amygazzo@yahoo.com>
Sent: Monday, September 7, 2020 8:43 AM
To: dmator@westdeertownship.com; Jodi French; Arlind Karpuzi; Beverly Jordan
Cc: Arjona Karpuzi; Sara Kreidler; Carol McCaskey; Nina Jonnet; Taite Hopwood
Subject: Fw: Parks and Rec

As per the attached email, Tracy Harrington is resigning from the Parks & Rec board.

Amy D. Stark
412-651-5033

----- Forwarded Message -----

From: Tre Harrington <trelharrington1@gmail.com>
To: Amy Stark <amygazzo@yahoo.com>
Sent: Sunday, September 6, 2020, 07:53:07 PM EDT
Subject: Parks and Rec

Hi Amy,

I'm writing to let you know I will be unable to continue as a member with the Parks and Recreation board. This decision has not come lightly, as I truly love being a part of it. Unfortunately, with my health in the state it currently is, I am unable to dedicate myself in the way I did when I became a member.
Thanks again for all you do.

Tracy Harrington

April L. Gentile
3504 Valleyfield Drive
Allison Park, Pa 1501
april.gentile@yahoo.com
412.596.9168

September 17, 2020

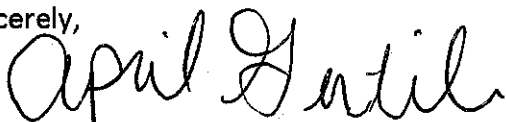
To: West Deer Township Board of Supervisors (Parks and Recreation):

Please accept this letter as formal interest of serving on the Parks and Recreation Board. This would be a great position to hold as I truly enjoy our community's parks. I believe a community's parks are the cornerstone of any well established well-rounded community and should be enjoyed thoroughly and completely while unlocking the most potential possible. I would be a valuable and committed member of the board. I'm an active volunteer, currently at Animal Friends Animal Shelter in Ohio Township. Upon speaking with Amy Gazzo directly, I do believe this would be a great experience as well as a passion for me to hone in on.

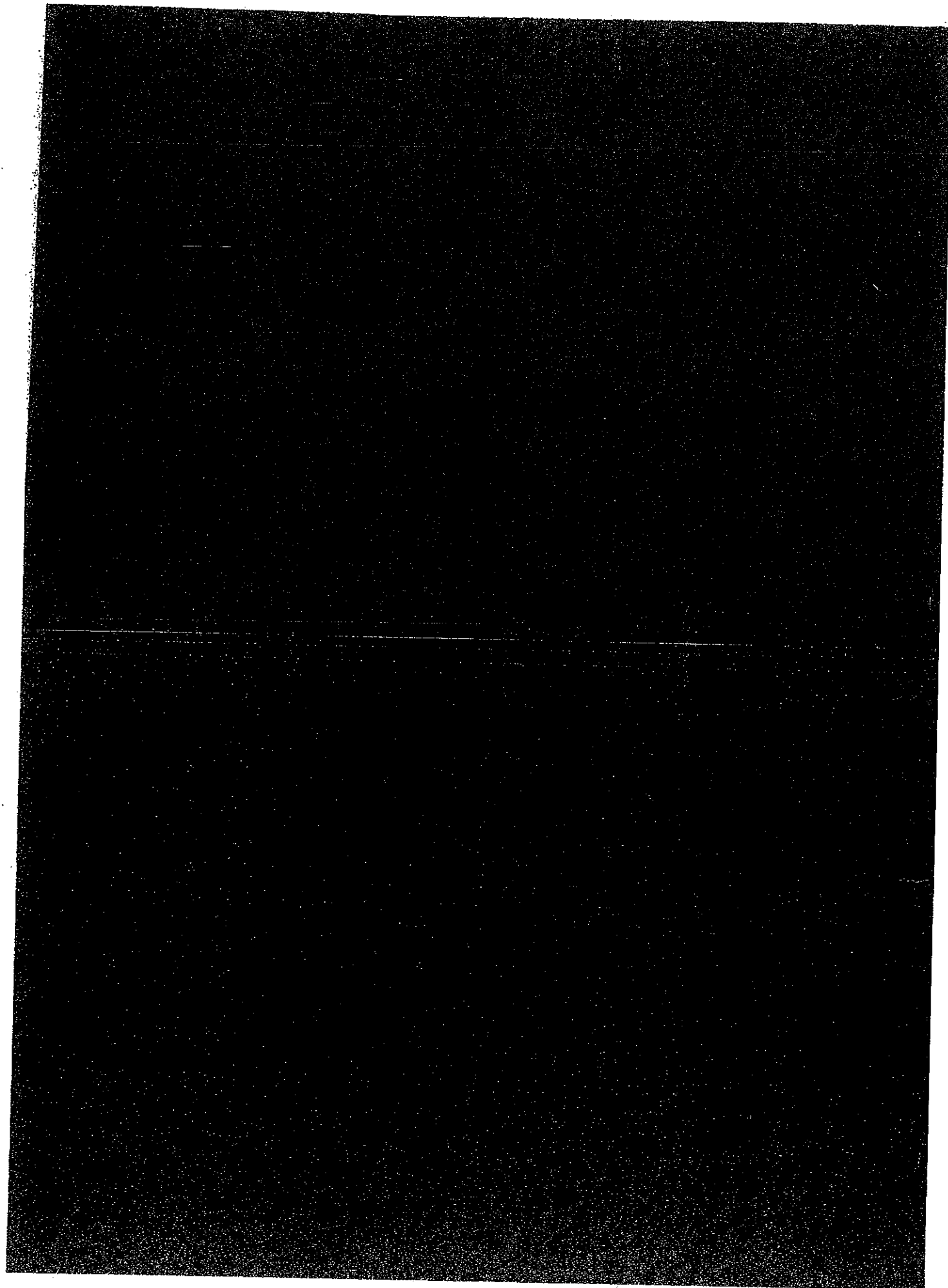
A brief look into my background; my husband Jason and I moved to West Deer (Cedar Ridge Plan) in May 2019. I grew up in the New Kensington/ Lower Burrell area. I am graduate of Burrell High School, and Slippery Rock University. I have spent most of my working career within the Human Resources Field. I desire to put my free time to good use, and be more involved in my community!

I would appreciate a chance to be considered for this wonderful opportunity to serve the Township. Thank you for your time and consideration. I look forward to speaking with you in the near future.

Sincerely,

A handwritten signature in black ink that reads "April Gentile". The signature is written in a cursive, flowing style.

April Gentile



AUTHORIZATION: ADVERTISEMENT OF 2021 BUDGET AND BUDGET WORKSHOPS

THE BUDGET SCHEDULE AND ADVERTISEMENTS ARE ATTACHED.

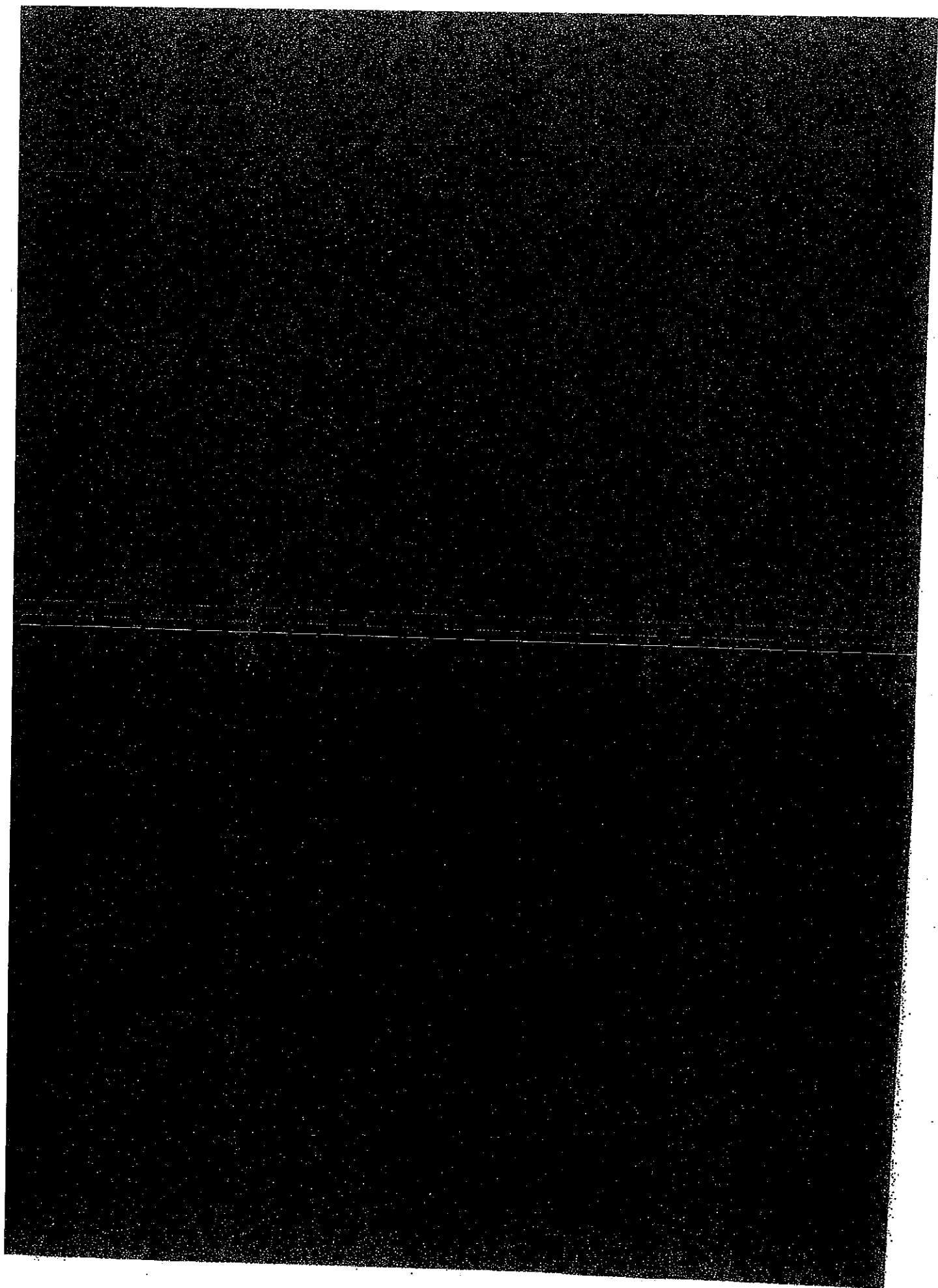
WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO AUTHORIZE THE ADVERTISEMENTS FOR THE 2021 BUDGET AS DICTATED BY – AND IN COMPLIANCE WITH – THE TOWNSHIP CHARTER.

	<u>MOTION</u>	<u>SECOND</u>	<u>AYES</u>	<u>NAYS</u>
MRS. HOLLIBAUGH	_____	_____	_____	_____
MRS. JORDAN	_____	_____	_____	_____
MR. FORBES	_____	_____	_____	_____
MR. KARPUZI	_____	_____	_____	_____

**West Deer Township
2021 Budget Schedule**

Item	Target Date	Responsible Party
Municipal pension obligation acknowledgement	8/19/20	Board of Supervisors
Capital budget item requests from Department Heads	9/11/20	Department Heads / Daniel Mator
Budget General Fund	10/2/20	Daniel Mator and Barb Nardis
Budget Ancillary Funds	10/7/20	Daniel Mator and Barb Nardis
Budget Review	10/8/20	Daniel Mator and Barb Nardis
First Draft Budget to Board	10/9/20	Daniel Mator
Committee Budget Workshops (if necessary)	10/12-10/16	Committees, Daniel Mator, and Department Heads
Authorize Advertisement of Budget and Budget Workshops in Newspaper	10/21/20	Board of Supervisors
Submit Advertisements	10/22/20	Jodi French
Revise Budget Per Committee Budget Workshops	10/28/20	Daniel Mator, Barb Nardis, and Department Heads
Second Draft Budget to Board	10/30/20	Daniel Mator
Public Budget Workshop #1	11/4/20	Board of Supervisors, Daniel Mator, and Department Heads
Enter final projections for 2020 (Based on 10/31 YTD)	11/10/20	Barb Nardis
Revise Budget Per Budget Workshop	11/11/20	Daniel Mator, Barb Nardis, and Department Heads
Third Draft Budget to Board	11/13/20	Daniel Mator
Public Budget Workshop #2	11/18/20	Board of Supervisors, Daniel Mator, and Department Heads
Revise Budget Per Budget Workshop	11/19/20	Daniel Mator, Barb Nardis, and Department Heads
Prepare Budget Message	11/25/20	Daniel Mator
Make Final Budget Available for Public Inspection	11/30/20	Jodi French
Final Budget to Board of Supervisors	12/11/20	Daniel Mator
Adopt Final Budget at December Regular Business Meeting	12/16/20	Board of Supervisors
Create budget accounts in ledger	12/31/20	Barb Nardis



AUTHORIZATION: B-1 BALLFIELD WALL CHANGE ORDER

UPON COMMENCEMENT OF THE B-1 BALLFIELD REHABILITATION PROJECT, THE CONTRACTOR CONTACTED THE TOWNSHIP ENGINEER AND ALERTED HIM THAT ADDITIONAL WORK AND MATERIALS WERE NECESSARY DUE TO THE UNFORESEEN WATERLINE AND ELECTRICAL UTILITIES IMPEDIMENTS THAT WERE NOT PREVIOUSLY KNOWN, NOR IN THE PLANS. THE CONTRACTOR REQUESTED GUIDANCE, AND MR. SHOUP INSPECTED THE SITE.

CHANGE ORDER: ADDITION OF WORK AND MATERIALS FOR ADDRESSING WATERLINE AND ELECTRICAL UTILITIES.

(ATTACHED)

MR. SHOUP...

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO AUTHORIZE CHANGE ORDER #1 FOR THE B-1 BALLFIELD REHABILITATION PROJECT IN THE AMOUNT OF \$490.00 PAYABLE TO SANTAMARIA LANDSCAPE & CEMENT CONTRACTORS, INC. FOR THE ADDITION OF WORK AND MATERIALS FOR ADDRESSING WATERLINE AND ELECTRICAL UTILITIES.

	<u>MOTION</u>	<u>SECOND</u>	<u>AYES</u>	<u>NAYS</u>
MRS. JORDAN	___	___	___	___
MR. FORBES	___	___	___	___
MRS. HOLLIBAUGH	___	___	___	___
MR. KARPUZI	___	___	___	___

CHANGE ORDER NO. 1

CHANGES IN WORK, LABOR, and MATERIALS

Contractor Name Santamaria Landscape & Cement

Contractors Inc.

Contractor Address 1441 Gilmar Road

Apollo PA 15613

Phone Number 724-337-6137

Date October 14, 2020

Municipality West Deer Township

Project Name Bairdford Park Master

Plan Construction Project (B-1 Ballfield)

GEDF Grant (19-GEDF-021)

In connection with the above-referenced project, the following change is ordered:

Additional work and materials necessary due to the unforeseen encounter of other waterline and electrical utilities that were not previously known and were not on the plans.

Subject to conditions hereinafter set forth, and equitable adjustment of the contract price as follows:

The Contract Price is **INCREASED** by the following amount:

Four Hundred Ninety Dollars and 00 Cents (\$490.00)

The conditions last above-referenced to are as follows:

- A. The aforementioned change(s) and work affected thereby, are subjected to all contract stipulations and covenants; and
- B. The rights of the Local Public Agency are not prejudiced; and
- C. All claims against the Local Public Agency which are incidental to or as a consequence of the aforementioned change is satisfied.

CHANGE ORDER NUMBER 1 IS ACCEPTED BY:

SANTAMARIA LANDSCAPE &
CEMENT CONTRACTORS, INC.

SHOUP ENGINEERING, INC.

WEST DEER TOWNSHIP

By: _____
Printed Name

By: Scott Shoup
Printed Name

By: _____
Printed Name

Written Name

Written Name

Written Name

Printed Title: _____

Printed Title: _____

Printed Title: _____

DATE: _____

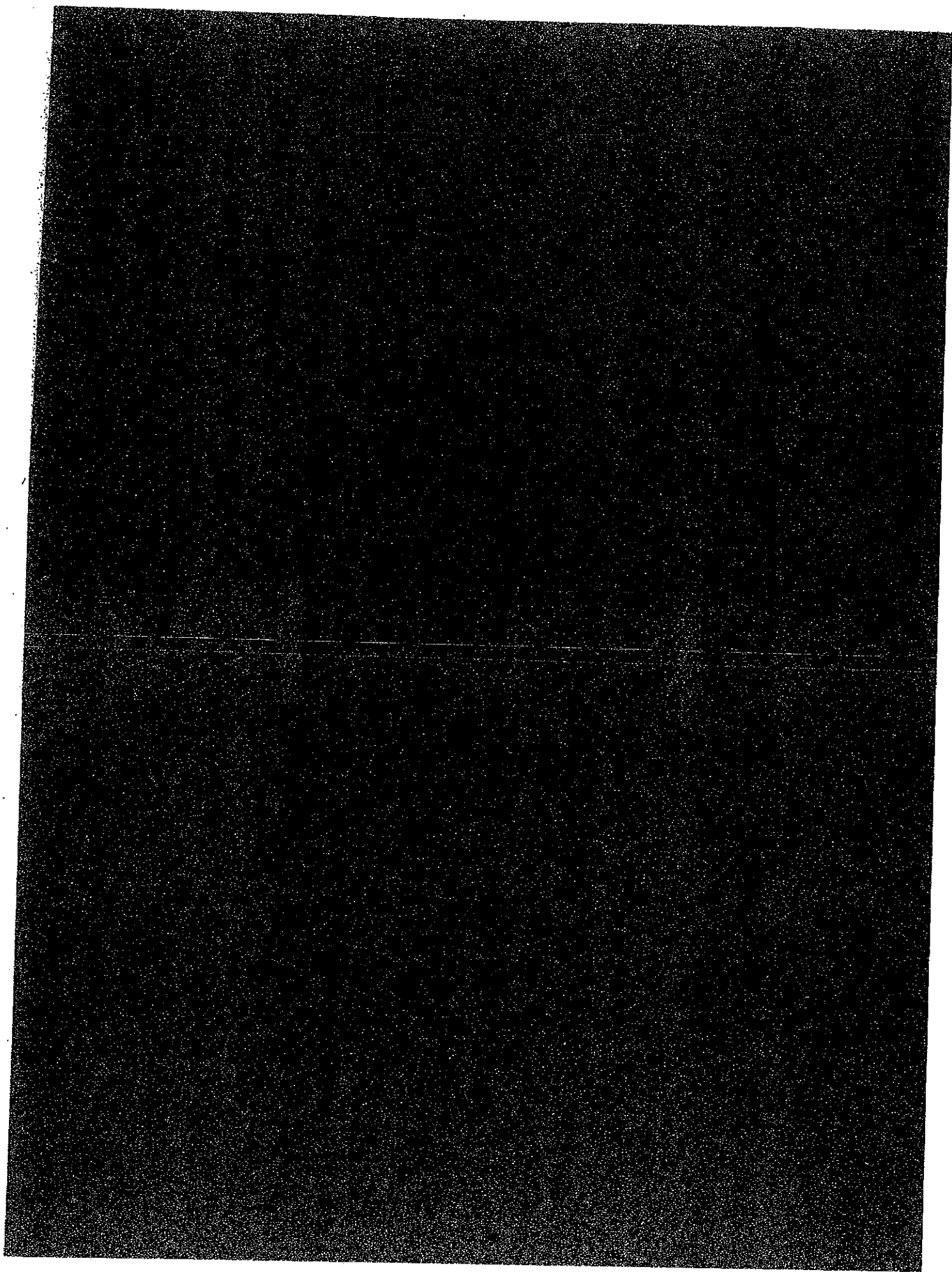
DATE: _____

DATE: _____

Phone No: 724-337-6137

Phone No: 724-869-9560

Phone No: 724-265-3680



**AUTHORIZATION: ADVERTISEMENT OF ORDINANCE NO. 439
(SHORT-TERM RENTAL)**

OVER THE PAST FEW MONTHS, THE BOARD HAS DISCUSSED THE POSSIBILITY OF ADOPTING A SHORT-TERM RENTAL ORDINANCES TO ADDRESS THE PROLIFERATION OF SHORT-TERM RENTALS SUCH AS AIRBNBS.

A COPY OF THE DRAFT ORDINANCE IS ATTACHED.

ORDINANCE NO. 439

AN ORDINANCE OF THE TOWNSHIP OF WEST DEER, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, AMENDING CHAPTER 210 ("ZONING") OF THE CODE OF ORDINANCES OF THE TOWNSHIP OF WEST DEER TO DEFINE "SHORT-TERM RENTAL" AND TO AUTHORIZE THE SHORT-TERM RENTAL USE OF A DWELLING IN CERTAIN ZONING DISTRICTS OF THE TOWNSHIP; AND TO ESTABLISH CRITERIA FOR SHORT-TERM RENTALS

MR. FORBES AND MR. ROBB...

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO AUTHORIZE THE ADVERTISEMENT OF ORDINANCE NO. 439, AMENDING CHAPTER 210 OF THE CODE OF ORDINANCES OF THE TOWNSHIP OF WEST DEER TO DEFINE "SHORT-TERM RENTAL," TO AUTHORIZE THE SHORT-TERM RENTAL USE OF A DWELLING IN CERTAIN ZONING DISTRICTS OF THE TOWNSHIP, AND TO ESTABLISH CRITERIA FOR SUCH USES.

	<u>MOTION</u>	<u>SECOND</u>	<u>AYES</u>	<u>NAYS</u>
MR. FORBES	___	___	___	___
MRS. HOLLIBAUGH	___	___	___	___
MRS. JORDAN	___	___	___	___
MR. KARPUZI	___	___	___	___

TOWNSHIP OF WEST DEER

ORDINANCE NO. 439

AN ORDINANCE OF THE TOWNSHIP OF WEST DEER, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, AMENDING CHAPTER 210 ("ZONING") OF THE CODE OF ORDINANCES OF THE TOWNSHIP OF WEST DEER TO DEFINE "SHORT-TERM RENTAL" AND TO AUTHORIZE THE SHORT-TERM RENTAL USE OF A DWELLING IN CERTAIN ZONING DISTRICTS OF THE TOWNSHIP; AND TO ESTABLISH CRITERIA FOR SHORT-TERM RENTALS

WHEREAS, the Board of Supervisors of the Township of West Deer recognizes the emergence of short-term rentals of residential dwellings – including those accessed through booking websites such as AirBnB and VRBO – as a new accommodations option for travelers, tourists, and short-term transient tenants; and

WHEREAS, the Board of Supervisors finds that permitting Township residents to host short-term transient tenants in their dwellings could provide financial benefit to the residents and incentivize maintaining an attractive property; and

WHEREAS, the Board of Supervisors has determined that the short-term rental use of a property should be defined in Chapter 210 ("Zoning") of the Township of West Deer Code of Ordinances; and

WHEREAS, the Board of Supervisors has further determined that the short-term rental use of a dwelling or dwelling unit should be permitted as a use by right in certain zoning districts in the Township as designated herein; and

WHEREAS, for the safety of the transient tenants and the West Deer Township residents living nearby, any owner of a dwelling or dwelling unit being used as a short-term rental shall be required to meet certain standards and criteria, and to register such use with the Township, so that the owner or his agent may be contacted in case of an emergency at the premises.

NOW, THEREFORE, the Township of West Deer hereby ordains as follows:

Section 1: The Code of the Township of West Deer at Chapter 210 ("Zoning"), Article IV ("Definitions"), Section 210-6 ("Definitions"), is hereby amended to include the following definition:

SHORT-TERM RENTAL – The use of a Dwelling or Dwelling Unit in which the owner rents any area of the Dwelling or Dwelling Unit to one or more individuals for compensation or

fee, including offer of exchange in kind, of any type (whether or not involving overnight accommodations or separate sleeping quarters) for less than thirty (30) consecutive days. This definition applies to all types of Dwellings for Residential Use including but not limited to Single Family Dwellings, Multiple-Family Dwellings, Duplexes, Apartments, and Townhomes.

Section 2: The Code of the Township of West Deer at Chapter 210 ("Zoning"), Article V ("Zoning Districts"), Section 210-10 ("Authorized Land Uses by District"), is hereby amended to include the Short-Term Rental use of a dwelling. Such use shall be added to Section 210, Attachment 1 ("Table of Authorized Land Uses"), as follows:

A	Residential Uses	R	R-1	R-2	R-3	R-4	C-1	C-2	I	SU	V
94.1	Short-Term Rental	P	P			P	P				P

Section 3: The Code of the Township of West Deer at Chapter 210 ("Zoning"), Article XIX ("Supplemental Regulations"), is hereby amended to include a new Section 210-95.1, as follows:

§ 210-95.1 Short-Term Rentals.

The Short-Term Rental Use of a property shall be subject to the following requirements:

- A. All parking shall be provided on the same lot as the dwelling unit being used for the short-term rental. No on-street parking will be permitted.
- B. All rooms available for renting shall be located within the dwelling's principal building.
- C. Objectionable noise, vibration, smoke, or odors shall be prohibited.
- D. The use shall not intensify vehicular or pedestrian traffic in the surrounding neighborhood.
- E. The use shall not cause an increase in the use of water, sewage, garbage, public safety, or any other municipal services beyond that which is normal for a residence in the neighborhood.
- F. The use shall not cause a detrimental impact to the neighborhood.

- G. The owners of record of any short-term rental shall – within thirty (30) days after commencement of the use and/or the listing of the short term rental on a booking agent website – provide and supply to the Township Manager the name(s), address(s), e-mail address(es), phone number(s), and other requested information of a contact person to ensure that a representative of the short-term rental can be contacted at all times in case of an emergency or otherwise as may be necessary.

Section 4: If any part, sentence, or clause of this Ordinance is determined to be invalid, such determination shall not affect the validity of the remaining portions of this Ordinance.

Section 5: Any ordinances or provisions of ordinances which conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 6: This Ordinance shall become effective upon adoption.

BE IT ORDAINED AND ENACTED, this 18th day of November, 2020, by the Board of Supervisors of the Township of West Deer at its regular scheduled meeting.

ATTEST:

TOWNSHIP OF WEST DEER

Daniel Mator
Township Manager / Secretary

Arlind Karpuzi
Chairperson, Board of Supervisors

I, the undersigned, hereby certify that the foregoing and attached is a true copy of an Ordinance which was duly enacted at a meeting of the Board of Supervisors of West Deer Township on 18 November 2020, and that at such meeting a quorum was present and acting throughout, after due notice to the members of the Board of Supervisors of West Deer Township and to the public and such meeting was at all times open to the public; that the Ordinance was duly recorded in the West Deer Township Minutes Book and that a summary thereof was published as required by law in a newspaper of general circulation in the Township. I further certify that the Township met the advance requirements of Act No. 1998-93 by advertising the date of the meeting and posting a notice of the meeting at the public meeting place of the Board of Supervisors; that the total number of members of the Board of Supervisors is seven; and the vote upon the Ordinance was called and duly recorded upon the minutes and that the members voted in the following manner:

Yes

No

Abstain

Absent

Arlind Karpuzi, Chairperson

Shirley Hollibaugh, Vice Chairperson

Brandon Forbes

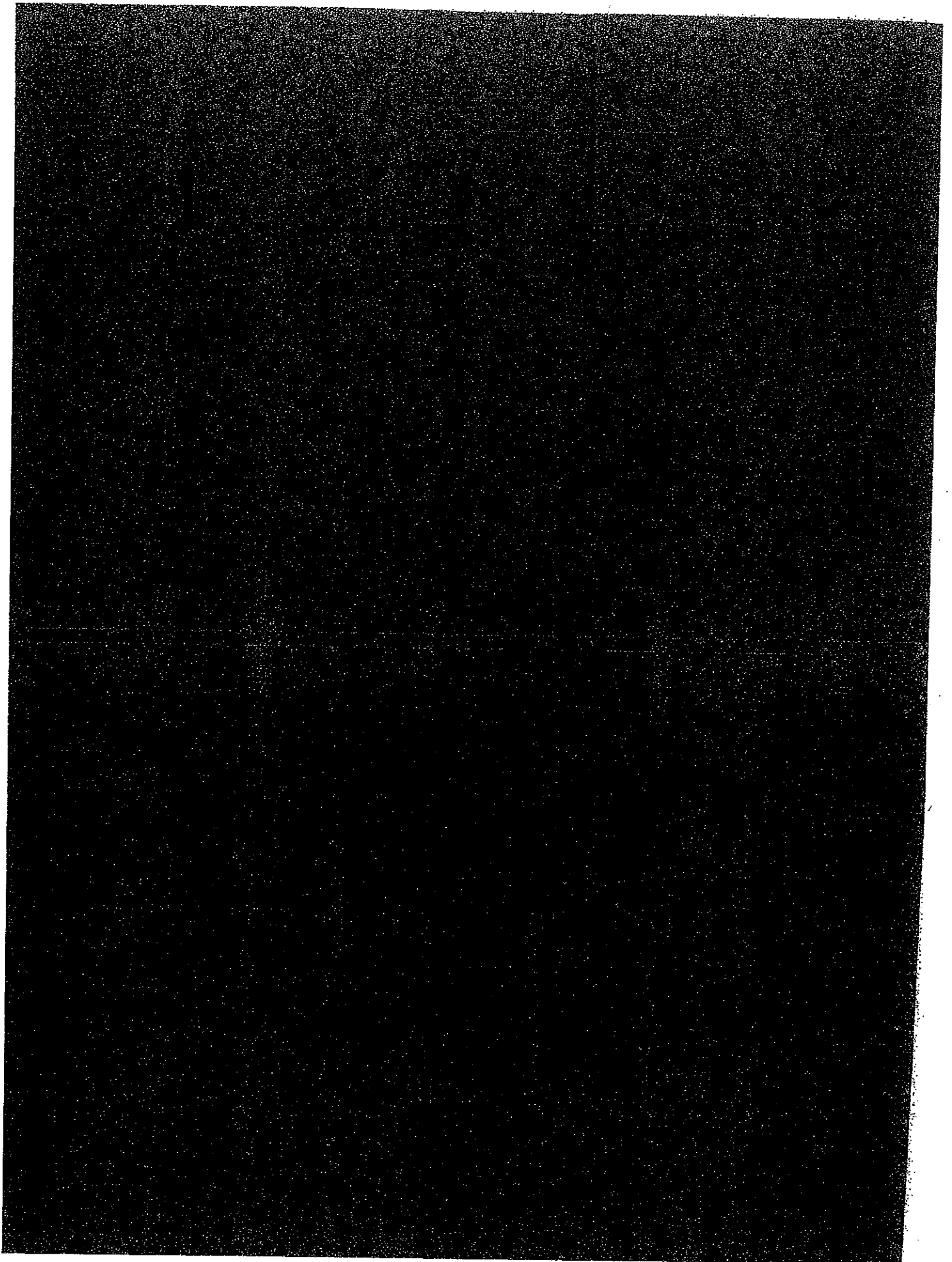
Beverly Jordan

WITNESS my hand and the seal of the Township on this 18th day of November 2020.

[SEAL]

By: _____

Daniel Mator
Township Manager



AUTHORIZATION: OAKWOOD HEIGHTS PLAN (PHASE II)

THE DEVELOPER OF THE OAKWOOD HEIGHTS PLANNED DEVELOPMENT IS SEEKING FINAL APPROVAL FOR PHASE II. THE TOWNSHIP ORIGINALLY GRANTED PRELIMINARY APPROVAL OF THE PLAN IN 2004, AND PHASE ONE HAS BEEN COMPLETED.

THE PLAN IS ATTACHED.

PROPERTY LOCATION: PARCEL # 1510-F-175 (46 ACRES)
ZONED: R-3 SUBURBAN RESIDENTIAL
NUMBER OF LOTS: 77

THE PLANNING COMMISSION REVIEWED THE PROPOSED PLAN AT THEIR AUGUST 27, 2020 MEETING. THE PLANNING COMMISSION IS RECOMMENDING APPROVAL WITH THE FOLLOWING CONDITIONS:

1. Contribute \$600.00 for each lot built to go toward the road improvement to connect the two sections of Ashley Road to be paid at the time of the building permit application in addition to the Traffic Impact and Recreation fees.
2. Fire hydrants to be placed at lots 206, 223, 242, 259, and the connection point of the existing waterline adjacent to lot 223.
3. Limit disturbances along rear line lots 244-249 between cut slope and swale and install tree protection fence prior to clearing and grading.
4. Address comments in the Shoup Engineering letter dated 10.15.2020.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO AUTHORIZE THE FINAL APPROVAL OF THE OAKWOOD HEIGHTS PHASE II PLAN CONDITIONED UPON THE SUCCESSFUL COMPLETION OF THE RECOMMENDATIONS MADE BY THE PLANNING COMMISSION AND TOWNSHIP ENGINEER.

	<u>MOTION</u>	<u>SECOND</u>	<u>AYES</u>	<u>NAYS</u>
MRS. HOLLIBAUGH	—	—	—	—
MRS. JORDAN	—	—	—	—
MR. FORBES	—	—	—	—
MR. KARPUZI	—	—	—	—



SHOUP ENGINEERING

CELEBRATING 50 YEARS

329 Summerfield Drive, Baden PA 15005

Tele: 724-869-9560 Fax 724-869-7434

Email: info@shoupengineering.com

October 15, 2020

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

Re: Oakwood Heights Phase 2
Preliminary and Final Subdivision (Plan Cover Sheet Revised - September 8, 2020)

Dear Mr. Payne,

I have reviewed the above-referenced Preliminary and Final Subdivision Plan and the following comments should be considered.

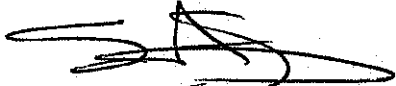
1. Homeowners Association documents (HOA) must be approved by the Township Solicitor and Township Engineer. The HOA documents must address maintenance of off-street storm sewers, roof drainage collection systems, stormwater management facilities, open space Lots A and B and pedestrian trails. The HOA documents shall also address street lighting and maintenance/clearing of tree limbs over sidewalks and roads.
2. Sewage Facilities Planning Module documents (Components 3 and 4) will need to be submitted to the Township, unless prior sewage facilities planning approval has been obtained from the Pennsylvania Department of Environmental Protection.
3. The applicant must enter into a Developer's Agreement with the Township and provide Performance Security as required by the Pennsylvania Municipalities Planning Code. The Developer shall also enter into a Stormwater Operations and Maintenance Agreement with the Township.
4. Pennsylvania Department of Environmental Protection general permit(s) will need to be obtained for stream enclosure(s).
5. An NPDES general permit will need to be obtained or an existing permit will need to be modified from the Allegheny County Conservation District.

Mr. Bill Payne
Oakwood Heights Phase 2
October 15, 2020
Page 2

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

Sincerely,

SHOUP ENGINEERING INC.

A handwritten signature in black ink, appearing to be 'S. Shoup', with a large, sweeping horizontal stroke at the bottom.

Scott A. Shoup, P.E.

cc: Daniel Mator, via email
Gavin Robb, via email
Dorothy Moyta, via email
Jodi French, via email
Steven Victor, Victor Wetzel Associates, via email
Mark Reidenbach, Gateway Engineers, via email

OAKWOOD HEIGHTS

West Deer Township

PRELIMINARY & FINAL SUBDIVISION PLAN PHASES 2 & 3

PLAN NARRATIVE

owner/developer:

Leslie Road Associates, LLC
375 Golfside Drive
Wexford, PA 15090

engineer:

Gateway Engineers
100 McMorris Road
Pittsburgh, PA 15205

geotechnical engineer:

ACA Engineering
410 Balph Avenue
Pittsburgh, PA 15202

environmental:

Palustrus Environmental
140 Lamplighter Drive
Morgantown, WV 26508

landscape architect:

Victor-Wetzel Associates
409 Broad Street, Suite 270
Sewickley, PA 15143

June 30, 2020

OAKWOOD HEIGHTS PROJECT NARRATIVE

Oakwood Heights was originally granted preliminary approval in 2004 and Phase 1 of the three phases was constructed. This application proposes to seek re-approval of the Preliminary Plan for Phases 2 and 3 and Final Plan approval for both phases. The design for Phase 2 is nearly identical to the 2004 design and continues Ashley Road as an interconnecting road. The two cul-de-sacs in Phase 3 have been slightly adjusted from their 2004 design. This new plan now will have 33 lots in Phase 2 and 44 lots in Phase 3.

The stormwater facilities have been updated to reflect the current Township and PaDEP standards for E & S and stormwater. Likewise, the wetlands and streams have been re-delineated to today's requirements.

The streets, storm sewers and sanitary sewers will be dedicated for the Township and sewer authority for ownership.

No waivers or variances will be required to meet the site's R-3 Suburban Residential Zoning and West Deer's SALDO requirements as shown here:

R-3 ZONING CHART

	R-3 ZONING	OAKWOOD HEIGHTS
LAND USE	Single Family	Single Family
MIN GROSS LOT AREA	15,000 sq ft	15,000 sq ft
MAX GROSS DU/AC	2.9 du/ac	1.7 du/ac
MIN LOT WIDTH at BLDG LINE	75 ft	75 ft
MAX BLDG HEIGHT	35 ft	35 ft
PRINCIPAL BUILDING SETBACK		
MIN FRONT YARD	35 ft	35 ft
MIN SIDE YARD	15 ft	15 ft
MIN REAR YARD	40 ft	40 ft
ACCESSORY BUILDING SETBACK		
MIN FRONT YARD	35 ft	35 ft
MIN SIDE YARD	15 10 ft	15 10 ft
MIN REAR YARD	10 ft	10 ft



West Deer Township Planning Commission
Meeting Report for August 27, 2020

Project Name: **OAKWOOD HEIGHTS FINAL SUBDIVISION PLAN – LAND DEVELOPMENT**

Property Location: Parcel #: 1510-F-175; ~46 Acres
Zoned: Zoned R-3 (Suburban Residential)

Seeking approval for the Oakwood Heights Subdivision Plan – Land Development.

First motion by Mr. Butala and second motion by Mr. Stark to **RECOMMEND APPROVAL**, voting was unanimous, of the Oakwood Heights Subdivision Plan – Land Development with the following conditions:

1. Contribute \$600.00 for each lot built to go toward the road improvement to connect the 2 sections of Ashley Road to be paid at the time of the building permit application in addition to the Impact and Recreation fees.
2. Meet with the Kallen's and revise the parcel with Lot 201 to eliminate encroachment.
3. Add pedestrian connection to Bairdford Park near Lot 316.
4. Resolve fire hydrant's location prior to board of Supervisor's meeting to the satisfaction of zoning office and the local fire departments.
5. Limit disturbances along rear line lots 311-316 between cut slope and swale and install tree protection fence prior to clearing and grading.
6. Address comments in the Shoup Engineering letter dated 8.26.2020.
7. Add tree trimming maintenance to the HOA to ensure sidewalk and road remain clear of overhanging limbs.
8. The HOA document is to be reviewed and approved by the Township engineer. The items to be reviewed include street light, electrical maintenance, landscape requirements, and roof conductors.

WEST DEER TOWNSHIP PLANNING COMMISSION
AUGUST 27, 2020

Mark Schmidt called the Meeting to order with the following members in attendance:
John Butala, Kathy Rojik, Alan Banks, and Patrick Stark

Absent Members: Suzanne Garlena, Robert Bechtold.

Other Attendees: William Payne (Code Enforcement Officer)
Scott Shoup (Shoup Engineering)
Dorothy Moyta (Zoning & Planning Administrator)

July 23, 2020 minutes were submitted and stand approved.

Outline and Order of Meeting:

1. Approval of July meeting Minutes
2. Oakwood Heights Final Subdivision Plan: Land Development
3. Workshop Meeting: Public Comments (Gas Wells)
4. Municipal Ordinance Updates/ Code Revisions/ Zoning Review

OAKWOOD HEIGHTS FINAL SUBDIVISION PLAN – LAND DEVELOPMENT

36 Page Set to include Environmental, Landscape and Civil Drawings. (See attachments.)
Represented by Steven Victor, Registered Landscape Architect, Victor Wetzel Associates

Comment Sheet, August 26, 2020 (2 pages) from Scott Shoup of Shoup Engineering was distributed at the meeting and is attached to these notes. (See attachments.)

Comments generated from the comments on the attached sheet and others follow:

1. RE: Comment #1: Victor-Wetzel needs to address stormwater, roof drains, and sewers as part of the development's Homeowner's Association documents. (HOA).
2. RE: Comment #3; Earthwork done in Phase 2 is to cover Phase 3 -all are agreeable.
3. RE: Comment #4: Show easement for stormwater.
4. RE: Comment #6: The existing NPDES permit has expired; A new permit needs to be obtained.
5. RE: Comment #8: Steven requests a meeting with fire chief, Josh Wiggins, to discuss the locations of the fire hydrants.
6. RE: Comment #9: Steve Victor will confirm whether there needs to be a covenant requirement.
7. RE: Comment #10: The detail needs to be revised to address Township requirements.

8. RE: Comment #11: Ashley Road needs to be shown to be widened to 21'. The developer will agree to contribute to the upkeep of the road.

Steven Victor presented the Revised Oakwood Heights Final Subdivision Plan per comments/exchanges below. (See 36 page set of Drawings attached)

1. Steven Victor showed revised Subdivision Plans.
2. Since the Plan is next to the Park, could there be a walking path designed from the Plan to the Park ? Yes, that could be looked at.
3. Mark Schmidt asked why there is a separate Homeowner's association. Steve Victor answered that is because there is no common facility.
4. Mark Schmidt asked whether there is a standard lighting fixture for the Plan. Steve Victor said that Duquesne Light has a standard Colonial lighting fixture that is 15-18' high.
5. Bill Payne asked how the new Plan will pay for power. The existing parts of the plan are covered in the homeowner's. Steve Victor said that he will need to look into that.
6. Mark Schmidt noticed that Property 201 encroaches onto its neighbor creating an oddball property shape. Could you straighten that line out ? Bill Payne asked whether the encroachment was because of a shed. Steve said that they will meet with the owner.
7. Alan Banks asked about the non-uniform spacing of trees. Are you going by shade vs. ornamental at 50' OC ? Steve Victor said that the homeowner could participate in the placement of trees. Steve said that the planting of trees is typically done before the final occupancy unless the weather is bad.
8. Alan banks stated that along the northern edge of the plan at the drainage swale, there needs to be a correction on plan to reseed and "show limits of disturbance."
9. Mark Schmidt said that Lots 311 to 315 need to show a tree protection fence and indicate to limit disturbance between slope and swale.
10. Bill Payne inquired as to the height and spread of mature trees as large trees can fall over onto houses and cause damage. Steve Victor said "so be it." Alan Banks said that trees falling onto houses is rare in our area and is not an issue.
11. Alan banks said that landscaping should take in a variety of tree but stay largely indigenous. He asked what is required by the HOA and homeowner.
12. Mark Schmidt feels that they should give people a swath for planting, and consider the spread of trees so that they don't interfere with passing trucks, particularly fire trucks. In the past, fire trucks have been damaged by tree branches.
13. Mark Schmidt asked if they could put something in the Homeowner's agreement that would have people keep trees appropriately trimmed.

14. Alan Banks asked if the developer could do a cross section of the sidewalk showing the tree plantings.
15. Steve Victor said that according to the Township web site, there needs to be 10' from the right of way that is free of trees.
16. Jo Resciniti of 1006 York Way asked whether after the plan is completed if one could drive from West Starz Road to Bairdford Road. Mark Schmidt answered yes.
17. Tim Resciniti of 1006 York Way was concerned as to whether the tractor path used for tractor rides on Community Days will still be useable. The tractor hayride at Community days is his favorite part of the Township. Bill Payne stated that the Township will figure out an alternate path to be used.

CONDITIONS AGREED UPON FOR DEVELOPMENT:

1. Contribute \$600.00 for each lot built to go toward the road improvement of Ashley Road to West Starz Road to be paid at time of building permit application in addition to the Impact and Recreation fees.
2. Meet with the Kallen's and revise the parcel with Lot 201 to eliminate encroachment.
3. Add pedestrian connection to Bairdford Park near Lot 316.
4. Resolve fire hydrant's location prior to board of Supervisor's meeting to the satisfaction of zoning office and the local fire departments.
5. Limit disturbances along rear line lots 311-316 between cut slope and swale and install tree protection fence prior to clearing and grading.
6. Address comments in the Shoup Engineering letter dated 8.26.2020.
7. Add tree trimming maintenance to the HOA to ensure sidewalk and road remain clear of overhanging limbs.
8. The HOA document is to be reviewed and approved by the Township engineer. The items to be reviewed include street light, electrical maintenance, landscape requirements, and roof conductors.

First motion by Mr. Butala and second motion by Mr. Stark to **ACCEPT THE DEVELOPMENT WITH THE AFORE MENTIONED CONDITIONS.** Voting was unanimous to approve.

WORKSHOP/ PUBLIC COMMENTS:

- a. Tim Resciniti of 1006 York Way asked the following questions: Tim asked Mark Schmidt if he was able to make any headway in asking Olympus to withdraw their gas well applications. (Mark had stated at the July Planning meeting that he was going to look into that.) Mark stated that the Attorney, Gavin Robb, didn't recommend that action.
- b. Jo Resciniti of 1006 York Way asked the following questions: When will the Ordinance Revisions spoken about be approved by the Supervisors. Bill Payne said that that could take up to 6 months.

MUNICIPAL ORDINANCE UPDATES/ CODE REVISIONS/ ZONING REVIEW

Bill Payne presented updates suggested for the West Deer Ordinance for food trucks. (See attachment - 2 Pages.) Updates were made, but this will also be continued to the September Planning Meeting.

Also see attachments "Mobile Food Facility Operations Guide: Guidelines for MFF Licensing/ Permanent licenses and Temporary Licenses" – 26 pages, and "PA Mobile Food truck – Food Handler Training" – 2 pages.



SHOUP ENGINEERING

CELEBRATING 50 YEARS

329 Summerfield Drive, Baden PA 15005

Tele: 724-869-9560 Fax 724-869-7434

Email: info@shoupengineering.com

August 26, 2020

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

Re: Oakwood Heights Phases 2 and 3
Preliminary and Final Subdivision (Plan Cover Sheet Revised - August 13, 2020)

Dear Mr. Payne,

I have reviewed the above-referenced Preliminary and Final Subdivision Plan located in the R-3 Zoning District and the following comments should be considered.

1. A copy of the Development's Homeowner's Association (HOA) documents should be submitted to the Township. The applicant has advised that the HOA for Phases 2 and 3 will be separate and independent of the HOA for Phase 1.
 2. Sewage Facilities Planning Module documents (Components 3 and 4) will need to be submitted to the Township, unless prior sewage facilities planning approval has been obtained from the Pennsylvania Department of Environmental Protection.
 3. I am still unclear as to the following. Is the intent to develop Phases 2 and 3 concurrently? If so, a performance security will need to be provided for both phases. If not, the limit of work for each phase needs to be better delineated and a temporary cul-de-sac will need to be installed on Dana Drive at the end of Phase 2.
 4. The access easement to Stormwater Pond No. 1 needs to be identified as being such on the Recording Plan.
 5. Pennsylvania Department of Environmental Protection general permit(s) will need to be obtained for stream enclosure(s).
 6. An NPDES general permit will need to be obtained or an existing permit will need to be modified from the Allegheny County Conservation District.
 7. The Recording Plans should note that the sanitary sewer easements are to the benefit of the Deer Creek Drainage Basin Authority.
 8. The locations of proposed fire hydrants needs to be identified on the Utility Plans.
-

Mr. Bill Payne
Page 2
August 26, 2020

9. Street light locations are shown on the Landscaping Plans. Are individual lot driveway lamps proposed in addition to the street lights?
10. The typical road cross section detail should be revised to include 11.5 feet wide lanes and 1 foot wide wedge curb faces.
11. I have estimated that the cost to perform upgrades to existing Ashley Road will be approximately \$62,000. Therefore, I am recommending that the Township request to contribute \$600 per lot to be placed in an Ashley Road improvement fund. The existing fund has approximately \$15,300 in place from contributions generated in Phase 1. In addition to the \$600 per lot contribution suggested above, each lot will be subject to the Township's standard \$336 transportation impact fee.

Sincerely,

SHOUP ENGINEERING INC.

A handwritten signature in black ink, appearing to read 'Scott A. Shoup', with a large, stylized loop at the end.

Scott A. Shoup, P.E.

cc: Daniel Mator, via email
Gavin Robb, via email
Dorothy Moyta, via email
Jodi French, via email
Steven Victor, Victor Wetzel Associates, via email
Mark Reidenbach, Gateway Engineers, via email



September 8, 2020

Mr. William Payne, Zoning & Code Enforcement Officer
West Deer Township
109 East Union Road
Cheswick, PA 15076

**Re: Oakwood Heights 2
Preliminary and Final Subdivision**

Dear Mr. Payne:

Please find attached our response letter to Shoup Engineering's review letter dated August 26, 2020, for the Preliminary and Final Subdivision Plan for Oakwood Heights 2:

1. A copy of the development's Homeowners' Association (HOA) documents should be submitted to the Township. The applicant has advised that the HOA for Phases 2 and 3 be separate and independent of the HOA for Phase 1.

Response: There is no longer a Phase 3. Phase 2 will have its own HOA.

2. Sewage Facilities Planning Module documents (Components 3 and 4) will need to be submitted to the Township, unless prior sewage facilities planning approval has been obtained from the Pennsylvania Department of Environmental Protection.

Response: Noted. Co-ordination is underway for a Sewage Facilities Planning Module for Phase 2 the project.

3. I am unclear as to the following. Is the intent to develop Phases 2 and 3 concurrently? If so, a performance security will need to be provided for both phases? If not, the limit of work for each phase needs to be better delineated and temporary cul-de-sac will need to be installed on Dana Drive at the end of Phase 2.

Response: There is no Phase 3. Phase 2 will have 2 phases and will each have their own bonding.

4. The access easement to Stormwater Pond No. 1 needs to be identified as being such on the Recording Plan.

Response: Noted. The Subdivision Plan has been updated to reflect this change.

5. Pennsylvania Department of Environmental Protection general permit(s) will need to be obtained for stream enclosure(s).

Response: Noted. A copy of the general permit submission package will be provided at the time of submission.

6. An NPDES general permit will need to be obtained or an existing permit will need to be modified from the Allegheny County Conservation District.

Response: Noted. A copy of the NPDES permit submission package will be provided at the time of submission.

7. The Recording Plans should note that the sanitary sewer easements are to the benefit of the Deer Creek Drainage Basin Authority.

Response: Noted. Note number 7 has been added to sheet number 1 of Subdivision Plan to reflect this change.

8. The locations of the proposed fire hydrants need to be identified on the Utility Plans.

Response: Item addressed; see Sheets C301 and C302.

9. Street light locations are shown on the Landscaping Plans. Are individual lot driveway lamps proposed in addition to the streetlights?

Response: Item addressed; there will be individual driveway lamps at each lot being proposed.

10. The typical cross-section detail should be revised to include 11.5 feet wide lanes and 1 foot wide wedge curb faces.

Response: The typical road cross-section detail on sheet C404 has been revised to reflect these changes.

11. I have estimated that the cost to perform upgrades to existing Ashley Road will be approximately \$62,000. Therefore, I am recommending that the Township request to contribute \$600 per lot to be placed in an Ashley Road improvement fund. The existing fund has approximately \$15,300 in place from contributions generated in Phase 1. In addition to the \$600 per lot contribution suggested above, each lot will be subject to the Township's standard \$336 transportation impact fee.

Response: Item acknowledged.

We look forward to presenting these plan to the Board of Supervisors at their September 16, 2020, meeting.

If you need any additional information, please contact me.

Sincerely,

David A. Lucci

David A. Lucci, RLA

Enclosures

cc: Oakwood Heights 2, LLC
Alberto Jarquin, Gateway Engineers

FINAL SUBDIVISION PLAN FOR OAKWOOD HEIGHTS 2

DATE: JUNE 30, 2020
REVISED DATE: AUGUST 13, 2020
REVISED DATE: SEPTEMBER 8, 2020

WEST DEER TOWNSHIP
ALLEGHENY COUNTY, PENNSYLVANIA

OWNER:

DANWOOD HEIGHTS 2, LLC
315 GOLFIDE DRIVE
WEAVER, PA 15390

ENVIRONMENTAL

PALUSTERS ENVIRONMENTAL LLC
140 LANFLEIGHTER ROAD
MORGANTOWN, WV 26508
PHONE # (304) 302-3300

LANDSCAPE ARCHITECT:

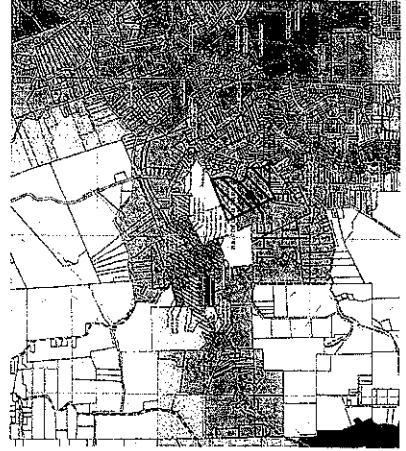
VICTOR WEITZEL ASSOCIATES
488 BROAD STREET SUITE 270
SEWICKLEY, PA 15143
PHONE # (412) 741-2580

ENGINEERS CIVIL

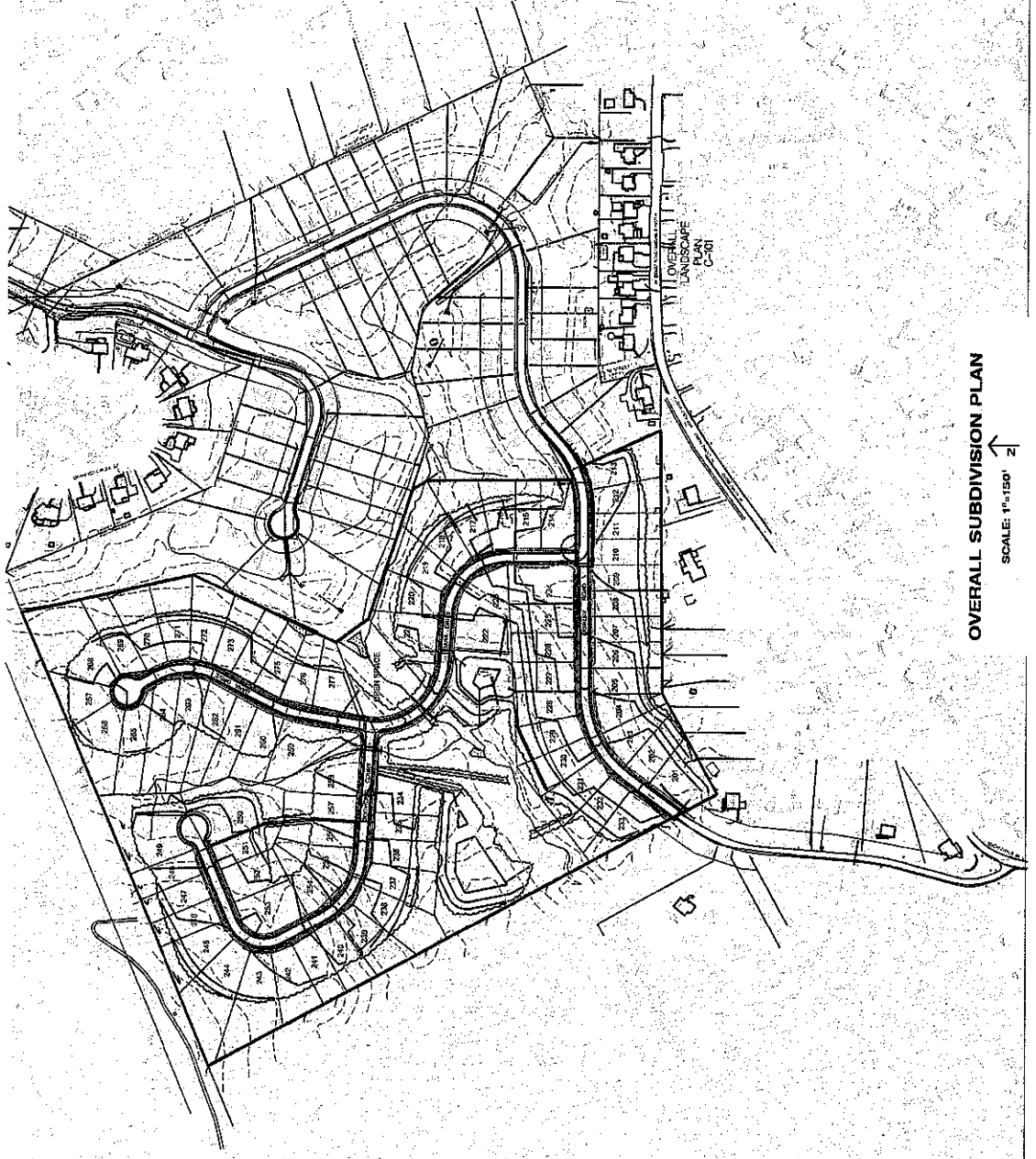
THE GATEWAY ENGINEERS
100 MANORIS ROAD
PITTSBURGH, PA 15206
PHONE # (412) 921-4030

DRAWING SCHEDULE

SHEET	PAGE	DESCRIPTION
C-001	1	PRELIMINARY PLAN, OWNER'S LOCATION MAP
C-002	2	PRELIMINARY PLAN, OWNER'S LOCATION MAP
C-003	3	PRELIMINARY PLAN, OWNER'S LOCATION MAP
C-004	4	PRELIMINARY PLAN, OWNER'S LOCATION MAP
C-005	5	PRELIMINARY PLAN, OWNER'S LOCATION MAP
C-006	6	PRELIMINARY PLAN, OWNER'S LOCATION MAP
C-007	7	PRELIMINARY PLAN, OWNER'S LOCATION MAP
C-008	8	PRELIMINARY PLAN, OWNER'S LOCATION MAP
C-009	9	PRELIMINARY PLAN, OWNER'S LOCATION MAP
C-010	10	PRELIMINARY PLAN, OWNER'S LOCATION MAP
C-011	11	PRELIMINARY PLAN, OWNER'S LOCATION MAP
C-012	12	PRELIMINARY PLAN, OWNER'S LOCATION MAP
C-013	13	PRELIMINARY PLAN, OWNER'S LOCATION MAP
C-014	14	PRELIMINARY PLAN, OWNER'S LOCATION MAP
C-015	15	PRELIMINARY PLAN, OWNER'S LOCATION MAP
C-016	16	PRELIMINARY PLAN, OWNER'S LOCATION MAP
C-017	17	PRELIMINARY PLAN, OWNER'S LOCATION MAP
C-018	18	PRELIMINARY PLAN, OWNER'S LOCATION MAP
C-019	19	PRELIMINARY PLAN, OWNER'S LOCATION MAP
C-020	20	PRELIMINARY PLAN, OWNER'S LOCATION MAP
C-021	21	PRELIMINARY PLAN, OWNER'S LOCATION MAP
C-022	22	PRELIMINARY PLAN, OWNER'S LOCATION MAP
C-023	23	PRELIMINARY PLAN, OWNER'S LOCATION MAP
C-024	24	PRELIMINARY PLAN, OWNER'S LOCATION MAP
C-025	25	PRELIMINARY PLAN, OWNER'S LOCATION MAP
C-026	26	PRELIMINARY PLAN, OWNER'S LOCATION MAP
C-027	27	PRELIMINARY PLAN, OWNER'S LOCATION MAP
C-028	28	PRELIMINARY PLAN, OWNER'S LOCATION MAP
C-029	29	PRELIMINARY PLAN, OWNER'S LOCATION MAP
C-030	30	PRELIMINARY PLAN, OWNER'S LOCATION MAP
C-031	31	PRELIMINARY PLAN, OWNER'S LOCATION MAP
C-032	32	PRELIMINARY PLAN, OWNER'S LOCATION MAP
C-033	33	PRELIMINARY PLAN, OWNER'S LOCATION MAP
C-034	34	PRELIMINARY PLAN, OWNER'S LOCATION MAP
C-035	35	PRELIMINARY PLAN, OWNER'S LOCATION MAP
C-036	36	PRELIMINARY PLAN, OWNER'S LOCATION MAP
C-037	37	PRELIMINARY PLAN, OWNER'S LOCATION MAP
C-038	38	PRELIMINARY PLAN, OWNER'S LOCATION MAP
C-039	39	PRELIMINARY PLAN, OWNER'S LOCATION MAP
C-040	40	PRELIMINARY PLAN, OWNER'S LOCATION MAP
C-041	41	PRELIMINARY PLAN, OWNER'S LOCATION MAP
C-042	42	PRELIMINARY PLAN, OWNER'S LOCATION MAP
C-043	43	PRELIMINARY PLAN, OWNER'S LOCATION MAP
C-044	44	PRELIMINARY PLAN, OWNER'S LOCATION MAP
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C-046	46	PRELIMINARY PLAN, OWNER'S LOCATION MAP
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C-058	58	PRELIMINARY PLAN, OWNER'S LOCATION MAP
C-059	59	PRELIMINARY PLAN, OWNER'S LOCATION MAP
C-060	60	PRELIMINARY PLAN, OWNER'S LOCATION MAP
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C-062	62	PRELIMINARY PLAN, OWNER'S LOCATION MAP
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C-064	64	PRELIMINARY PLAN, OWNER'S LOCATION MAP
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C-066	66	PRELIMINARY PLAN, OWNER'S LOCATION MAP
C-067	67	PRELIMINARY PLAN, OWNER'S LOCATION MAP
C-068	68	PRELIMINARY PLAN, OWNER'S LOCATION MAP
C-069	69	PRELIMINARY PLAN, OWNER'S LOCATION MAP
C-070	70	PRELIMINARY PLAN, OWNER'S LOCATION MAP
C-071	71	PRELIMINARY PLAN, OWNER'S LOCATION MAP
C-072	72	PRELIMINARY PLAN, OWNER'S LOCATION MAP
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C-074	74	PRELIMINARY PLAN, OWNER'S LOCATION MAP
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C-076	76	PRELIMINARY PLAN, OWNER'S LOCATION MAP
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C-078	78	PRELIMINARY PLAN, OWNER'S LOCATION MAP
C-079	79	PRELIMINARY PLAN, OWNER'S LOCATION MAP
C-080	80	PRELIMINARY PLAN, OWNER'S LOCATION MAP
C-081	81	PRELIMINARY PLAN, OWNER'S LOCATION MAP
C-082	82	PRELIMINARY PLAN, OWNER'S LOCATION MAP
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C-084	84	PRELIMINARY PLAN, OWNER'S LOCATION MAP
C-085	85	PRELIMINARY PLAN, OWNER'S LOCATION MAP
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C-089	89	PRELIMINARY PLAN, OWNER'S LOCATION MAP
C-090	90	PRELIMINARY PLAN, OWNER'S LOCATION MAP
C-091	91	PRELIMINARY PLAN, OWNER'S LOCATION MAP
C-092	92	PRELIMINARY PLAN, OWNER'S LOCATION MAP
C-093	93	PRELIMINARY PLAN, OWNER'S LOCATION MAP
C-094	94	PRELIMINARY PLAN, OWNER'S LOCATION MAP
C-095	95	PRELIMINARY PLAN, OWNER'S LOCATION MAP
C-096	96	PRELIMINARY PLAN, OWNER'S LOCATION MAP
C-097	97	PRELIMINARY PLAN, OWNER'S LOCATION MAP
C-098	98	PRELIMINARY PLAN, OWNER'S LOCATION MAP
C-099	99	PRELIMINARY PLAN, OWNER'S LOCATION MAP
C-100	100	PRELIMINARY PLAN, OWNER'S LOCATION MAP



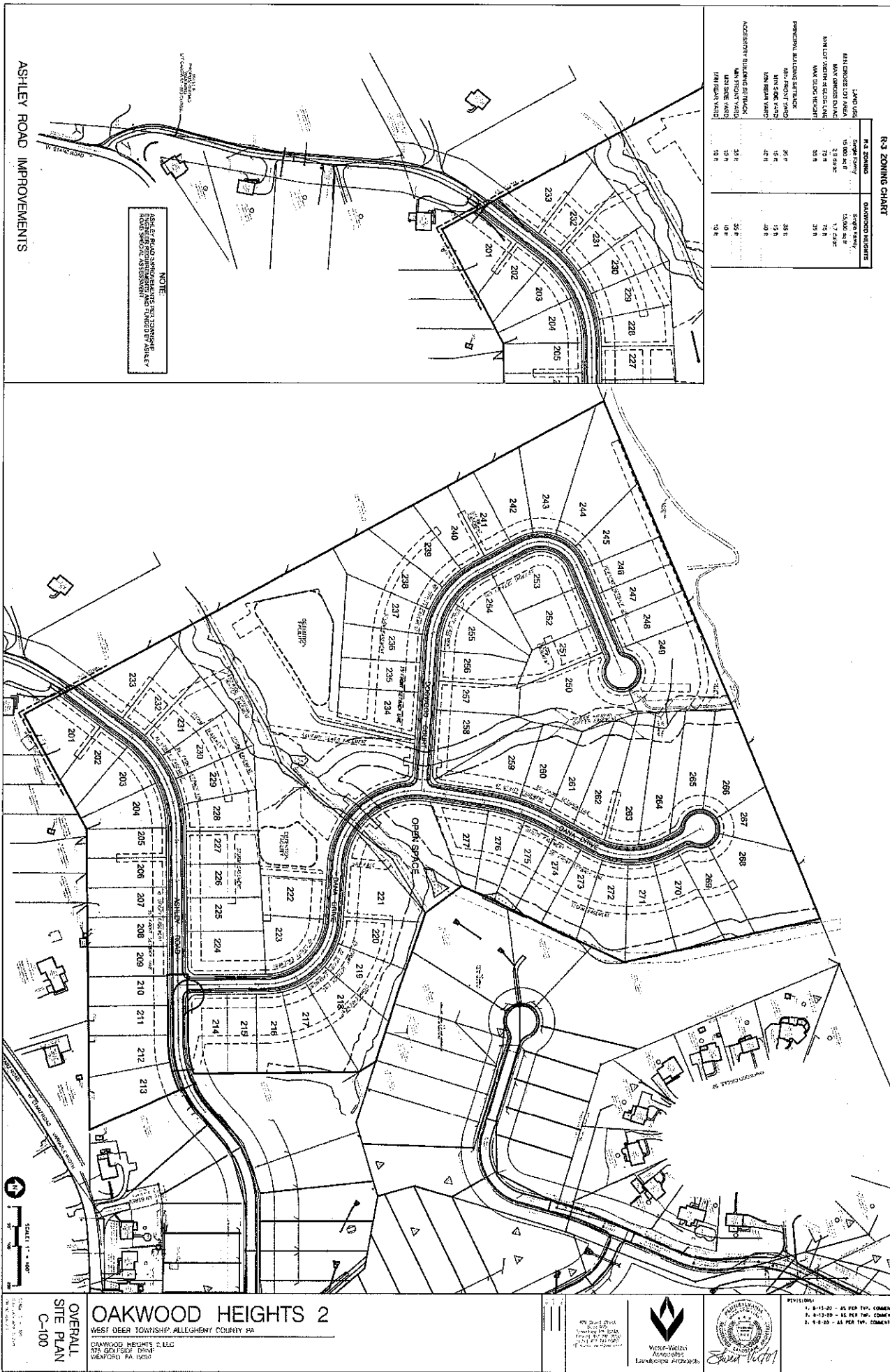
LOCATION MAP
SCALE: 1" = 1200'



OVERALL SUBDIVISION PLAN
SCALE: 1" = 150'

R-3 ZONING CHART

LAND USE	R-3 ZONING	MINIMUM HEIGHTS
RESIDENTIAL LOT AREA	10,000 sq. ft.	10' min.
MIN. LOT FRONT YARD	25' min.	10' min.
MIN. LOT SIDE YARD	10' min.	10' min.
MIN. LOT REAR YARD	10' min.	10' min.
MIN. FRONT YARD	25' min.	10' min.
MIN. SIDE YARD	10' min.	10' min.
MIN. REAR YARD	10' min.	10' min.
MIN. FRONT YARD	25' min.	10' min.
MIN. SIDE YARD	10' min.	10' min.
MIN. REAR YARD	10' min.	10' min.



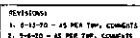
ASHLEY ROAD IMPROVEMENTS

OAKWOOD HEIGHTS 2
 WEST DEER TOWNSHIP, ALLEGHENY COUNTY, PA
 OAKWOOD HEIGHTS 2, LLC
 300 GOLFVIEW DRIVE
 WESTCHESTER, PA 19380

OVERALL
 SITE PLAN
 C-100



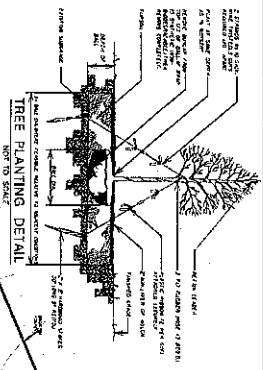
REVISIONS:
 1. 8-15-20 - AS PER TYP. COMMENTS
 2. 8-15-20 - AS PER TYP. COMMENTS
 3. 8-15-20 - AS PER TYP. COMMENTS

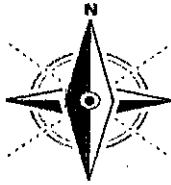


STREET TREE

DATE: 05.24.20

STREET	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
40	Shagbark Hickory	Asplenium Platyneuron	2' CUL.	8' A.B.
41	Amelanchier	Asplenium Platyneuron	2' CUL.	8' A.B.
42	Amelanchier	Asplenium Platyneuron	2' CUL.	8' A.B.
43	Amelanchier	Asplenium Platyneuron	2' CUL.	8' A.B.
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SHOUP ENGINEERING

CELEBRATING 50 YEARS

329 Summerfield Drive, Baden PA 15005

Tele: 724-869-9560 Fax 724-869-7434

Email: info@shoupengineering.com

August 26, 2020

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

Re: Oakwood Heights Phases 2 and 3
Preliminary and Final Subdivision (Plan Cover Sheet Revised - August 13, 2020)

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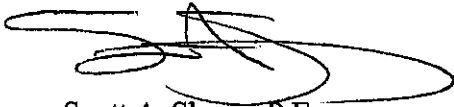
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-

Mr. Bill Payne
Page 2
August 26, 2020

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Sincerely,

SHOUP ENGINEERING INC.



Scott A. Shoup, P.E.

cc: Daniel Mator, via email
Gavin Robb, via email
Dorothy Moyta, via email
Jodi French, via email
Steven Victor, Victor Wetzel Associates, via email
Mark Reidenbach, Gateway Engineers, via email



SHOUP ENGINEERING

CELEBRATING 50 YEARS

329 Summerfield Drive, Baden PA 15005

Tele: 724-869-9560 Fax 724-869-7434

Email: info@shoupengineering.com

July 23, 2020

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

Via Email Only

Re: Oakwood Heights Phases 2 and 3
Preliminary and Final Subdivision (Plan Cover Sheet Dated June 30, 2020)

Dear Mr. Payne,

I have reviewed the above-referenced Preliminary and Final Subdivision Plan located in the R-3 Zoning District and the following comments should be considered.

1. A copy of the development's Homeowner's Association (HOA) documents should be submitted to the Township. Will the HOA for Phases 2 and 3 be the same as exists for Phase 1?
2. Sewage Facilities Planning Module documents (Components 3 and 4) will need to be submitted to the Township, unless prior sewage facilities planning approval has been obtained from the Pennsylvania Department of Environmental Protection.
3. It appears that Natural Resource Inventory mapping and calculations should be prepared and submitted in accordance with Code Section 210-111.
4. The Project Narrative contains a reference that the minimum side yard setback for an accessory building in the R-3 Zoning District is 10 feet. The Township Zoning Officer should verify if this setback is accurate.
5. The Site Plan (Drawing Sheet C-100) should note that sidewalks are to be installed on both sides of the roads.
6. The plans should show how the new Ashley Road will transition and connect to the existing Ashley Road that leads to West Starz Road.
7. The Demolition Plan (Drawing Sheet C-061) should show that the existing temporary cul-de-sac at the end of Ashley Road will be removed.
8. Is the earthwork on the site balanced? Will all earthwork occur at one time?

9. Is the intent to develop Phases 2 and 3 concurrently? If so, a performance security will need to be provided for both phases. If not, the limit of work for each phase needs to be better delineated and a temporary cul-de-sac will need to be installed on Maple Court at the end of Phase 2.
 10. Access to Stormwater Pond No. 1 needs to be identified on the plans.
 11. The ownership of the roof drain collection system, storm sewers located outside of the road right of ways and the stormwater management facilities will be by the Homeowner's Association. Appropriate notes to reflect this need to be added to the subdivision Recording Plans.
 12. Will the laterals for the roof drain collection system be installed and field marked initially by the developer? If so, they should be identified on Drawing Sheets C-301 and C-302.
 13. There are no inlets and storm sewer piping shown at the low point on Maple Court near Station 7+50.
 14. Pennsylvania Department of Environmental Protection general permit(s) will need to be obtained for stream enclosure(s).
 15. Note No. 16 on Drawing Sheets C-301 and C-302 says that the roof collector system shall be "trapped" prior to connecting to the storm sewer system. It is unclear where these traps are to be located. A typical detail drawing of the same should be provided.
 16. I have some concerns about the long term operation and maintenance of the roof drain collection system in that no cleanouts or inlets are provided on the longer pipe runs and in some cases "blind" connections of the roof drain collection system are proposed to the main storm sewer system. Consideration should be given to installing small inlets (2' x 2') along and at the end of longer pipe runs.
 17. An NPDES general permit will need to be obtained or an existing permit will need to be modified from the Allegheny County Conservation District.
 18. Consideration should be given to increasing the vertical crest curve "k" coefficient on Dogwood Court near Station 8+30. This vertical curve is located on a sharp horizontal curve. Is a "k" value of 20 possible?
 19. The applicant's consultant should contact me to discuss the proposed width of the new roads.
 20. On the subdivision Recording Plans it is requested that the "utility easements" crossing through lots be described as to their proposed use (e.g. sanitary sewer, storm sewer, roof collection sewer, etc.).
-

21. Note 4 on the subdivision Recording Plans should be revised to better reflect the beneficiary of each type of easement. The applicant's consultant should contact me to further discuss the matter.
22. No width of the "riparian buffer easement" on the Recording Plans is provided. Also, if the intent of the easement is to be centered on the stream the same should be noted.
23. Curved flares on the road right of way need to be provided at the mouth of the cul-de-sac for Dogwood Court.
24. On Recording Plan Sheet 1 there is a dimensional tie of 1.88' to a diversion channel easement at the rear of Lot 332. This dimension appears to be in error.
25. There is a property line at the rear of Lot 328 that has a length of 0.57 feet. Is it possible to eliminate this very short property line?
26. Who will own Lots A and B? If the Homeowner's Association is to own these lots the same should be noted on the Recording Plans.
27. Can the "dots" within the old preservation easements be made darker on the recording plans? As shown, they may not be visible when the plans are scanned for recording by the County.
28. The total plan area shown above the title boxes on Recording Plan Sheets 1 and 2 does not agree with the plan area identified on Sheet 3.
29. The match lines shown on Recording Plan Sheets 1 and 2 do not match.
30. On Recording Plan Sheet 3, it is suggested that only the total rear property line lengths for Lots 225 and 226 be shown.
31. On Recording Plan Sheet 3, the signature line identified as "director" should be removed below the Township Board of Supervisors approval statement.
32. In the preliminary geotechnical report the locations of the core borings are missing in Appendix E.
33. In the preliminary geotechnical report reference is made to two infiltration tests. Where are the location of these tests?

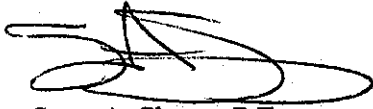
A written response should be provided with new submittals indicating how the above comments have been addressed.

Mr. Bill Payne
July 23, 2020
Page 4

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

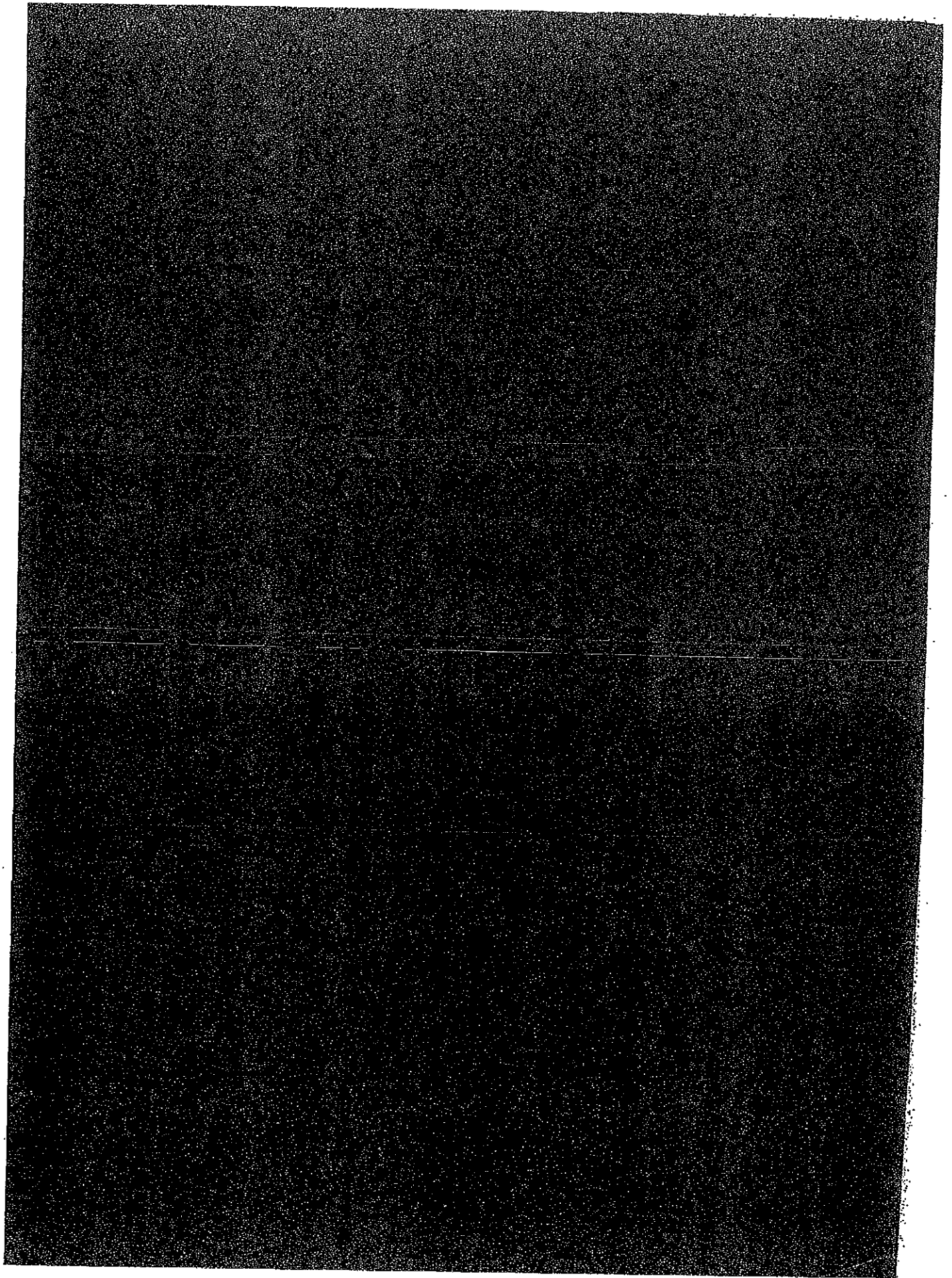
Sincerely,

SHOUP ENGINEERING INC.

A handwritten signature in black ink, appearing to read 'Scott A. Shoup', with a large, stylized loop at the end.

Scott A. Shoup, P.E.

cc: Daniel Mator, via email
Gavin Robb, via email
Dorothy Moyta, via email
Jodi French, via email
Steven Victor, Victor Wetzel Associates, via email
Mark Reidenbach, Gateway Engineers, via email



AUTHORIZATION: APPROVAL OF LEO'S LANDSCAPING DEVELOPMENT PLAN

THE APPLICANT IS REQUESTING A CONDITIONAL USE IN A SPECIAL USE DEVELOPMENT (SU) ZONING DISTRICT.

APPLICANT: LEO LANDSCAPING – JOSEPH LEO
LOCATION: GIBSONIA ROAD (STATE ROUTE 910),
4.7 ACRES (.92 ACRES FOR CONSTRUCTION)
ZONING DISTRICT: SU – SPECIAL USE
REQUEST: TO CONSTRUCT A NEW BUILDING AND
CONTRACTOR STORAGE YARD FOR HIS
LANDSCAPING BUSINESS

THE PLANNING COMMISSION VOTED TO RECOMMEND APPROVAL OF THE LEO'S LANDSCAPING DEVELOPMENT PLAN CONTINGENT UPON:

1. Obtaining all Township required permits per Township standards.
2. Successfully addressing all recommendations of the Township Engineer in his review dated September 23, 2020.

THE TOWNSHIP ENGINEER'S REVIEW LETTERS DATED SEPTEMBER 23, 2020 AND OCTOBER 15, 2020 ARE ATTACHED.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO AUTHORIZE THE FINAL APPROVAL THE LEO'S LANDSCAPING DEVELOPMENT PLAN CONDITIONED UPON THE SUCCESSFUL COMPLETION OF THE RECOMMENDATIONS MADE BY THE PLANNING COMMISSION AND TOWNSHIP ENGINEER.

	<u>MOTION</u>	<u>SECOND</u>	<u>AYES</u>	<u>NAYS</u>
MRS. JORDAN	—	—	—	—
MR. FORBES	—	—	—	—
MRS. HOLLIBAUGH	—	—	—	—
MR. KARPUI	—	—	—	—

Project Name: **Leo's Landscaping: (Gibsonia Road: State Route 910): Site Development**

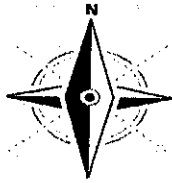
Property Location: Gibsonia Road – State Route 910

Zoned: Zoned SU (Special Use)

Seeking approval for Leo's Landscaping: (Gibsonia Road: State Route 910): Site Development

First motion by Mr. Butala and second motion by Mr. Banks to **RECOMMEND APPROVAL**, voting was unanimous for Leo's Landscaping: (Gibsonia Road: State Route 910): Site Development with the following conditions:

1. Obtain all Township required permits per Township standards.
2. Answer and comply with all comments by Scott Shoup of Shoup Engineering on 2 page comment sheet dated September 23, 2020.



SHOUP ENGINEERING

CELEBRATING 50 YEARS

329 Summerfield Drive, Baden PA 15005

Tele: 724-869-9560 Fax 724-869-7434

Email: info@shoupengineering.com

October 15, 2020

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

Via Email

Re: Leo's Landscaping
Land Development Plan (Plans revised October 1, 2020)

Dear Mr. Payne,

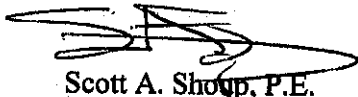
I have reviewed the above-referenced Land Development Plan located in the SU Zoning District and the following comments should be addressed.

1. A Highway Occupancy Permit will need to be obtained from PennDOT for the site driveway.
2. Following installation of landscaping, as shown on the landscaping plan, the zoning officer shall review the site and ensure that the landscaping provides sufficient screening of equipment, supplies, materials and other apparatus. If additional landscaping or screening is required at that point it shall be installed to satisfy the Township's approval of the conditional use of contractor's yard.
3. At the time of building permit application, the applicant shall submit building elevations which include building materials consistent with that required by Code Section 210-54.H.

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

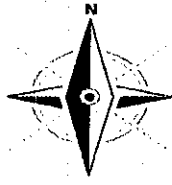
Sincerely,

SHOUP ENGINEERING INC.



Scott A. Shoup, P.E.

cc: Daniel Mator, via email
Dorothy Moyta, via email
Gavin Robb, via email
Jodi French, via email
David Swab, Hampton Technical Associates, via email



SHOUP ENGINEERING

CELEBRATING 50 YEARS

329 Summerfield Drive, Baden PA 15005

Tele: 724-869-9560 Fax 724-869-7434

Email: info@shoupengineering.com

September 23, 2020

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

Via Email Only

Re: Leo's Landscaping
Land Development Plan (Plans dated August 28, 2020)

Dear Mr. Payne,

I have reviewed the above-referenced Land Development Plan located in the SU Zoning District and the following comments should be considered:

1. A Highway Occupancy Permit will need to be obtained from PennDOT for the site driveway.
2. The following notes should be placed on the Drawing Cover Sheet concerning the conditions imposed by the Township Board of Supervisors on their Conditional Use approval of a Contractor's Yard:
 - A. All equipment, supplies, materials and other apparatus shall be properly screened. Screening shall consist of an earth berm, landscaped buffer yard, fence or wall with a minimum height of eight (8) feet and a minimum opacity of eighty (80%) percent.
 - B. The hours of operation for the Contractor's Yard are limited to between 7:00 AM and 9:00 PM.
 - C. The Applicant shall comply with all applicable state, federal and local statutes, regulations and ordinances, including but not limited to Chapter 185 ("Subdivision and Land Development") of the West Deer Township Code, and any applicable building, property maintenance and/or other regulations adopted by the Township of West Deer.
 - D. No wholesale or retail sales shall be permitted on the property.
3. Code Section 210-54.H regulates exterior building materials in the SU Zoning District. Sketches of the elevation views of the building should be provided.
4. Code Section 210-110.B(2) requires that 5% of the parking area be retained for landscaping or at least one shade tree of two inch caliper be provided for every 5 parking spaces.

Mr. Bill Payne
West Deer Township
Leo's Landscaping
September 23, 2020
Page 2

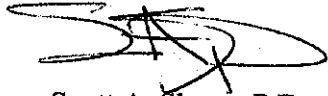
5. On the Landscape Plan, Drawing Sheet C.104, it is unclear what types and size(s) of plantings are the ones shown as being identified "TO" and "BN".
6. A trench drain is shown on the site driveway on Drawing Sheet C.102. Some of the trench drain and piping is missing. See also Drawing Sheet C.104.

A written response should be provided indicating how each of the above comments has been addressed.

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

Sincerely,

SHOUP ENGINEERING INC.

A handwritten signature in black ink, appearing to read 'S. Shoup', with a stylized flourish at the end.

Scott A. Shoup, P.E.

cc: Daniel Mator, via email
Dorothy Moyta, via email
Gavin Robb, via email
Jodi French, via email
David Swab Hampton Technical Associates, via email



Corporate Office
35 Wilson Street, Suite 201 ★ Pittsburgh, PA 15223
Phone: (412) 781-9660 ★ Fax: (412) 781-5904

Mars Office
123 Ridge Road, Suite B ★ Valencia, PA 16059
Phone: (724) 625-4544 ★ Fax: (724) 625-4549

www.hampton-technical.com

CONDITIONAL USE REQUEST

LEO'S LANDSCAPING

Owner / Applicant / Developer

Joseph Leo
3229 Laurel Drive
Glenshaw, PA 15116

Project Narrative

Joseph Leo is proposing to construct a new Building and Contractor Storage Yard for his landscaping business. The building will include an office and garage. The yard will be used for equipment and material storage used in the operation of the business.

The project is located on Gibsonia Road (State Route 910). The site is located approximately 1/4 mile east of the West Deer Township Volunteer Fire Company # 3 near the Fawn Haven Plan. The existing property is undeveloped.

The entire property consists of approximately 4.7 acres and project construction area will have an earth disturbance of approximately 0.9 acres.

The property is located in two zoning districts. SU - Special Use (Front of Property) and R-3 - Suburban Residential (Rear of Property) as shown on the included site development plan.

The public water service is provided by the Hampton Shaler Water Authority and the public sanitary sewer service is provided by the Deer Creek Drainage Basin Authority.

Engineering Land Surveyors
Commercial & Residential Land Development Services

WEST DEER TOWNSHIP
109 East Union Rd. • Cheswick, PA 15024
724-265-2780 (Code Enforcement Office)

SUBDIVISION AND LAND DEVELOPMENT APPLICATION

APPLICATION NO. _____

Application For:

- ____ Preliminary Subdivision
____ Final Subdivision
☒ Land Development
____ PRD
____ Lot Line Revision

CONDITIONAL USE REQUEST

Location of Property: Gibsonia Road (State Route 910), Gibsonia, PA 15044

Parcel Lot and Block No.: 1507-N-288

Name of Subdivision/Land Development: Leo's Landscaping

Name of Applicant: Joseph Leo

E-Mail Address: joeleo97@gmail.com

Address: 3229 Laurel Drive

Glenshaw, PA 15116

Telephone No.: 412-443-2640 cell

Name of Property Owner(s): Purchase Agreement

E-Mail Address: _____

Address: _____

Telephone No.: _____

Surveyor/Engineer: Hampton Technical Associates

Address: 35 Wilson Street - Suite 201

Pittsburgh, PA 15223

Telephone No.: 412-781-9660 E-Mail: davids@hampton-tech.net

Purpose of Development: Landscaping Business

Proposed Building (Office/Garage), Equipment Storage, Material Storage

Proposed Use: Single Family ☐ Two Family ☐ Multi Family ☐
 Townhouse ☐ Commercial ☒ Industrial ☐
 Other _____

Total Acreage of Tract: 4.7

No. of Acres to be Developed: 0.92 Acres

Number of Lots: 1

Percentage of Lot Coverage: 25%

Min. Lot Size: _____

Estimated Start of Construction: Fall 2020

Zoning District: SU - Special Use

Use Permitted by: ☐ right ☐ special exception ☒ conditional use
Requesting - Contractor's Yard - Conditional Use

Waivers requested (list section & hardship) and/or special situations or circumstances:
N/A

Water Supply: ☒ Public ☐ Other (specify _____)
Sewage Disposal: ☒ Public ☐ Other (specify _____)

Off-street Parking: ☒ Garage ☐ Driveways ☒ Other ☐ None

Streets: Lineal feet of new streets N/A

Proposed for Dedication: ☐ Yes ☐ No

Existing Use: Undeveloped Lot

Number of Existing Lots: 1

Existing Acreage: 4.7

Location of Existing Buildings: N/A

Current Parking Spaces: _____

Existing Parking Surface Area: _____

Access Driveway Location: _____ Width: _____

Proposed Use: Landscaping Business

Description of Building(s): Proposed Building (Office/Garage), Equipment Storage, Material Storage, etc.

Additional Parking Spaces: 14

Access Driveway Location: State Route 910 Width: 24

Current Employees: _____ New Employees: 6

Percentage of Lot Coverage: 25%

Phase:

Total Number of Phases: N/A

Phase Number of this Application: _____

Total Acres: _____

Acres this Phase: _____

Total Lots: _____

Lots this Phase: _____

Total Lineal Feet of Storm Sewer: _____

Total Storm Sewer this Phase: _____

Environmental Standards:

Will the proposed use generate any of the following conditions?

Smoke	<input type="checkbox"/>	Electrical Interference	<input type="checkbox"/>
Air Pollutants	<input type="checkbox"/>	Vibrations	<input type="checkbox"/>
Odors	<input type="checkbox"/>	Noise	<input type="checkbox"/>
Water Pollutants	<input type="checkbox"/>	Radioactive Emissions	<input type="checkbox"/>

Material stored on site: Landscaping Materials (stone, wood mulch, etc.)

Applications:

Percolation Test	_____ (date)
DER Planning Module Waiver	_____
Water Authority	_____
Sewer Authority	_____
Allegheny Co. Conservation District	_____
Allegheny Co. Dept. of Economic Development	_____

Right-of-Way:

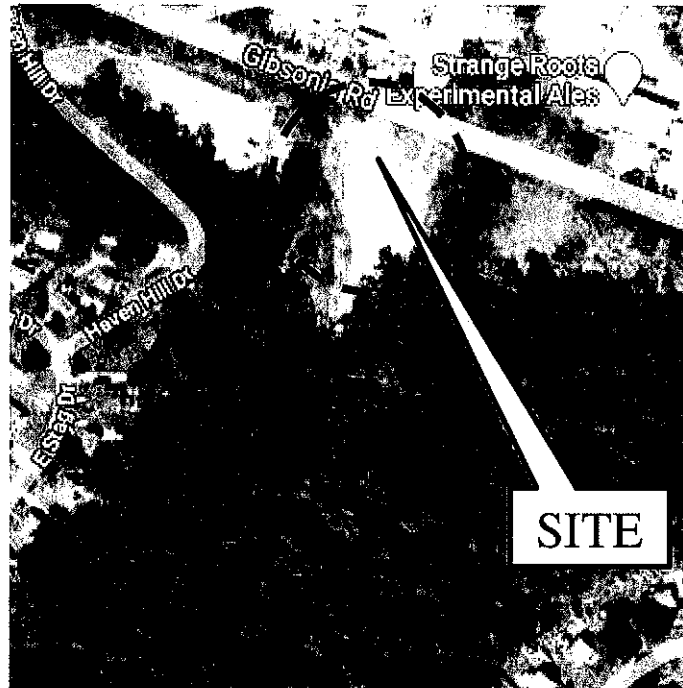
Agreements of adjacent properties: ☐ Yes ☐ No ☒ N/A

Describe: _____

Easements:

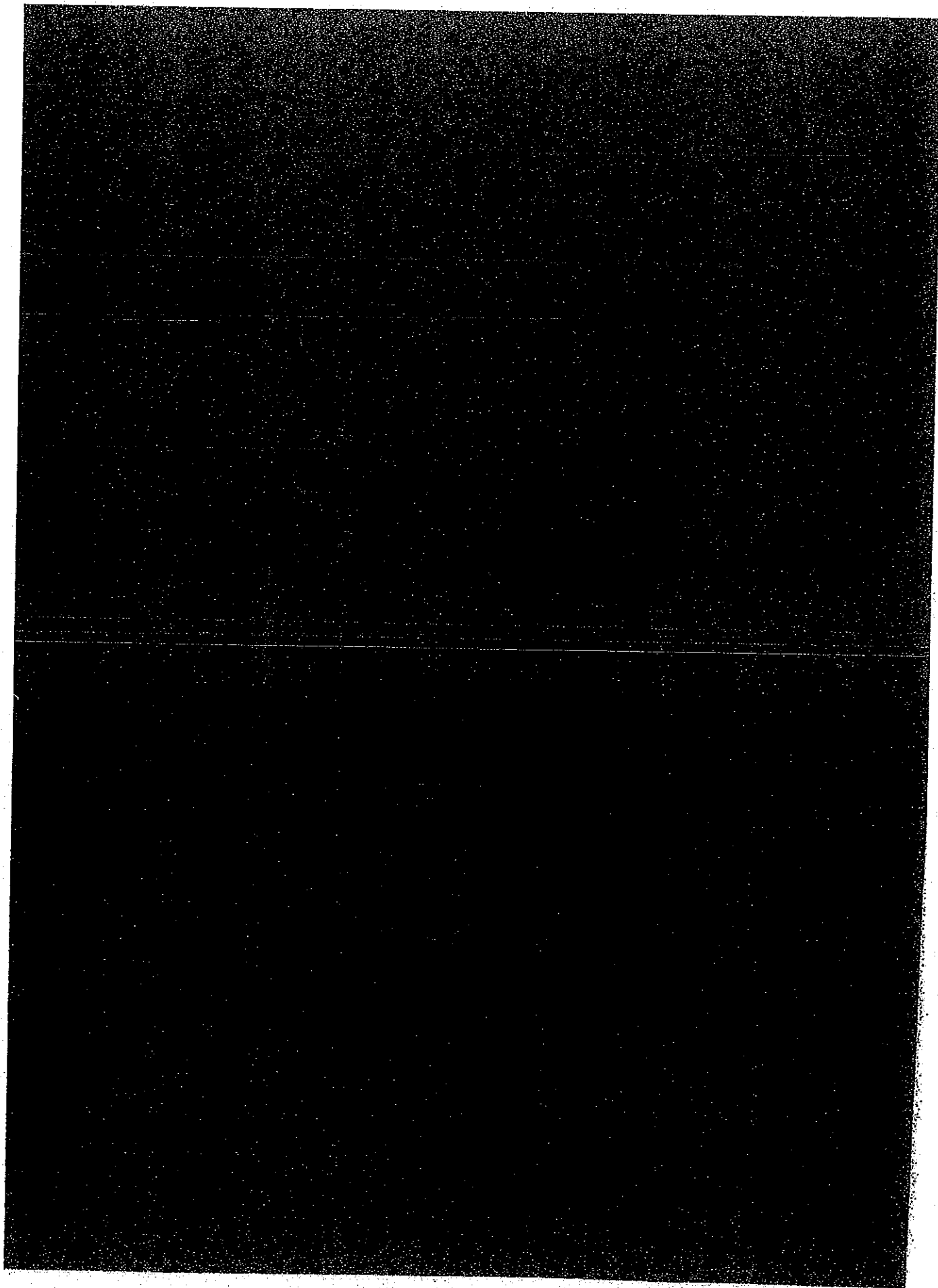
Agreements with adjacent properties: ☐ Yes ☐ No ☒ N/A

Describe: _____



No Scale

Exhibit #3
Aerial Map



AUTHORIZATION: HIRING OF PART-TIME POLICE OFFICER

THE BOARD RECEIVED THE ATTACHED MEMORANDUM FROM CHIEF LAPE RECOMMENDING THE HIRING OF ANDREW LINDNER FOR THE POSITION OF PART-TIME POLICE OFFICER.

SATISFACTORY BACKGROUND CHECKS WERE PERFORMED ON THE APPLICANT.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO HIRE ANDREW LINDNER AS PART-TIME POLICE OFFICER OF WEST DEER TOWNSHIP, CONTINGENT UPON HIS COMPLETION OF ALL THE NECESSARY STEPS TO OBTAIN CERTIFICATION FROM THE PA MUNICIPAL OFFICERS TRAINING COMMISSION.

	<u>MOTION</u>	<u>SECOND</u>	<u>AYES</u>	<u>NAYS</u>
MR. FORBES	___	___	___	___
MRS. HOLLIBAUGH	___	___	___	___
MRS. JORDAN	___	___	___	___
MR. KARPUZI	___	___	___	___

West Deer Twp. Police

MEMO

To: Daniel Mator, Township Manager
From: Jonathan D. Lape, Chief of Police
Subject: Hiring of Part Time Officer
Date: October 15, 2020

Mr. Mator,

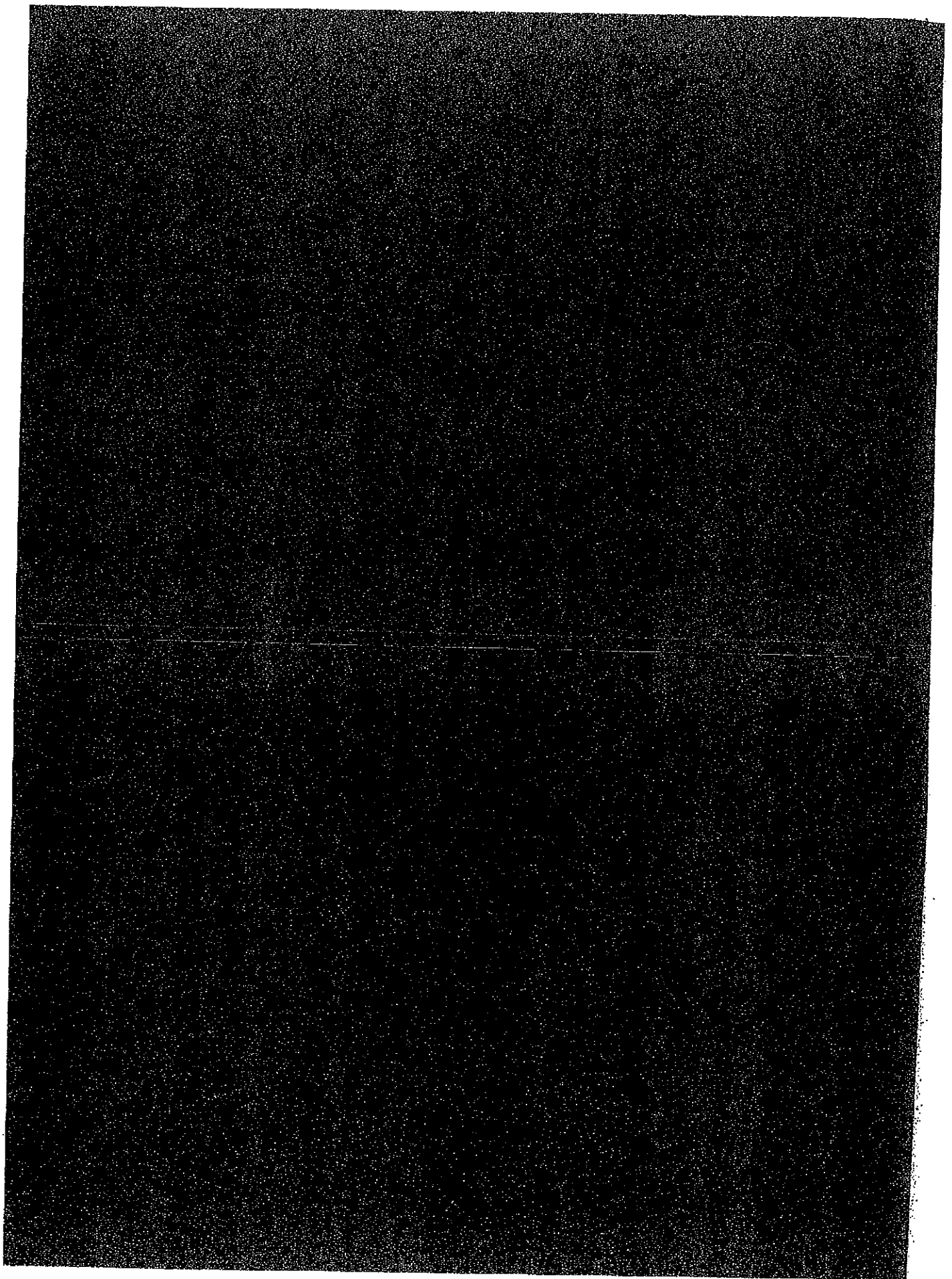
I was informed recently by Officer Bret Vulakovich that he will be accepting a full time position with the Shaler Township Police Department in January 2021. He has agreed to finish out the year as a part time police officer with our department.

I recommend that we replace him as soon as possible so the new officer can be trained this year and in place to begin work in January.

An interview was held Wednesday and I am recommending to the Board of Supervisors that we hire Andrew Lindner for the position of Part Time Police Officer.

Andrew is a graduate of Hampton High School, Allegheny County Community College where he received an Associate's degree in Criminal Justice and also the Allegheny County Police Academy.

A background check was performed on Mr. Lindner and nothing was found that would prevent him from working with our department. I would like to recommend to the Board of Supervisors to hire Andrew Lindner as a part time officer with the West Deer Township Police Department on the condition that he completes all necessary steps in obtaining certification from the PA Municipal Officers Training Academy.



DISCUSSION: HISTORICAL COMMISSION

MR. KARPUI...

DISCUSSION: TOWNSHIP NEWSLETTER IN THE FUTURE

MR. KARPUI...

DISCUSSION: WI-FI HOTSPOTS/CELL SERVICE IN THE TOWNSHIP

PLEASE SEE THE ATTACHED LETTER OF ENGAGEMENT FROM THE COHEN LAW GROUP.

MR. KARPUI...



Cohen Law Group

October 12, 2020

Daniel Mator
Township Manager
West Deer Township
109 East Union Road
Cheswick, PA 15024

RE: West Deer Township: Proposal for Legal Services Pertaining to Wireless Coverage

Dear Daniel:

Thank you for your time on the phone last week to discuss the critical issue that certain geographical areas in West Deer Township lack adequate wireless communications service. This issue affects the quality of life of Township residents as well as the operations of certain businesses in the Township. Our law firm, which has specialized in cable, wireless, and broadband issues on behalf of municipalities for over 22 years, would welcome the opportunity to assist the Township in attempting to solve this issue. The following is a suggested scope and cost of services for this project.

Scope of Services

We discussed the following scope of services:

1. We will work with you and your staff to attempt to isolate and identify those areas of the Township that lack adequate wireless service. We will, as best as possible, plot these underserved areas on a map of the Township.
2. Relying on our long term relationships with wireless carriers and wireless infrastructure firms, we will provide the above-described map and a short narrative to these companies and ask that they conduct a "field study" of the areas in question and provide us with the results. We intend to contact at least the following companies: Verizon Wireless, AT&T Wireless, Crown Castle and ExteNet.
3. We will reach out to Comcast, with which we've done business for 22 years, to ask if it will consider constructing (or expanding) its Wi-Fi network in the underserved areas of the Township. As we discussed, Comcast has been actively expanding its wireless network through Wi-Fi nodes attached to its wired network.

Daniel Mator
West Deer Township
October 12, 2020

4. We will research Pennsylvania state law to determine whether the Township has a legal right to compel a wireless provider to deploy advanced broadband service in the underserved areas. For example, we will research the Bona Fide Retail Request Program authorized by PA Act 183, which requires incumbent local exchange carriers (ILEC's) to provide certain services under certain conditions to requesting communities.

5. We will take any other actions as warranted and as approved by the Township Manager to achieve the objectives of this project.

Please note that, despite our best efforts as described above and those of Township staff, there is no guarantee that we will be able to convince one or more wireless providers to deploy their network(s) in the underserved areas of the Township.

Cost of Services

In accordance with our normal practice and the Code of Professional Conduct applicable to attorneys in Pennsylvania, I would like to outline our fee arrangement. This project will be performed on an hourly basis at the blended rate of \$250 per hour. Given the uncertainty of being able to predict at this time the responses by the wireless service providers, it is difficult to estimate in advance the exact number of hours that will be necessary to complete this project. Our best estimate at this time is that the services described above will incur approximately 25 hours or \$6,250.

The estimate above does not include the unlikely possibility of extraordinary services requested by the Township outside the scope of services described herein or any significant unforeseeable developments. While we do not expect that travel will be necessary for this project and travel is not included in our estimate, our travel time is billed at one-half our hourly rate or \$125 per hour. We do not bill for mileage. These fees do not include expenses, such as copying and postage charges, which are kept to a minimum. We bill on a monthly basis and ask that our bills be paid within thirty (30) days of receipt.

If the terms of this engagement are acceptable, please sign this letter and return a copy to me. Thank you again for your consideration and please feel free to contact me if you have any questions or concerns.

Sincerely yours,

Daniel S. Cohen

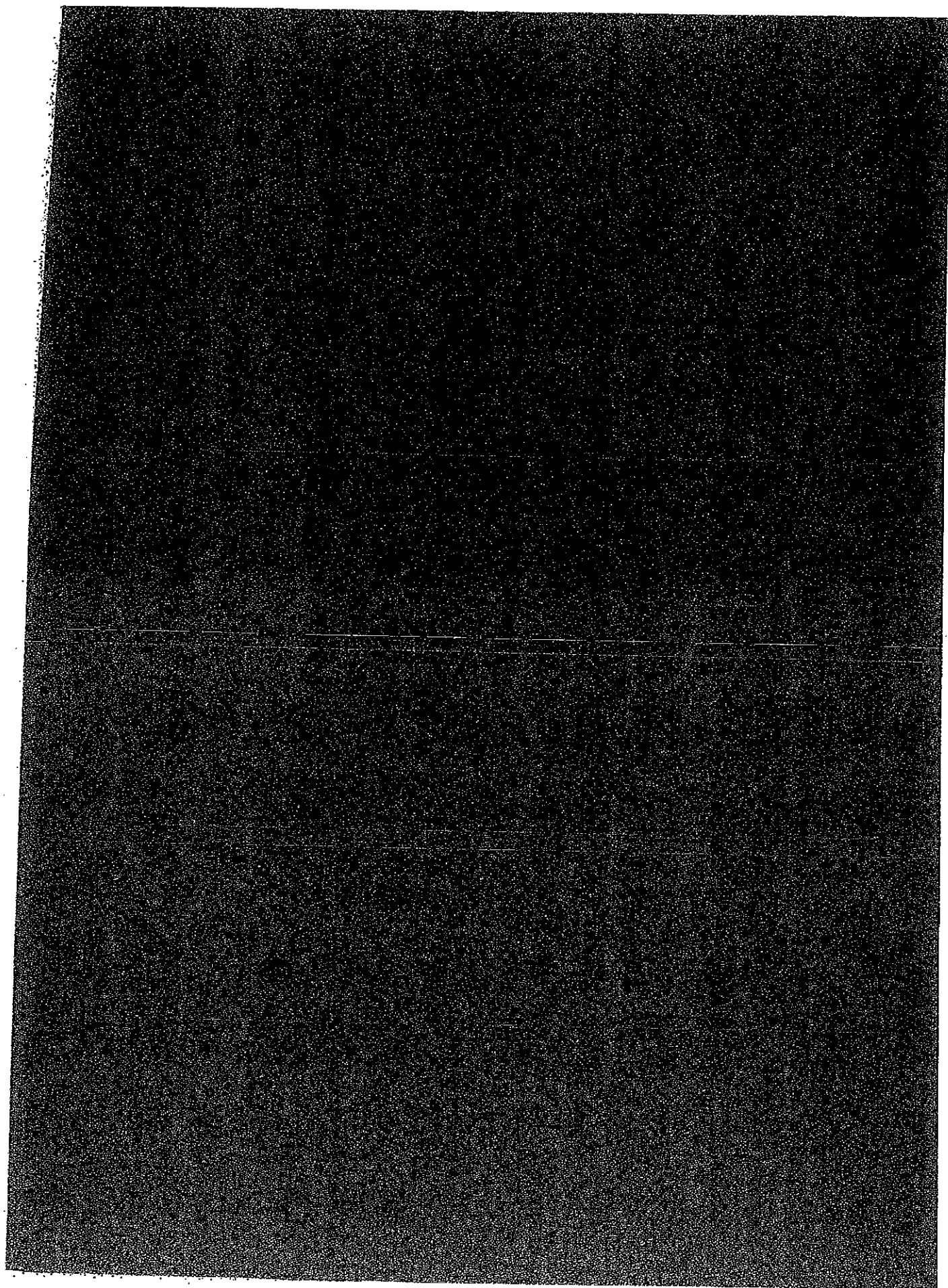
Accepted on Behalf of West Deer Township:

Signature: _____

Print: _____

Title: _____

Date: _____



APPOINTMENT: TOWNSHIP SUPERVISOR

DUE TO THE UNFORTUNATE PASSING OF SUPERVISOR SHAWN MAUDHUIT, THE BOARD OF SUPERVISORS – AS PER THE TOWNSHIP CHARTER – MUST APPOINT A PERSON TO FILL MR. MAUDHUIT'S UNEXPIRED TERM, WHICH EXPIRES 31 DECEMBER 2021.

A REQUEST FOR APPLICANTS WAS RELEASED TO THE PUBLIC, AND A SPECIAL PUBLIC MEETING WAS CALLED ON OCTOBER 14TH FOR THE PURPOSE OF INTERVIEWING THE TEN RESIDENTS WHO SUBMITTED LETTERS OF INTEREST.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

IN ACCORDANCE WITH THE TOWNSHIP CHARTER, I MOVE TO APPOINT _____ A TOWNSHIP SUPERVISOR TO FILL THE UNEXPIRED TERM OF SUPERVISOR SHAWN MAUDHUIT, WHICH EXPIRES 31 DECEMBER 2021.

	<u>MOTION</u>	<u>SECOND</u>	<u>AYES</u>	<u>NAYS</u>
MRS. HOLLIBAUGH	_____	_____	_____	_____
MRS. JORDAN	_____	_____	_____	_____
MR. FORBES	_____	_____	_____	_____
MR. KARPUZI	_____	_____	_____	_____

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

I MOVE TO ADJOURN AT _____ P.M.

	<u>MOTION</u>	<u>SECOND</u>	<u>AYES</u>	<u>NAYS</u>
MRS. JORDAN	_____	_____	_____	_____
MR. FORBES	_____	_____	_____	_____
MRS. HOLLIBAUGH	_____	_____	_____	_____
MR. KARPUZI	_____	_____	_____	_____