



**WEST DEER  
TOWNSHIP  
SUPERVISORS  
HYBRID  
MEETING**

**September 15, 2021**

**6:30pm: Executive Session**

**7:00pm: Regular Business Meeting**

Members present:

Mr. Forbes	_____
Mrs. Hollibaugh	_____
Mrs. Jordan	_____
Dr. Mann	_____
Mr. Karpuzi	_____

WEST DEER TOWNSHIP  
Board of Supervisors  
September 15, 2021

6:30 pm: Executive Session  
7:00 pm: Regular Business Meeting

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Executive Session
5. Comments from the Public
6. Chairman's Remarks
7. Accept Minutes
8. Construction Manager Report
9. ALOM/Public Organizational Study Report
10. Appointed Auditor's Report
11. Monthly Financial Report
  - A. Finance Officer's Report
  - B. List of Bills
12. Police Chief's Report
13. Public Works Foreman's Report
14. Engineer's Report
15. Building Inspector/Code Enforcement Officer's Report
16. Parks and Recreation Board Report
17. West Deer #1 VFC Report
18. West Deer #2 VFC Report
19. West Deer #3 VFC Report
20. West Deer EMS Report
21. CDC Steering Committee Report
22. Adoption: Resolution No. 2021-22 (Police Collective Bargaining Agreement)
23. Adoption: Resolution No. 2021-23 (910 Flex Sewage Planning Module)
24. Adoption: Resolution No. 2021-24 (Eckenrode Plan of Lots Sewage Planning Module)
25. Adoption: Resolution No. 2021-25 (Richland Township Intergov't'l Cooperation Agreement)
26. Authorization: 2022 Budget Advertisements and Budget Workshops
27. Authorization: Eckenrode Plan of Lots Subdivision Plan
28. Authorization: Seafoam Properties Land Development
29. Old Business
30. New Business
31. Comments from the Public
32. Adjournment

1 Call to Order

2 Pledge of Allegiance

3 Roll Call

- Mr. Mator

4 Executive Session Held

- Mr. Robb

## **COMMENTS FROM THE PUBLIC**

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



## **CHAIRMAN'S REMARKS**

MR. KARPUZI.....

## ACCEPT MINUTES

ATTACHED ARE THE MINUTES OF THE AUGUST 18, 2021 REGULAR BUSINESS MEETING.

WHAT ACTION DOES THE BOARD WISH TO TAKE?

I MOVE TO ACCEPT THE MINUTES OF THE AUGUST 18, 2021 REGULAR BUSINESS MEETING AS PRESENTED.

MOTION SECOND AYES NAYES

MRS. JORDAN	___	___	___	___
DR. MANN	___	___	___	___
MR. FORBES	___	___	___	___
MRS. HOLLIBAUGH	___	___	___	___
MR. KARPUI	___	___	___	___

West Deer Township  
Board of Supervisors  
18 August 2021  
7:00 p.m.

The West Deer Township Board of Supervisors held a Public Hearing and their Regular Meeting at the West Deer Township Municipal Building. Members present were: Arlind Karpuzi, Chairperson; Beverly Jordan, Vice Chairperson; Brandon Forbes; Shirley Hollibaugh; and Jennifer Mann. Also present were: Daniel Mator, Township Manager; Gavin Robb, Township Solicitor; and Scott Shoup, Township Engineer.

**6:30 p.m. – PUBLIC HEARING – WIRELESS COMMUNICATIONS TOWER**

Township Solicitor Gavin Robb opened the meeting.

**PLEDGE OF ALLEGIANCE**

Roll Call taken by Mr. Mator – Quorum present.

Mr. Payne stated that the public hearing was advertised, property owners were notified via mail, neighboring property owners were notified via mail, and the properties were posted.

The Court Stenographer was present.

The purpose of this public hearing was for the Board to review testimony and evidence in order to make a determination as to whether to approve an application for conditional use approval for a Wireless Communications Facility/Communications Tower filed by the applicant, Elevated Properties LLC, to construct a 152-foot tall monopole cell tower and associated structures and equipment on a leased portion of the property located at a Blue Row Street Russellton, PA 15076.

Lot/Block Number: 1361-M-27

Mr. Payne summarized the proposed conditional use approval for the Wireless Communications Tower.

David Hennon of Elevated Properties LLC

- Mr. Hennon stated his testimony and provided evidence for the Board to establish compliance with the criteria.

No public comments.

MOTION BY Supervisor Karpuzi and SECONDED BY Supervisor Forbes to approve the application for conditional use approval for a Wireless Communications Facility/Communications Tower on a leased portion of the property located at 41 Blue Row Street Russellton, PA 15073 subject to the following conditions: Installation of a repeater for emergency services and a more detailed Landscaping Plan updated with deer resistant materials and warranties.

Motion carried unanimously 5-0.

**ADJOURNMENT/PUBLIC HEARING**

MOTION BY Supervisor Jordan and SECONDED BY Supervisor Hollibaugh to adjourn the meeting at 7:28 p.m. Motion carried unanimously 5-0. Meeting adjourned.

**OPEN REGULAR BUSINESS MEETING**

Chairman Karpuzi opened the meeting and welcomed everyone to the meeting.

Roll Call taken by Mr. Mator – Quorum present

**COMMENTS FROM THE PUBLIC**

Donald Leight of 196 West Starz Road

- Mr. Leight voiced that West Starz Road is in a deplorable state and stressed the road patches are not holding up.
- Mr. Karpuzi responded that the Board is in receipt of the 2022 Road Improvement Program Proposal and one of the recommendations from the Township Manager was to add half of West Starz Road.
- More discussion was held.

**CHAIRMAN'S REMARKS**

- Mr. Karpuzi acknowledged the changes with COVID and stressed that everyone continue to stay safe.

**ACCEPT MINUTES**

MOTION BY Supervisor and SECONDED BY Supervisor to accept the minutes of the 21 July 2021 regular business meeting as presented. Motion carried 4-yes, 0-no, 1-abstain.

Mr. Karpuzi pointed out that he was absent from last month's meeting so he was abstaining from the motion.

**MONTHLY FINANCIAL REPORT**

**TOWNSHIP OF WEST DEER**  
**FINANCE OFFICER'S REPORT**  
31 July 2021

**I - GENERAL FUND:**

	<b><u>July</u></b>	<b><u>YTD</u></b>	<b><u>% of Budget</u></b>
<b>Revenues</b>	637,725.34	5,771,730.47	80.31%
<b>Expenditures</b>	414,991.92	2,688,809.04	37.41%

**Cash and Cash Equivalents:**

Sweep Account

2,654,613.20

**2,654,613.20**

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

Restricted

80,829.58

**Fire Tax Fund:**

Restricted

96,621.33

**State/Liquid Fuels Fund:**

Restricted

312,043.83

<b>Investments:</b>	<u><b>489,494.74</b></u>
<b>Operating Reserve Fund:</b>	
Reserved	1,009,547.36
<b>Capital Reserve Fund:</b>	
Reserved	<u>1,162,165.41</u>
	<u><b>2,171,712.77</b></u>
<b>III - CAPITAL PROJECT FUNDS:</b>	
<b>Cash and Cash Equivalents:</b>	
	<u>0.00</u>
	<u><b>0.00</b></u>
<b>TOTAL CASH BALANCE 6/30/21</b>	<u><u><b>5,315,820.71</b></u></u>

Interest Earned July 2021

**2,373.40**

	7/1/2021 Debt Balance	July Principal Payment	7/31/2021 Debt Balance
<b>Mars National - VFC #3</b>	\$111,506.56	\$2,607.94	\$109,131.92
<b>NexTier Bank VFC #2</b>	\$399,428.24	\$2,680.96	\$298,040.69

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

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

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

**JULY LIST OF BILLS**

Bearcom .....	292.47
Best Wholesale Tire Co, Inc.....	507.25
Hei-Way, LLC.....	272.04
Jordan Tax Service, Inc.....	448.05
Kress Tire .....	1014.84
Markl Supply .....	2110.00
Northeast Paving .....	3279.32
Office Depot.....	281.61
Shoup Engineering, Inc .....	1010.00
Toshiba Financial Services.....	494.11
Tristani Brothers, Inc.....	1313.41
Tucker/Arensberg Attorneys.....	4712.02

MOTION BY Supervisor Jordan and SECONDED BY Supervisor Mann 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**

Chief Bob Loper was present and provided a summary report of Police Department activities for the month of July 2021. A copy of the report is on file at the Township Building.

### **PUBLIC WORKS FOREMAN'S REPORT**

Mr. Kevin Olar provided a summary report on the Public Works Department for the month of July 2021. A copy of the report is on file at the Township Building.

Mrs. Jordan questioned how rainwater was being controlled with all the recent storms that have come through the Township.

Mr. Mator answered that the Public Works crew was out all day taking care of tree removal and cleaned all the drains. He added that the crew took a preemptive approach by clearing inlets before the storm arrived, and that if a State or County catch basin inlet was clogged, Township Public Works employees handled clearing them instead of waiting for State and County responses.

### **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 details of his formal report:

#### **Projects**

- 2021 Road Improvement Project
  - Bid documents and specifications have been prepared and bids have been let for the year's road improvement project. Contracts have been awarded for the hot mix asphalt, cold mix asphalt and bituminous seal coat projects with Youngblood Paving. The bituminous seal coat contract and hot mix asphalt paving contract have been completed. Cold mix asphalt work is planned for 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 – Additional reviews of these conditional use and land development applications were performed and review letters were issued to the Township on 21 May 2021.
  - Elevated Properties – A review of the conditional use and land development plan applications for a communications tower were performed and a review letter was issued to the Township on 16 July 2021.

Mr. Karpuzi asked Mr. Shoup for a 2021 Road Improvement Project update.

- Mr. Shoup answered the only remaining roads to be paved would be completed by September.

Mrs. Jordan asked for a pavilion improvement project update.

- Mr. Shoup responded that there is not enough time to have completed before winter with the Fall Festival being in October. He added bids for the pavilion will be requested in the fall of this year with work to begin in the Spring of 2022.
- Mrs. Jordan reported the structure was sound with the repairs that were made for now, and Mr. Shoup agreed.

### **BUILDING INSPECTOR/CODE ENFORCEMENT OFFICER'S REPORT**

Mr. Bill Payne was present and provided a summary report on Code Enforcement for the month of July 2021. A copy of the report is on file at the Township Building.

### **PARKS AND RECREATION BOARD REPORT**

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 Building.

Mrs. Jordan read the Parks and Recreation Board meeting minutes.

### **WEST DEER #1 VFC REPORT**

The Board received the West Deer #1 VFC's Report for the month of July 2021. A copy of the report is on file at the Township Building.

### **WEST DEER #2 VFC REPORT**

The Board received the West Deer #2 VFC's Report for the month of July 2021. A copy of the report is on file at the Township Building.

### **WEST DEER #3 VFC REPORT**

The Board received the West Deer #3 VFC's Report for the month of July 2021. A copy of the report is on file at the Township Building.

Chief Weigand reported West Deer #3's purchase of the new building is still on track to close 27 August 2021.

### **WEST DEER EMS REPORT**

The Board received the West Deer EMS's Report for the month of July 2021. A copy of the report is on file at the Township Building.

Mr. Forbes asked for an update on the roof issue.

- Mr. Mator responded he contacted Chief Humes to see if the EMS roof was leaking due to the recent heavy rainstorm like the Township Building's roof was, and was told it was. He added that Chief Humes stated someone was scheduled the following week to give an estimate to repair the holes to get them through until the next year, and that a new roof would be part of 2022 budget.
- Mrs. Jordan asked if this needed to be advertised. Mr. Mator answered that it should be advertised, but that proposals were needed to gauge how exactly the Township would need to proceed with both the bidding process and the budgeting.

### **CDC STEERING COMMITTEE REPORT**

Mr. Karpuzi reported Mr. Majernik asked for a rearrangement of leadership due to his new job. He added no Committee update was given.

**ACCEPTANCE: 2022 MINIMUM MUNICIPAL OBLIGATIONS (MMOs)**

The Board was in receipt of the 2022 Minimum Municipal obligation reports for the Police and Municipal Employee Pension Plans as submitted by the Township Actuary.

As per State Law. The Board simply had to acknowledge receipt of the reports.

MOTION BY Supervisor Forbes and SECONDED BY Supervisor Hollibaugh to acknowledge receipt of the 2022 Minimum Municipal Obligations for the Police and Municipal Employee Pension Plans. Motion carried unanimously 5-0.

**ACCEPTANCE: RESIGNATION OF PART-TIME POLICE OFFICER**

The Board was in receipt of the attached email from Officer Connor Dobransky stating he had resigned from his position.

MOTION BY Supervisor Jordan and SECONDED BY Supervisor Mann to accept the resignation of Part-Time Police Officer Connor Dobransky and wish him the best of luck. Motion carried unanimously 5-0.

**ADOPTION: RESOLUTION NO. 2021-16 (BRANDING CONSULTANT AGREEMENT)****RESOLUTION NO. 2021-16**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WEST DEER, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, APPROVING AND AUTHORIZING THE EXECUTION OF A BRANDING CONSULTANT AGREEMENT WITH \_\_\_\_\_.

The Township advertised for these services in the newspaper and on the Township website. In addition, the Township Manager reached out to several firms in an effort to generate interest.

Four firms submitted proposals:

Dorsey Design/Cynthia Cavendish-Carey	\$8,000-\$11,000
Magnum Integrated Marketing	\$23,500
Avant Marketing	\$30,000
The Impact Group	\$53,000

Mr. Karpuzi explained the initiative behind the Branding Consultant Agreement. He added for the record that Dorsey Design's original proposal included a partnership with Cynthia Cavendish-Carey, but that they had since changed their proposal to just everything being done in house with no such partnership.

Mr. Karpuzi recommended Dorsey Design, who was the lowest bidder.

Mr. Forbes agreed and stated he was impressed with their proposal and referrals.

Mrs. Jordan questioned what the first step would be in the agreement. Mr. Forbes responded there would be a presentation for the Board of a strategy on how to approach some issues with their recommendations.

MOTION BY Supervisor Forbes and SECONDED BY Supervisor Hollibaugh to adopt Resolution 2021-16 approving and authorizing the execution of a Branding Consultant Agreement with Dorsey Design. Motion carried 4-yes, 1-no.



**ADOPTION: RESOLUTION NO. 2021-19 (29 DEER HOLLOW LANE SEWAGE PLANNING MODULE)**

RESOLUTION NO. 2021-19

RESOLUTION 2021-19 APPROVES THE PA DEP SEWAGE FACILITIES PLANNING MODULE FOR THE DEER HOLLOW LANE SINGLE RESIDENCE SEWAGE TREATMENT PLANT PLAN LOCATED AT 29 DEER HOLLOW LANE, TARENTUM, PA IN THE R-2 SEMI-SUBURBAN RESIDENTIAL ZONING DISTRICT.

Mr. Shoup reviewed the PA Development of Environmental Protection Planning Module documents and found the Planning Module to be in proper order. Mr. Shoup therefore recommended that it be approved by the Township by Resolution.

Mr. Shoup explained the purpose for the Sewage Facilities Planning Module.

MOTION BY Supervisor Jordan and SECONDED BY Supervisor Mann to adopt Resolution 2021-19 approving the PA DEP Sewage Facilities Planning Module for the 29 Deer Hollow Lane Sewage Planning Module Plan. Motion carried unanimously 5-0.

MOTION BY Supervisor Jordan and SECONDED BY Supervisor Hollibaugh to authorize the Chairman to sign on behalf of the West Deer Township the Escrow and SRSTP Maintenance Agreements between Township and Mr. and Mrs. Joshua Boggs as presented. Motion carried unanimously 5-0.

**ADOPTION: RESOLUTION NO. 2021-20 (MISCHEN EASEMENT)**

RESOLUTION NO. 2021-20

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WEST DEER COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, APPROVING AND AUTHORIZING THE EXECUTION OF AN AGREEMENT FOR PERMANENT MAINTENANCE AND RIPARIAN BUFFER EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT WITH GRANTORS, THOMAS O. MISCHEN, LINDA L. MISCHEN, AND DAVID L. MISCHEN.

MOTION BY Supervisor Jordan and SECONDED BY Supervisor Mann to adopt Resolution 2021-20 approving and authorizing the execution of an easement agreement with Grantors, Thomas O. Mischen, Linda L. Mischen, and David L. Mischen. Motion carried unanimously 5-0.

**ADOPTION: RESOLUTION NO. 2021-21 (TURNER EASEMENT)**

RESOLUTION NO. 2021-21

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WEST DEER COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, APPROVING AND AUTHORIZING THE EXECUTION OF AN AGREEMENT FOR PERMANENT MAINTENANCE AND RIPARIAN BUFFER EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT WITH GRANTORS, DAVID M. TURNER, AND ANITA M. TURNER.

MOTIONED BY Supervisor Forbes and SECONDED BY Supervisor Hollibaugh to adopt Resolution 2021-21 approving and authorizing the execution of an Easement Agreement with Grantors, David M. Turner and Anita M. Turner. Motion carried unanimously 5-0.

**AWARD: DAWSON RUN STREAMBANK RESTORATION PROJECT**

As part of the Township's MS4 Stormwater Program, the Board of Supervisors budgeted funds for Streambank Restoration. The Dawson Run Streambank Restoration Project is located on Oak Road.

Sealed bids were received and opened on 11 August 2021 at 2:00 pm.

The following bids were received:

1. Sure Shot Excavating.....\$38,612.19
2. Environmental Remediation Contractor.....\$65,000.00
3. Grahamboys LLC dba Graham Construction.....\$89,690.00

Mr. Shoup explained the project in detail. He reported that the lowest bidder, Sure Shot Excavating, is new to the Township, but that after checking references and receiving favorable marks, he was okay recommending them.

Mrs. Jordan asked if this was anticipated. Mr. Shoup responded that it was.

Mr. Mator agreed with Mr. Shoup and added \$250,000 was budgeted in 2021 to cover the MS4 Projects.

Mr. Shoup stated the two projects being discussed in tonight's meeting are steps one and two. He added there will be three to four more steps for the Township in the next three or four years.

Mr. Forbes asked if budget amount was inclusive of the other two steps or if this would be an annual expenditure.

Mr. Mator answered that the budgeted amount did cover the full amount, but also included all regular stormwater work throughout the Township.

MOTIONED BY Supervisor Jordan and SECONDED BY Supervisor Mann to award the Dawson Run Streambank Restoration Project to Sure Shot Excavating in the amount of \$38,612.19 for the Oak Road Project. Motion carried unanimously 5-0.

**AWARD: WEST BRANCH OF DEER CREEK STREAMBANK RESTORATION PROJECT**

As part of the Township's MS4 Stormwater Program, the Board of Supervisors budgeted funds for Streambank Restoration. The West Branch of Deer Creek Streambank Restoration Project is located on McIntyre Road. The project involves 203 feet of work (41.3%) in Richland Township and 289 feet of work (58.7%) in West Deer.

Sealed bids were received by Richland Township and opened on 11 August 2021 at 1:00 pm.

The following bids were received:

1. Sure Shot Excavating.....\$59,612.19
2. Environmental Remediation Contractor.....\$65,000.00
3. Grahamboys LLC dba Graham Construction.....\$130,969.00

Mr. Shoup outlined the details of both townships being involved, and pointed out how it was more practical to have Richland Township handle the bidding process and covering the expense – with a portion paid by West Deer Township – of the contractor.

Mr. Mator asked Mr. Shoup if it was required to have an authorization from PennDOT for the right-away. Mr. Shoup responded that right-away is on the opposite side so no authorization needed.

Mr. Mator also questioned if West Deer Township will receive the MS4 credit with Richland Township being responsible for the payment to the contractor. Mr. Shoup answered West Deer Township would receive credit for their portion to complete the MS4 Program obligation.

Mr. Forbes asked with the PennDOT bridge restoration on 910, if there will be any stormwater issues there.

Mr. Mator replied this is a different area and not that he is aware of.

More discussion was held.

MOTIONED BY Supervisor Jordan and SECONDED BY Supervisor Forbes to pay Richland Township the West Deer Township portion of \$34,992.36 subject to a written agreement between the Townships and authorized by the Township Solicitor for the West Branch of Deer Creek Streambank Restoration Project on McIntyre Road. Motioned carried unanimously 5-0.

### **DISCUSSION: VETERAN BANNERS**

Mrs. Hollibaugh disclosed she had been contacted by a former West Deer resident who is requesting a veterans banner for her deceased father be placed on an East Union Road pole that currently has two existing banners.

Mr. Mator rehashed the Veteran Banner discussion from the prior month's meeting. He explained that the Board initiated a moratorium on future banner applications, and added the decision to lift the moratorium for more applications was at the Board's discretion. He pointed out that there are only nine available locations on Starr Road.

Mr. Karpuzi asked when the applications would open back up. Mr. Mator responded at the end of three years.

Mr. Karpuzi acknowledged that the program is already more than one year in, and Mr. Mator explained – that for the sake of fairness – the discussion was to have the three years start from the moratorium so everyone would receive at least three years.

More discussion was held, and the Board agreed to lift the moratorium temporarily.

Mr. Mator asked the Board for clarification that their request was to lift the moratorium for the remaining spots.

Mr. Karpuzi answered in the affirmative, and stated that Mrs. French would dictate where banners could be placed based on availability. He also commented that he would reach out to Amy Stark of the Parks and Recreation Committee to discuss other ways to recognize the Veterans within the community by means of existing or creating new events.

### **OLD BUSINESS**

- Mr. Karpuzi asked Mr. Mator to invite Dan Cohen from the Cohen Law Group to speak at the next Regular Business Meeting. Mr. Mator stated he would reach out to Mr. Cohen.

### **NEW BUSINESS**

- Mrs. Jordan reported she would be attending a meeting between Mr. Mator, Deer Lakes Youth Baseball, and Deer Lakes Youth Softball to discuss the upcoming year goals.

**COMMENTS FROM THE PUBLIC**

Joe Wisniewski of Deer Creek Road

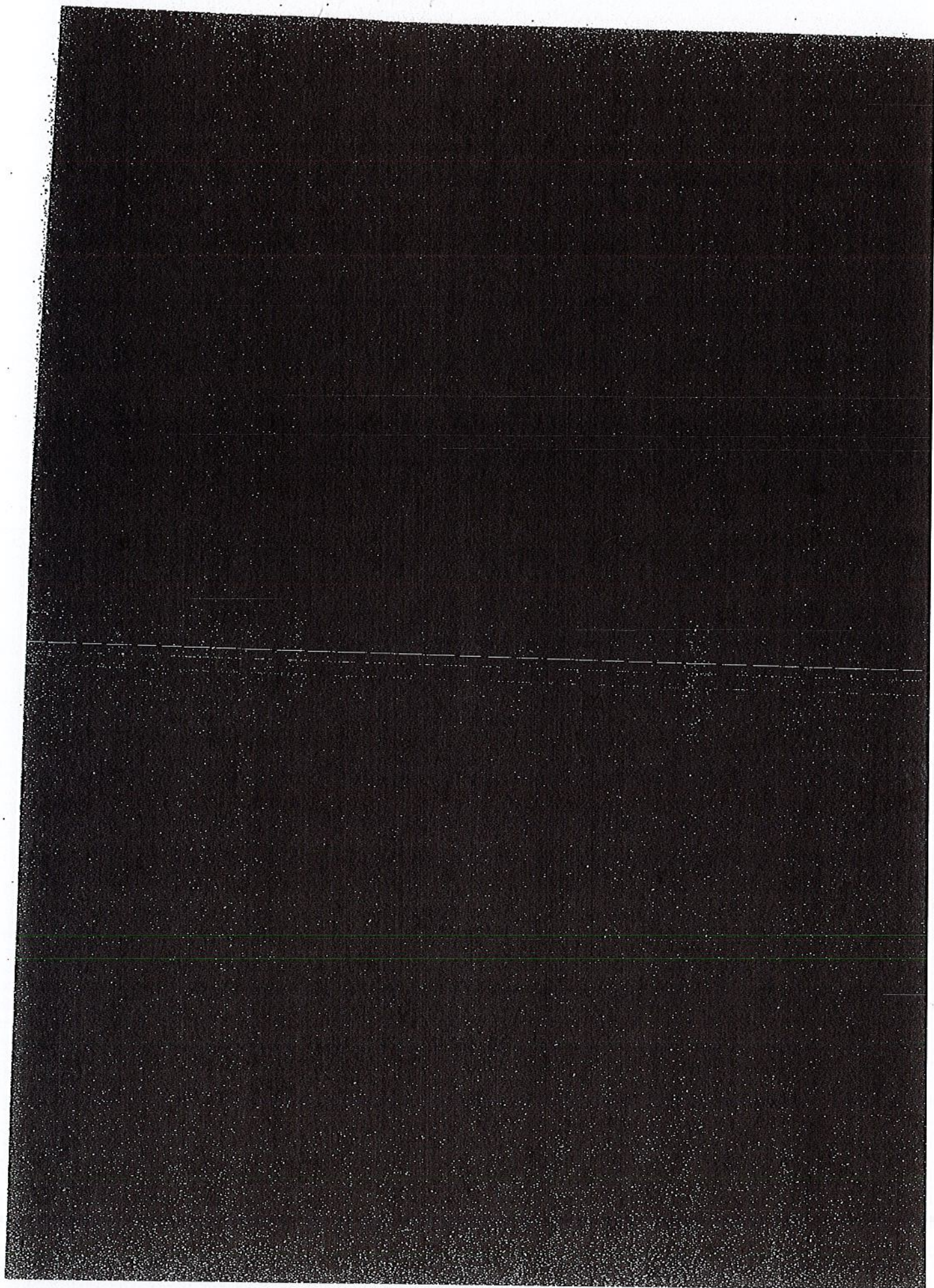
- Mr. Wisniewski stated that former supervisor Richard DiSanti proposed the veteran banners to the Board and initially most Board members were not too keen on it. He commented that he ordered a banner and it was not placed in either of the two places he requested, but was okay with it because it is up.

**ADJOURNMENT**

MOTION BY Supervisor Hollibaugh and SECONDED BY Supervisor Jordan to adjourn the meeting at 8:40 p.m. Motion carried unanimously . Meeting adjourned 5-0.

\_\_\_\_\_  
Daniel J. Mator Jr., Township Manager







## **CONSTRUCTION MANAGER REPORT**

EARLIER THIS YEAR THE BOARD COMMISSIONED AIMS CONSTRUCTION TO COMPLETE A BUILDING FEASIBILITY STUDY FOR NEW MUNICIPAL COMPLEX OPTIONS. THAT STUDY RESULTED IN THE SELECTION OF THE OPTION TO BUILD A COMPLEX ON EXISTING TOWNSHIP PROPERTY NEXT TO THE CURRENT BUILDING.

A CONCEPTUAL DRAWING WAS CREATED, AND WAS DISTRIBUTED TO THE BOARD.

MR. TARLE/MR. POKUSA...

## **ALOM/PUBLIC ORGANIZATIONAL REPORT**

EARLIER THIS YEAR THE BOARD OF SUPERVISORS COMMISSIONED ALOM/PUBLIC PARTNERS TO PERFORM AN ORGANIZATIONAL ASSESSMENT OF THE TOWNSHIP TO EVALUATE CURRENT STAFFING LEVELS AND JOB REQUIREMENTS.

THE STUDY WAS COMPLETED, AND WAS DISTRIBUTED TO THE BOARD OF SUPERVISORS.

MR. HADLEY...

**APPOINTED AUDITOR'S REPORT**

MR. TURNLEY...



## 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.

MOTION   SECOND   AYES   NAYES

DR. MANN	_____	_____	_____	_____
MR. FORBES	_____	_____	_____	_____
MRS. HOLLIBAUGH	_____	_____	_____	_____
MRS. JORDAN	_____	_____	_____	_____
MR. KARPUZI	_____	_____	_____	_____

**FINANCE OFFICER'S REPORT**

**August 31, 2021**

**I - GENERAL FUND:**

	<u>August</u>	<u>YTD</u>	<u>% of Budget</u>
Revenues	401,537.28	6,173,267.75	85.90%
Expenditures	451,633.81	3,140,442.85	43.70%

**Cash and Cash Equivalents:**

Sweep Account

2,615,230.07

**2,615,230.07**

**II - SPECIAL REVENUE FUNDS**

**Cash and Cash Equivalents:**

**Street Light Fund:**

Restricted

75,644.88

**Fire Tax Fund:**

Restricted

81,391.55

**State/Liquid Fuels Fund:**

Restricted

312,046.83

**469,083.26**

**Investments:**

**Operating Reserve Fund:**

Reserved

1,009,556.21

**Capital Reserve Fund:**

Reserved

1,162,166.45

**2,171,722.66**

**III - CAPITAL PROJECT FUNDS:**

**Cash and Cash Equivalents:**

0.00

**0.00**

**TOTAL CASH BALANCE 8/31/21**

**5,256,035.99**

**Interest Earned August 2021**

**32.69**

	<u>8/1/2021</u>		<u>August</u>		<u>8/31/2021</u>
	<u>Debt Balance</u>		<u>Principal</u>		<u>Debt Balance</u>
			<u>Payment</u>		
Mars National - VFC #3	109,218.43	\$	2,607.94		106,930.30
NexTier Bank VFC #2	397,995.19	\$	2,680.96		396,562.14

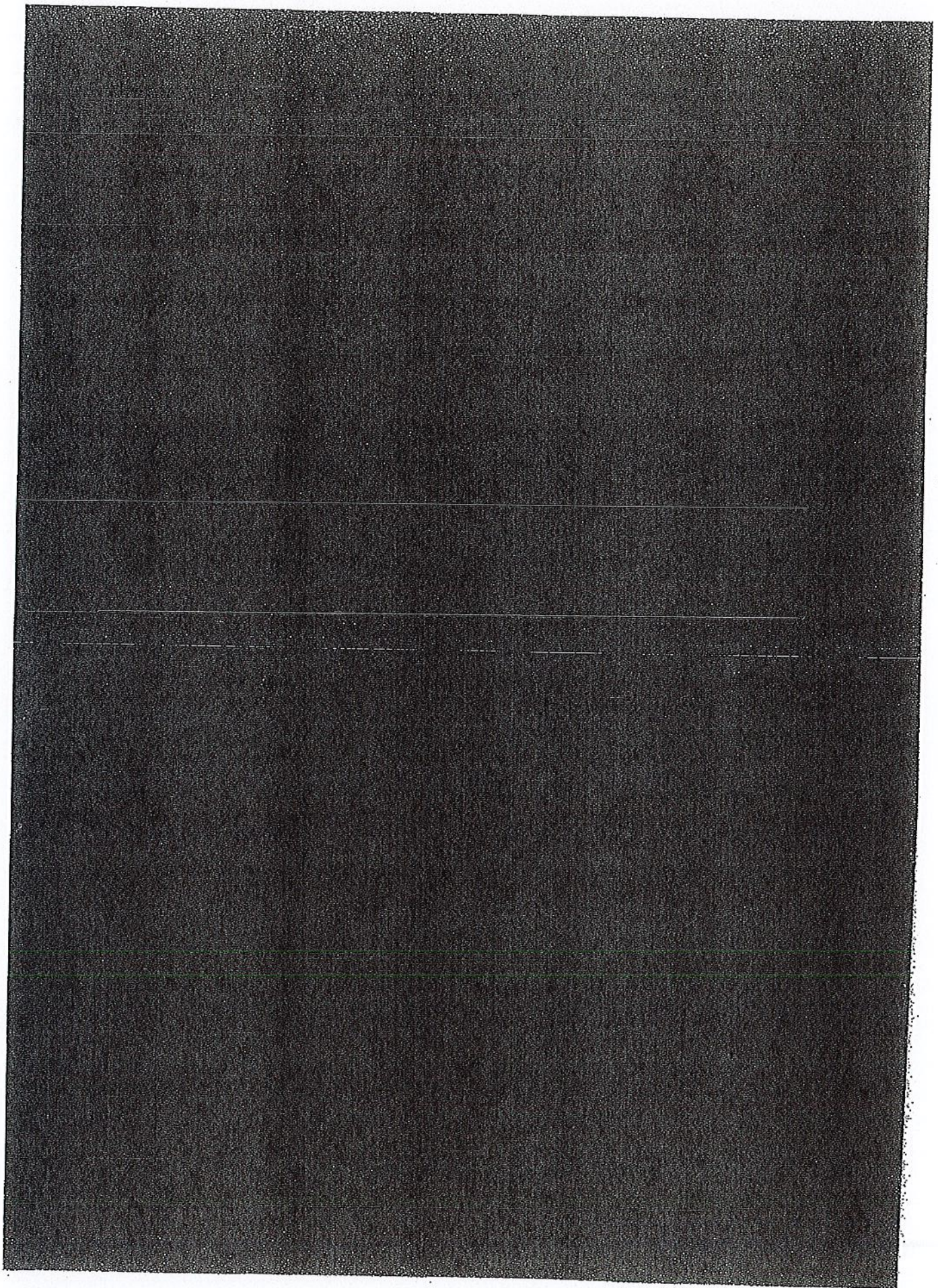
Restricted - Money which is restricted by legal or contractual requirements.

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

## INTEREST EARNED - 2021

	<u>AUGUST</u>	<u>YTD</u>
GENERAL FUND	\$19.06	\$100.74
STREET LIGHT FUND	\$0.00	\$0.00
FIRE TAX FUND	\$0.74	\$4.95
OPERATING RESERVE	\$8.85	\$102.36
STATE FUND	\$3.00	\$20.02
CAPITAL RESERVE	<u>\$1.04</u>	<u>\$12,060.02</u>
<b>TOTAL INTEREST EARNED</b>	<u><b>\$32.69</b></u>	<u><b>\$12,288.09</b></u>







B) LIST OF BILLS

WHAT ACTION DOES THE BOARD WISH TO TAKE?

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

MOTION SECOND AYES NAYES

MR. FORBES	_____	_____	_____	_____
MRS. HOLLIBAUGH	_____	_____	_____	_____
MRS. JORDAN	_____	_____	_____	_____
DR. MANN	_____	_____	_____	_____
MR. KARPUI	_____	_____	_____	_____

By Name  
Cutoff as of: 12/31/9999

Due Dates: 09/15/2021 thru 09/15/2021

Vendor Name/Desc	Acct#/Proj Invoice#	Amount Due	Discount	Cancelled	Paid	Un-Paid	Check#	Check Amt.
Name: BEARCOM		2579.71				2579.71		
Name: BEST WHOLESALE TIRE CO, INC		1379.75				1379.75		
Name: CULVERTS, INC		5600.00				5600.00		
Name: HEI-WAY, LLC		416.26				416.26		
Name: JORDAN TAX SERVICE, INC.		1041.89				1041.89		
Name: KRESS TIRE		960.00				960.00		
Name: OFFICE DEPOT		152.50				152.50		
Name: SHOUP ENGINEERING INC.		4204.50				4204.50		
Name: STEPHENSON EQUIPMENT, INC.		9520.00				9520.00		
Name: TOSHIBA FINANCIAL SERVICES		952.58				952.58		
Name: TUCKER/ARENSBERG ATTORNEYS		12310.82				12310.82		
Name: WINE CONCRETE PRODUCTS, INC.		2872.00				2872.00		
FINAL TOTALS:		41990.01				41990.01		

Time: 2:58 pm  
Date: 09/07/2021  
Page: 1

By Name  
Cutoff as of: 12/31/9999

Due Dates: 09/15/2021 thru 09/15/2021

Vendor	Name/Desc	Acct#/Proj	Invoice#	Amount Due	Discount	Cancelled	Paid	Un-Paid	Check#	Check Amt.
00674	BEARCOM	410.327	5243825	2287.24				2287.24		
POL:2	Radios/speakers/battery/0821		08/17/2021	09/15/2021	08/18/2021				N	
00674	BEARCOM	430.327	5252184	57.47				57.47		
Road:Radio Equip Maint	0921	09/01/2021		09/15/2021	09/02/2021				N	
00674	BEARCOM	410.328	5253137	235.00				235.00		
POL: Radio Equip Maint	0921	09/02/2021		09/15/2021	09/03/2021				N	
Name: BEARCOM				2579.71				2579.71		
00553	BEST WHOLESale TIRE	410.374	20737	765.10				765.10		
Police:Car #38-Inspection/brak	0821	08/01/2021		09/15/2021	09/01/2021				N	
00553	BEST WHOLESale TIRE	410.374	20868	54.95				54.95		
Police:Car #39-Change oil/filt	0821	08/16/2021		09/15/2021	09/01/2021				N	
00553	BEST WHOLESale TIRE	410.374	20877	43.25				43.25		
Police:Car #33-Change oil/filt	0821	08/17/2021		09/15/2021	09/01/2021				N	
00553	BEST WHOLESale TIRE	410.374	20914	473.20				473.20		
Police:Car #31-battery/brake	p0821	08/20/2021		09/15/2021	09/01/2021				N	
00553	BEST WHOLESale TIRE	410.374	20920	43.25				43.25		
Police:Car #38-change oil/filt	0821	08/23/2021		09/15/2021	09/01/2021				N	
Name: BEST WHOLESale TIRE CO, INC				1379.75				1379.75		
00238	CULVERTS, INC	430.611	IN00169768	5600.00				5600.00		
Road: 2'x4' H-20 Bike Grant	0821	08/13/2021		09/15/2021	08/20/2021				N	
Name: CULVERTS, INC				5600.00				5600.00		
00005	HEI-WAY, LLC	430.372	10323851	416.26				416.26		
Road: Cold Patch	0821	08/09/2021		09/15/2021	08/12/2021				N	
Name: HEI-WAY, LLC				416.26				416.26		
00106	JORDAN TAX SERVICE,	403.140	8-C-#105	1041.89				1041.89		
Delinquent R E Tax Commission	0821	08/16/2021		09/15/2021	08/18/2021				N	
Name: JORDAN TAX SERVICE, INC.				1041.89				1041.89		
00362	KRESS TIRE	430.374	10109-12	480.00				480.00		
Road:Trk #4-Tires/Disposal	0821	08/12/2021		09/15/2021	08/16/2021				N	

## WEST DEER TOWNSHIP

## ACCOUNTS PAYABLE - UNPAID VOUCHER REGISTER

Time: 2:58 pm  
Date: 09/07/2021  
Page: 2

By Name  
Cutoff as of: 12/31/9999

Due Dates: 09/15/2021 thru 09/15/2021

Vendor	Name/Desc	Acct#/Proj	Invoice#	Amount Due	Discount	Cancelled	Paid	Un-Paid	Check#	Check Amt.
00362	KRESS TIRE	430.374	10112-37	480.00				480.00		N
Road:2019 F550-TIRES/Disposal 0821				09/15/2021	08/12/2021					
Name: KRESS TIRE				960.00				960.00		
00657	OFFICE DEPOT	406.210	186100254001	61.29				61.29		N
Office Supplies				09/15/2021	08/20/2021					
00657	OFFICE DEPOT	409.226	186133742001	21.41				21.41		N
Cleaning Supplies				09/15/2021	08/20/2021					
00657	OFFICE DEPOT	410.210	186239434001	69.80				69.80		N
Police: Office Supplies				09/15/2021	08/16/2021					
Name: OFFICE DEPOT				152.50				152.50		
00830	SHOUP ENGINEERING IN	408.313	21-271	1561.50				1561.50		N
Eng:BairdFord Park:revisions-0821				09/15/2021	08/20/2021					
00830	SHOUP ENGINEERING IN	408.313	21-287	737.50				737.50		N
Engineering: Miscellaneous 0821				09/15/2021	09/07/2021					
00830	SHOUP ENGINEERING IN	408.319	21-288	283.25				283.25		N
Engineering: Eckenrode Plan 0821				09/15/2021	09/07/2021					
00830	SHOUP ENGINEERING IN	408.319	21-289	257.50				257.50		N
Engineering: Seafoan Properties0821				09/15/2021	09/07/2021					
00830	SHOUP ENGINEERING IN	408.319	21-290	798.25				798.25		N
Engineering: Dionysus well pad0821				09/15/2021	09/07/2021					
00830	SHOUP ENGINEERING IN	408.319	21-291	334.75				334.75		N
Engineering: Brickyard Park Ho0821				09/15/2021	09/07/2021					
00830	SHOUP ENGINEERING IN	408.319	21-292	154.50				154.50		N
Engineering: Elevated Properties0821				09/15/2021	09/07/2021					
00830	SHOUP ENGINEERING IN	408.319	21-293	77.25				77.25		N
Engineering: Oakwood Heights 20821				09/15/2021	09/07/2021					
Name: SHOUP ENGINEERING INC.				4204.50				4204.50		
00074	STEPHENSON EQUIPMENT	430.611	18044985	9520.00				9520.00		N
Road: 12"/15" x 20" Pipe 0821				09/15/2021	09/03/2021					
Name: STEPHENSON EQUIPMENT, INC.				9520.00				9520.00		



# ACCOUNTS PAYABLE - UNPAID VOUCHER REGISTER

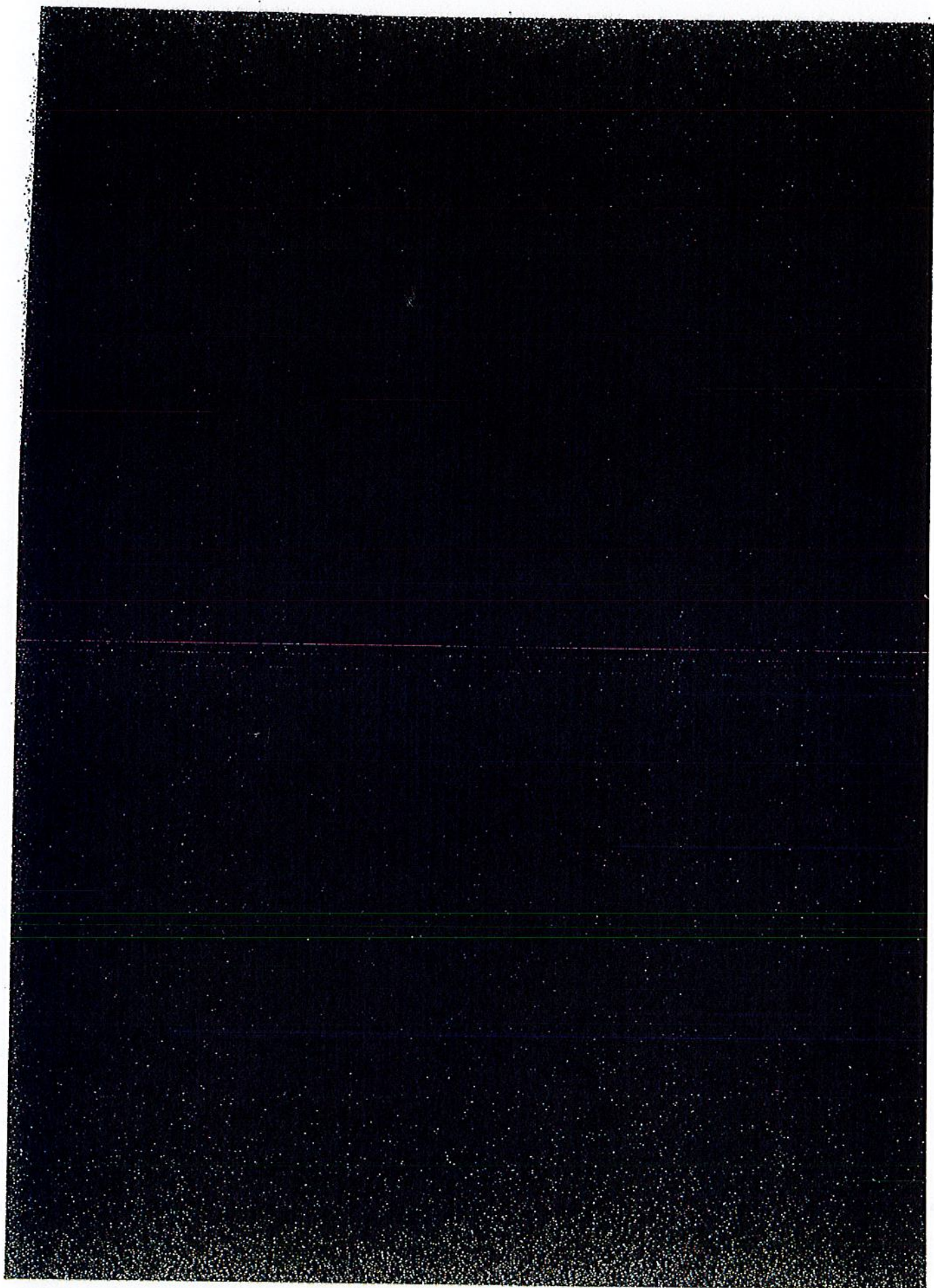
WEST DEER TOWNSHIP

Time: 2:58 pm  
Date: 09/07/2021  
Page: 3

By Name  
Cutoff as of: 12/31/9999

Due Dates: 09/15/2021 thru 09/15/2021

Vendor	Name/Desc	Acct#/Proj	Invoice#	Amount Due	Discount	Cancelled	Paid	Un-Paid	Check#	Check Amt.
00577	TOSHIBA FINANCIAL SE 406.261 Lease & Maintenance of Copiers0821	406.261	5016447533 08/20/2021	707.64 09/15/2021 08/27/2021				707.64	N	
00577	TOSHIBA FINANCIAL SE 410.261 Lease & Maintenance of Copiers0821	410.261	5016447533 08/20/2021	244.94 09/15/2021 08/27/2021				244.94	N	
Name: TOSHIBA FINANCIAL SERVICES										
00813	TUCKER/ARENSBERG ATT 404.111 Legal Services:Retaine4r 0821	404.111	621830 08/31/2021	500.00 09/15/2021 09/07/2021				500.00	N	
00813	TUCKER/ARENSBERG ATT 404.111 Legal Services:Olympus Gas we10821	404.111	621831 08/31/2021	7917.50 09/15/2021 09/07/2021				7917.50	N	
00813	TUCKER/ARENSBERG ATT 404.111 Legal Services:General 0821	404.111	621832 08/31/2021	3171.32 09/15/2021 09/07/2021				3171.32	N	
00813	TUCKER/ARENSBERG ATT 404.111 Legal Services:2021 Litigation0821	404.111	621833 08/31/2021	102.00 09/15/2021 09/07/2021				102.00	N	
00813	TUCKER/ARENSBERG ATT 404.111 Legal Services:Oakwood Hgts PR0821	404.111	621834 08/31/2021	124.00 09/15/2021 09/07/2021				124.00	N	
00813	TUCKER/ARENSBERG ATT 404.111 Legal Services:Elevated Proper0821	404.111	621835 08/31/2021	496.00 09/15/2021 09/07/2021				496.00	N	
Name: TUCKER/ARENSBERG ATTORNEYS										
00059	WTNE CONCRETE PRODUC 430.611 Catch Basins:4" & 6" Risers/24"0921	430.611	88282 09/04/2021	2872.00 09/15/2021 09/07/2021				2872.00	N	
Name: WTNE CONCRETE PRODUCTS, INC.										
FINAL TOTALS:										
								41990.01		
								41990.01		



## **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: Robert J. Loper, Chief of Police  
From: Jennifer Borczyk, Administrative Assistant  
Subject: Officer's Monthly Report  
Date: September 7, 2021

Attached is the Officer's Monthly Report for August 2021.

JB

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

# OFFICER'S MONTHLY REPORT

August 2021

	<u>CURRENT MONTH</u>	<u>PREVIOUS MONTH TO DATE</u>	<u>YEAR TO DATE</u>
REPORTABLE CALLS FOR SERVICE	86	457	543
CALLS FOR SERVICE/FIELD CONTACTS	436	2,875	3311
ALL OTHER CALLS	561	3,740	4301
<b>TOTALS CALLS FOR SERVICE</b>	1083	5,979	7062
<b><u>ARRESTS</u></b>			
ADULT	11	35	46
JUVENILE	0	3	3
TRAFFIC CITATIONS	54	94	148
NON TRAFFIC CITATIONS	3	19	22
PARKING CITATIONS	0	8	8
WARNINGS	20	24	44
<b><u>PERSONNEL</u></b>			
GRIEVANCES FILED BY POLICE OFFICERS	0	0	0
CITIZENS COMPLAINTS ON POLICE OFFICERS	0	0	0
LETTERS COMMENDING POLICE OFFICERS	0	5	5
<b><u>VEHICLE REPORTS</u></b>			
TOTAL MILES TRAVELED	10,074	69,742	79,816
GALLONS OF GASOLINE USED	657.8	3,919.56	4577.36
REPAIRS/MAINTENANCE	2,412.20	5,651.13	8,063.33
<b><u>OVERTIME PAID</u></b>			
COURT (OFF DUTY)	6	18.00	24
PRELIMINARY HEARINGS	0	6.00	6
PRETRIAL	0	0.00	0
INVESTIGATIONS	0	10.00	10
ARRESTS	6	30.00	36
SPEED CHECKS	0	0.00	0
PRIVATE CONTRACTS	0	0.00	0
MISC. HOURS - FILLED SHIFTS	0	32.00	32
MISC. HOURS - ADMIN. HOURS	0	0.00	0
MISC. HOURS	20	31.00	51
<b>TOTAL HOURS</b>	32	143.00	175



## Points of Interest

August 2021

Budget Figure YTD -61.14%

### Chief Robert Loper

- August 2- Met with Deer Lakes Superintendent Dr. Logue-Belden regarding the upcoming school year. (Sgt. Shurina attended)
- August 11- Assisted the FBI with a search warrant at a residence.
- August 11- Attended the Dionysus Gas Well Pad Hearing.
- August 25- Attended Parks & Rec meeting
- August 26- Attended TOA pre-application meeting regarding development at Rose Ridge Golf Course site.
- August 30- Meeting with Dr. Logue-Belden regarding police in schools.

### K9 Officer Edward Newman

- August 20- K9 Golf Outing held at Pittsburgh North Golf Course- \$9, 916.37 raised

### Sergeant Mikus & Officer Petosky

- August 13- Training held at Ross Township Annex. Operators worked on various interior and exterior movements, as well as performed a mock warrant service on an abandoned home located on Monastery property.
- August 27- Training held at Hampton Township Community Center and Range. Operators attended a class on less lethal munitions, then later put that into practice. Operators also conducted low round count drills.
- August 30- Sergeant Petosky and team leaders planned a DEA search warrant for a residence in Pittsburgh.
- August 31- Warrant execution at a residence on Seabright St. in Pittsburgh.

### EMA- Sergeant Shurina

- August 4- Safety walkthrough at Glassmere Fuel Service.
- August 11- EMA for School Crisis Situation Training.

### Deer Lakes School District

- See attached SRO report
- August 25- First Day of School
- August 27- Provided general security for home football game. Officer Dobson, Sergeant Petosky, Officer Brand, and Officer Lindner.

### Explorers

- Cancelled for both weeks due to COVID-19 restrictions.

#### Misc. Details

- August 3 & 4- Officer Elza attended Advanced Roadside Impaired Driving Enforcement Training.
- August 5 & 6- Officer Fedunok attended Advanced Roadside Impaired Driving Enforcement Training.
- August 9-13- Officer Wikert attended Basic Narcotic Investigation training.
- August 9- 20- Various officers worked 4 hour Aggressive Driving details.
- August 11- Officers Fedunok and Elza provided general security for the Dionysus Well Pad Hearing held at Deer Lakes High School.
- August 16 & 17- Officer Wikert attended Mid- Level Narcotics Investigation Training.
- August 17- Administrative Assistant Jen Borczyk attended Criminal Law for Records Personnel virtually.
- August 21- Stationary DUI Checkpoint held in Indiana Township. (Officer Dobson, Sergeant Petosky, and Officer Elza)
- August 23- Officers Brand, Fallen, and Lindner attended Report Writing and Case Preparation training.
- August 25- Officer Newman provided general security for the Dionysus Well Pad Hearing held at Deer Lakes High School.

#### Correspondence (See Attached)

- August 23- Thank you note from resident on McClure for placing the speed detection sign where needed in the neighborhood.
- August 23- Thank you note from Northeast Attachment and Track owners thanking officers for their service.



**West Deer**  
TOWNSHIP  
ALLEGHENY COUNTY PA

# POLICE DEPARTMENT

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

**AUGUST 2021** (First Day of School – Aug. 25, 2021)

**WDPD INCIDENT REPORTS** **TOTAL:** 0

**SRO / SECURITY DETAILS & LOGS** **TOTAL:** 23

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

**TOTAL ACTIVITY** **TOTAL:** 23

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**WEST DEER**  
TOWNSHIP  
ALLEGHENY COUNTY PA

# POLICE DEPARTMENT

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## TOTAL ACTIVITY BY SCHOOL

HIGH SCHOOL	5
MIDDLE SCHOOL	4
E.U. INTERMEDIATE	9
CURT. PRIMARY	5
ADMIN. BUILDING	0
BUS GARAGE	0
OTHER	0

## FREQUENT STUDENT INVOLVEMENT

DL School / Student ID #: None

TOTAL INVOLVEMENTS THIS PERIOD: None

## DARE / SRO CLASSES AND PROGRAMS

### DARE

#### CLASSES INSTRUCTED DURING THIS PERIOD

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

### SRO Programs

#### INSTRUCTED DURING THIS PERIOD

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

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

## Part I Offenses

Crime	Amount	Classification on UCR Return A
Assault- Weapon	1	04 C. Assault- Other Dangerous Weapon
Burglary- No Force (Residential)	1	05. B Unlawful Entry- No Force
Theft- Other	3	06. Larceny- Theft
Theft- Residential	1	06. Larceny- Theft
Theft- Unauthorized Use of Vehicle	1	06. Larceny- Theft

## Part II Offenses

Criminal Mischief- Business	1	140. Vandalism
Criminal Mischief- General	2	140. Vandalism
Criminal Mischief- Residential	1	140. Vandalism
Disorderly Conduct	4	240. Disorderly Conduct
Domestic- Physical	3	260. All Other Offenses
Domestic- Verbal	5	260. All Other Offenses
Drug Laws- General	4	180.18H Drug Abuse- Other
DUI- Over Legal Age	1	210. Driving Under the Influence
Fraud- General	18	110. Fraud
Harassment- Communications	3	240. Disorderly Conduct
Harassment- General	6	240. Disorderly Conduct
Harassment- Terroristic Threats	2	240. Disorderly Conduct
Sex Crimes- Open Lewdness	1	170. Sex Offenses (Except 02 & 160)
Trespass- Residence	3	260. All Other Offenses

# 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: 8/1/2021

Report End Date: 8/31/2021

### Calls For Service:

911 HANG UP - GENERAL	3
ALARM ACTIVATION - BUSINESS	5
ALARM ACTIVATION - BUSSINESS/FALSE	3
ALARM ACTIVATION - FIRE	1
ALARM ACTIVATION - FIRE / FALSE	4
ALARM ACTIVATION - RESIDENTIAL	3
ALARM ACTIVATION - RESIDENTL/FALSE	5
ANIMAL - BITE	1
ANIMAL - COMPLAINT	11
ASSAULT - WEAPON	1
ASSIST - EMS	31
ASSIST - EMS - WORKPLACE	1
ASSIST - EMS (DOA)	2
ASSIST - OTHER	6
ASSIST - POLICE	11
ASSIST - RESIDENT	3
ASSIST - WELFARE CHECK	8
BURGLARY - NO FORCE (RESIDENTIAL)	1
CHILD - CHILD LINE REPORTS	2
CIVIL - CHILD CUSTODY	1
CIVIL - COMPLAINT	5
CIVIL - LANDLORD TENANT	1
CIVIL - NEIGHBOR DISPUTE	1
COURT - CRIMINAL	2
COURT - JUVENILE	1
COURT - MAGISTRATE	4
COURT - WARRANT SERVICE	2
CRIMINAL MISCHIEF - BUSINESS	1
CRIMINAL MISCHIEF - GENERAL	2
CRIMINAL MISCHIEF - RESIDENTIAL	1
DISABLED VEHICLE - GENERAL	1
DISORDERLY CONDUCT - GENERAL	4
DOMESTIC - PHYSICAL	3
DOMESTIC - VERBAL	5
DRUG LAWS - GENERAL	4
DUI - OVER LEGAL AGE	1
ESCORT - VEHICLE	1
FIRE - BURNING COMPLAINT	4
FIRE - STRUCTURE (RESIDENCE)	1
FRAUD - GENERAL	18
HARASSMENT - COMMUNICATIONS	3
HARASSMENT - GENERAL	6
HARASSMENT - TERRORISTIC THREATS	2
HAZARDOUS CONDITION - FLOODING	2



## Calls For Service:

HAZARDOUS CONDITION - ROAD HAZARD	1
HAZARDOUS CONDITION - TREE DOWN	11
HAZARDOUS CONDITION - UTILITY COMP	2
HAZARDOUS CONDITION - WIRE DOWN	6
MISSING PERSON - JUVENILE MALE	2
MVA - LEAVING THE SCENE	5
MVA - NON REPORTABLE	5
MVA - REPORTABLE	2
NOISE COMPLAINT - RESIDENTIAL	3
NOT ASSIGNED	1
PARKING COMPLAINT - BUSINESS	1
PARKING COMPLAINT - RESIDENTIAL	1
PATROL - GENERAL	109
PFA - SERVICE	1
PHONE CALLS - GENERAL	10
POLICE INFORMATION - FOLLOW UP INVEST	5
POLICE INFORMATION - GENERAL	25
PROPERTY - FOUND	2
PROPERTY - LOST	1
SEX CRIMES - OPEN LEWDNESS	1
SPECIAL DETAIL - ADMINISTRATIVE	25
SPECIAL DETAIL - DIRECT TRAFFIC	1
SPECIAL DETAIL - OTHER / MISC.	2
SPECIAL DETAIL - PUBLIC RELATIONS	1
SRO DETAIL - ASSIST NURSE / EMS	1
SRO DETAIL - ASSIST TEACHER	1
SRO DETAIL - ATTEND MEETING	1
SRO DETAIL - SECURITY (GENERAL)	18
SRO DETAIL - SECURITY (PARKING LOT)	1
SRO DETAIL - SUSPICIOUS INCIDENT / PERS	1
SUSPICIOUS - OTHER	3
SUSPICIOUS - PERSON	8
SUSPICIOUS - VEHICLE	7
THEFT - OTHER	3
THEFT - RESIDENTIAL	1
THEFT - UNAUTHORIZED USE OF VEHICLE	1
TRAFFIC - AGGRESSIVE DRIVING DETAIL	14
TRAFFIC - CLICK IT OR TICKET	3
TRAFFIC - COMPLAINT	5
TRAFFIC - DETAIL	13
TRAFFIC - RADAR SPEED SIGN	2
TRAFFIC - SCHOOL ZONE	3
TRAFFIC - STOP	32
TRESPASS - RESIDENCE	3

**TOTAL CALLS FOR SERVICE: 522**

Date Printed:  
9/1/2021

## 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: 8/1/2021

Report End Date: 8/31/2021

ARREST DATE	D I #	SIGNAL CODE	JUVENILE ARREST
8/5/2021	20210470	DRUG LAWS - GENERAL	
8/10/2021	20210384	ASSAULT - STRONG ARM	
8/17/2021	20210286	ASSAULT - WEAPON	
8/17/2021	20210286	ASSAULT - WEAPON	
8/17/2021	20210286	ASSAULT - WEAPON	
8/17/2021	20210504	COURT - WARRANT SERVICE	
8/17/2021	20210505	HARASSMENT - TERRORISTIC THREATS	
8/20/2021	20210516	DUI - OVER LEGAL AGE	
8/24/2021	20210538	DISORDERLY CONDUCT - GENERAL	
8/24/2021		TRAFFIC - STOP	
8/26/2021	20210544	DOMESTIC - PHYSICAL	

TOTAL ARRESTS: 11

TOTAL ADULT ARRESTS:

TOTAL JUV. ARRESTS:

RECEIVED

AUG 23 2021

WEST DEER  
TOWNSHIP POLICE

TO THE WEST DEER POLICE DEPT.,

THANK YOU FOR THE PLACEMENT  
OF THE "YOUR SPEED" RADAR SIGN  
ON MCCLURE NEAR EAST UNION ROAD.

THE PRESENCE OF THE SIGN HAD  
A REMARKABLE EFFECT ON SLOWING  
TRAFFIC ENTERING THE PLAN.

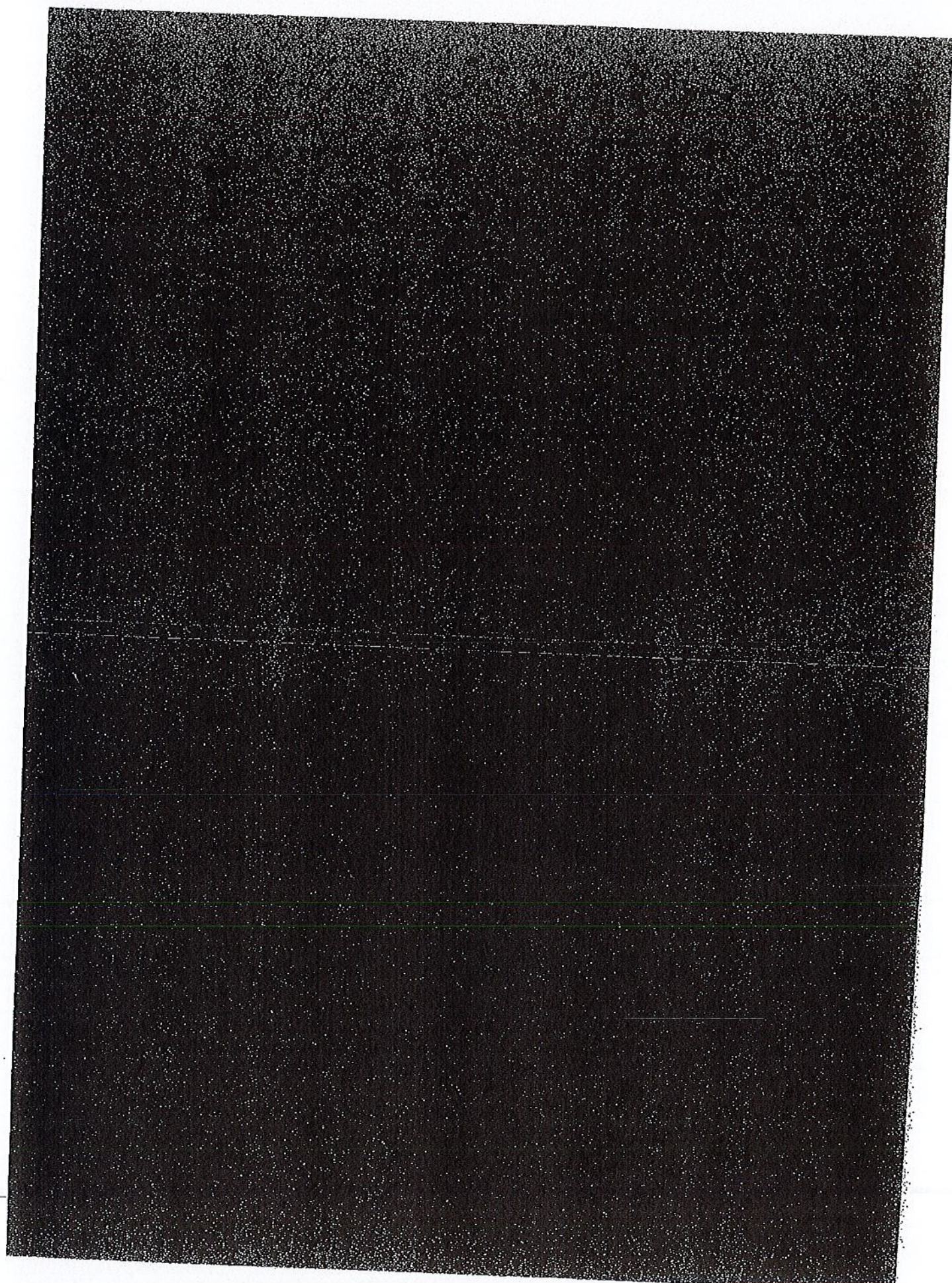
THANK YOU!

FRANK SHAGINAW &  
LESLIE SNYDER  
72 EAST UNION ROAD

RECEIVED  
AUG 23 2021  
WEST DEER  
TOWNSHIP POLICE

Thank You For All You  
Do for the West  
Deer Community.  
John + Maylett Jeffries







## **PUBLIC WORKS FOREMAN'S REPORT**

ATTACHED IS THE PUBLIC WORKS FOREMAN'S REPORT.

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

**2021**  
**MONTHLY REPORT FOR AUGUST**  
**PUBLIC WORKS DEPARTMENT**

**ROADS**

- Install wedge curbs on Monier Road – a total of 32 tons of asphalt.
- Patch cross cut on Haven Hill – 18 ton of asphalt.
- Cement and mortar catch basins on Monier Road.
- Extend Pipe on Shuster Road – 20' of 15" pipe.
- Restore ditch with cold patch in Grouse Run.
- Add R-4 stone and install guiderail on Monier Road.
- Install 80' of 15" pipe on Paradise Road.
- Berm West Starz Road.

**TRUCKS & EQUIPMENT**

- Weld roll bar on Hustler.
- Took truck #7 to Kress for front tires.
- Wash and grease trucks.
- Took truck # 2 & 7 to Schultz Ford for recalls.
- Maintain generators and trash pumps in preparations for IDA.

**MISCELLANEOUS**

- Haul equipment for Movies in the Park.
- Haul road closed barriers, trash cans, picnic tables for food trucks to Nike Site.
- Place hidden driveway sign per complain on Monier Road.
- Install no outlet sign on Spring Valley Drive.
- Install watch children sign on Deer Street.
- Install one way signs on Ember Lane.
- Install road sign on Oakwood Circle.
- Clean up leaves on top of hill at dump.
- Cut trees and clean up debris on various Township roads due to storms.
- Remove 3 pine trees in Fawn Haven for pipe job.
- Clean drains and catch basins in preparation for IDA.
- Paint bathrooms at Park.
- Weld rings for grate.
- Trim weeds at abandoned house for Bill Payne in Curtisville.
- Patch holes
- Cut grass
- Mow weeds on various Township roads.

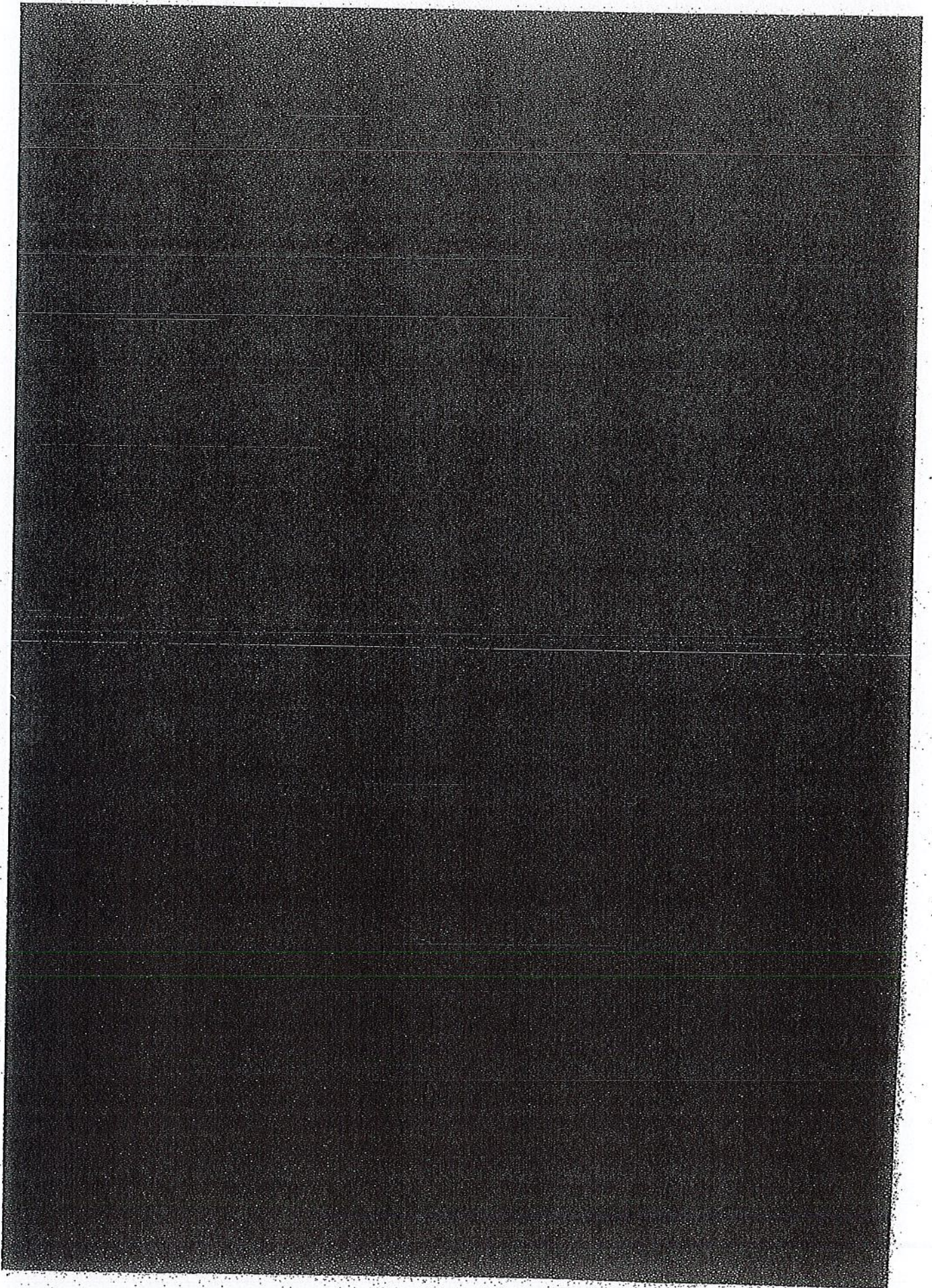
PA1 Calls  
78

OT  
17 hrs

  
\_\_\_\_\_  
Kevin Olar

9-10-21  
\_\_\_\_\_  
Date



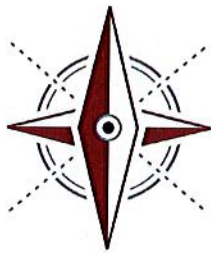




## **ENGINEER'S REPORT**

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

## **AUGUST 2021 ENGINEER'S REPORT WEST DEER TOWNSHIP**

Prepared September 9, 2021

**VIA EMAIL**

### **1. MEETING ATTENDANCE**

Shoup Engineering attended and participated in the following meetings:

Board of Supervisors Meeting – August 18, 2021

Planning Commission Meeting – August 26, 2021

### **2. DEVELOPMENTS/PROJECTS**

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

#### Projects:

- 2021 Road Improvement Project – Bid documents and specifications have been prepared and bids have been let for the year's road improvement project. Contracts have been awarded for the hot mix asphalt, cold mix asphalt and bituminous seal coat projects with Youngblood Paving. The bituminous seal coat contract and hot mix asphalt paving contract have been completed. Cold mix asphalt work is planned for September.

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

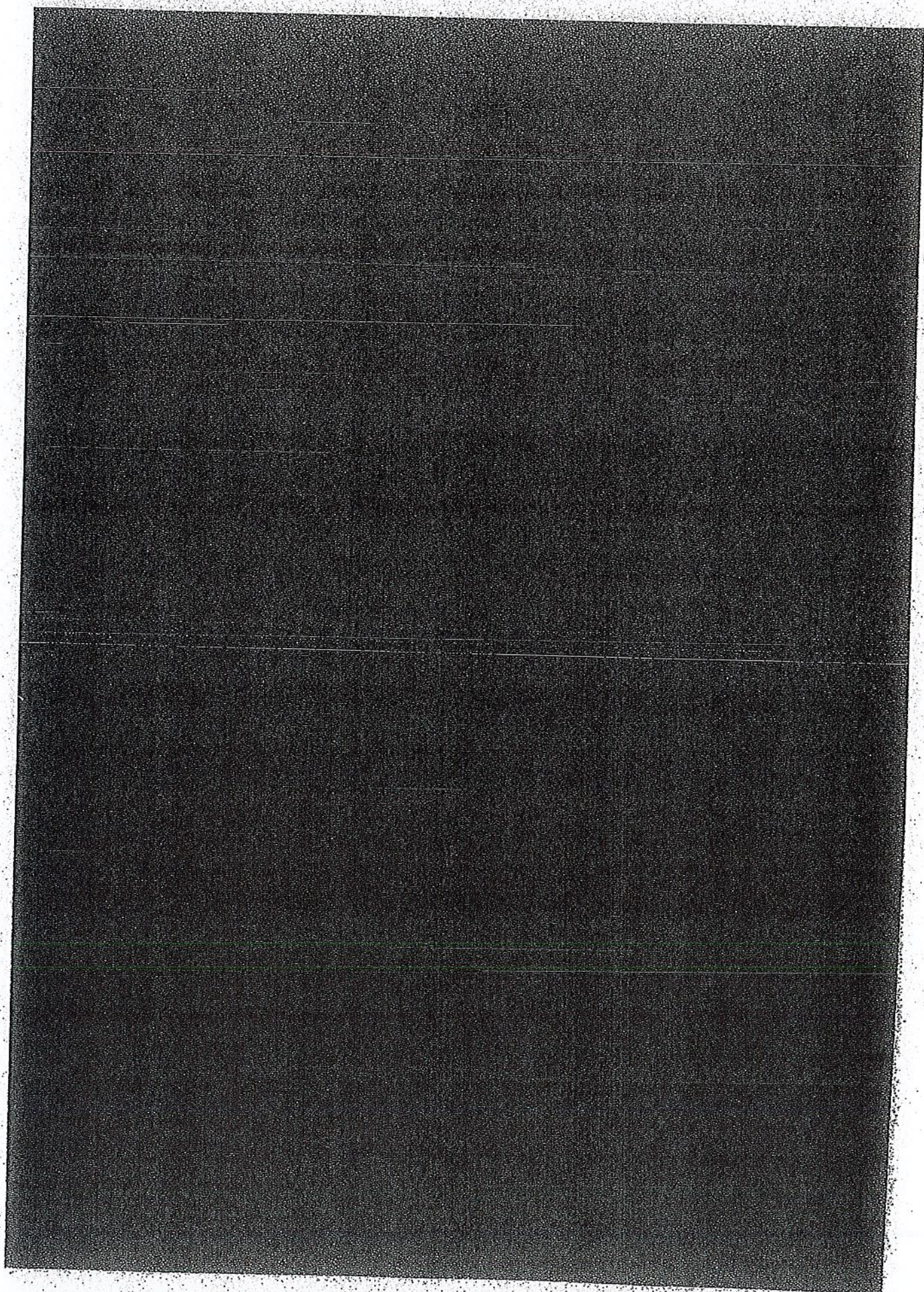
- Eckenrode Plan – Reviews of this 3-lot subdivision were performed and review letters were issued to the Township dated August 9, 2021 and September 1, 2021.
- Seafoam Properties – Reviews of this land development application involving a building addition were performed and review letters were issued to the Township dated August 19, 2021 and September 1, 2021.
- Brickyard Holdings – A review of this land development application involving a proposed concert venue was performed and a review letter was issued to the Township dated August 24, 2021.

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?

1. Issued 31 Occupancy Permits.
2. Issued 27 Building Permits.
3. Performed 91 site inspections
4. See attached Project Status report.
5. Planning commission meeting was held.
  - a. Planning Commission recommended approval of the Eckenrode Plan of Lots, a 3-lot subdivision, located off Spruce Street.
  - b. Planning Commission recommended approval of Seafoam Properties Land Development application for a commercial business building addition located at 314 Oak Road, with the following conditions:
    - i. Approval pending site visit by Mr. Payne and Mr. Banks to recommend appropriate screening with consideration of current conditions and subsequent agreement by Seafoam Properties to install landscape screening as recommended.
6. No Zoning Hearing Board meeting was held.
7. Initiated 9 complaint investigations.
8. Issued 5 notices of violation.
9. Issued 12 citations.
10. Attended court hearings for 14 citations.



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William Payne

**West Deer Township  
Occupancy Permit Report  
August 2021**

Permit Date	Permit Number	Lot Block	Applicant Name	Street Address	Use	New Construction
08/05/2021	O21-142	1508-A-106	Clifford Lechwar & Angela Longo	956 COPPER CREEK TRAIL	Single Family Home	Yes
08/05/2021	O21-143	1508-A-107	Thomas G. and Nancy C. Snyder	959 COPPER CREEK TRAIL	Single Family Home	Yes
08/05/2021	O21-144	1508-A-105	Eugene & Linda Gabone	957 COPPER CREEK TRAIL		
08/11/2021	O21-145	1838-N-033	James Smullin	19 OLD SAXONBURG BLVD	Rental	No
08/11/2021	O21-146	1668-R-51	SEAFOAM PROPERTIES, LLC	314 OAK RD	Business	No
08/12/2021	O21-147	1666-S-013	Mary Lou Mangieri	322 SADDLEBROOK RD	Single Family Home	No
08/12/2021	O21-148	1356-S-13	Anthony Sculli	204 LAWRENCE CT	Single Family Home	No
08/12/2021	O21-149	1507-D-101	Carl A. and Kathryn Melle	100 WALKER LANE	Single Family Home	No
08/12/2021	O21-150	1360-H-039	Chase and Nellie Poole	231 WINEBERRY DR	Single Family Home	No
08/12/2021	O21-151	1508-E-307	Thomas C. and Audrey L. Lynch	265 HYTYRE FARMS DR	Single Family Home	No
08/12/2021	O21-152	2197-P-388	Karlie Cetti	1031 WALNUT ST	Single Family Home	No

**West Deer Township  
Occupancy Permit Report  
August 2021**

08/12/2021	021-153	1507-M-63	WEST DEER V F CO #3	Dana Wangler Janet Wangler	144 DEER CREEK VALLEY RD	4372 Gibsonia Rd.	Business	No
08/12/2021	021-154	1671-H-36					Business	No
08/17/2021	021-155	1507-D-036		Lynda Stewart	101 CANTER LANE		Single Family Home	No
08/17/2021	021-156	1670-H-284		Tanya A. Williams & Jason Michael McCaffrey	1889 SAXONBURG BLVD		Single Family Home	No
08/17/2021	021-157	2013-N-164		Taylor M. Cetti	304 POPLAR ST		Single Family Home	No
08/17/2021	021-158	1671-G-352		Peachy Pelican Properties, LLC	104 BESSEMER ST		Single Family Home	No
08/17/2021	021-159	1214-F-122		William C. Hillinski	3401 CEDAR GLEN DR		Single Family Home	No
08/17/2021	021-160	1361-E-357		Alisha M. Mance	428 LINDEN DR		Single Family Home	No
08/17/2021	021-161	1360-S-018		Drew A. and Kelly Jordan	62 GREENLEAF DR		Single Family Home	No
08/18/2021	021-162	1217-G-317		Chantal Tabib	198 RUSSELLTON- DORSEYVILLE		Single Family Home	No
08/18/2021	021-163	1668-M-235		Vanessa Waisbrot	25 HEMLOCK ST		Single Family Home	No
08/18/2021	021-164	1508-J-367			4302 PARADISE DR		Single Family Home	No



**West Deer Township  
Occupancy Permit Report  
August 2021**

08/18/2021	O21-165	1507-S-306	Alan M. Odachowski	3502 W STAG DR	Single Family Home	No
08/18/2021	O21-166	2013-B-95	Nathan Field	5060 BAKERSTOWN CULMERVILLE RD	Single Family Home	No
08/24/2021	O21-167	2011-E-85- 1146	William and Kathleen Kelley	1146 LINKS WAY	Single Family Home	No
08/25/2021	O21-168	1507-H-233	Justin Baker	4514 DAWN RD	Single Family Home	No
08/25/2021	O21-169	1079-B-204	Erin C. Bedillion	4786 BAYFIELD RD	Single Family Home	No
08/25/2021	O21-170	1079-A-394	Anne L. McFeaters & Paul M. Mattingly	4601 WOODLAKE DR	Single Family Home	No
08/25/2021	O21-171	1214-N-369	Gregory Bates & Matthew Arceneaux	4702 SHERBROOKE CT	Single Family Home	No
08/31/2021	O21-172	1507-S-206	Johnathan S. and Christopher McAwley	3505 W STAG DR	Single Family Home	No

Total Fees Collected by Month	
<b>August-</b>	<b>\$700</b>

Total Fees Collected	
<b>Grand Total -</b>	<b>\$700</b>



**West Deer Township  
Building Permit Report  
August 2021**

Permit Date	Permit Number	Type	Owner	Address	Parcel ID	Construction Cost	Fees Collected
08/02/2021	P21-147	Garage	DONALD & CYNTHIA WALKER	1492 SAXONBURG BLVD	2013-C-339	\$15,000.00	\$135.00
08/04/2021	P21-149	Porch with Roof	GARY A & BARBARA J GROSCH	1182 LOGAN RD	1837-F-29	\$34,521.00	\$275.00
08/05/2021	P21-150	Deck	GARY A & BARBARA J GROSCH	1182 LOGAN RD	1837-F-29	\$17,667.00	\$156.00
08/06/2021	P21-151	Other	ROBERT & PAULA NEAL	995 LOGAN RD	1837-P-165	\$17,000.00	\$142.00
08/09/2021	P21-152	Fence	MARY MOISEENKO	198 MILLERSTOWN CULMERVILLE RD	2014-M-290	\$500.00	\$30.00
08/09/2021	P21-153	Commercial Structure	Coletta Michael & Terri	201 STARR RD	1361-D-298	\$35,000.00	\$648.00
08/09/2021	P21-154	Commercial Structure	Coletta Michael & Terri	201 STARR RD	1361-D-298	\$30,000.00	\$523.00
08/10/2021	P21-155	Accessory Structure	JA Rulli General Construction	221 RUSSELLTON-DORSEYVILLE	1217-G-381	\$2,500.00	\$51.00
08/10/2021	P21-156	Deck	Jeanie L. Cressley	192 MILLERSTOWN-CULMERVILLE RD	2014-M-267	\$1,500.00	\$44.00
08/10/2021	P21-157	Deck	JEFFREY I PIATT	3525 HUNTERTOWN RD	1214-E-049	\$50,000.00	\$373.00
08/12/2021	P21-158	Single Family Dwelling	GLASSO BUILDERS	938 COPPER CREEK TRAIL	1508-A-70	\$180,000.00	\$2,979.00

**West Deer Township  
Building Permit Report  
August 2021**

08/13/2021	P21-159	Single Family Dwelling	GLASSO BUILDERS	940 COPPER CREEK TRAIL	1508-A-70	\$180,000.00	\$2,979.00
08/13/2021	P21-160	Single Family Dwelling	GLASSO BUILDERS	942 COPPER CREEK TRAIL	1508-A-72	\$180,000.00	\$2,979.00
08/13/2021	P21-161	Single Family Dwelling	GLASSO BUILDERS	944 COPPER CREEK TRAIL	1508-A-72	\$180,000.00	\$2,979.00
08/13/2021	P21-162	Fence	RICHARD J & REBECCA A OSTROWSKI	443 BIRCH LANE	2013-N-92	\$200.00	\$10.00
08/13/2021	P21-163	Single Family Dwelling		55 CRESTVIEW DR	TBD	\$50,000.00	\$432.20
08/16/2021	P21-164	Fence	KAS Enterprises, LLC	58 QSI LN	1215-B-268	\$450.00	\$10.00
08/18/2021	P21-165	Shed	Katie and Tim Jones	4301 PARADISE DR	1508-J-389	\$4,300.00	\$65.00
08/18/2021	P21-166	Pole Building/Barn	KEVIN M & DOROTHY M NUGENT	2026 MARSHALL ST	1671-J-362	\$19,862.00	\$170.00
08/19/2021	P21-167	Deck	MELADEE GEYSER	209 MCCLURE RD	1511-P-278	\$6,100.00	\$79.00
08/19/2021	P21-168	Solar Panel	MARK & KATHLEEN DICKSON	131 STARR RD	1361-C-39	\$66,880.00	\$575.00
08/24/2021	P21-169	Garage	GARY A & BARBARA J GROSCH	1182 LOGAN RD	1837-F-29	\$99,914.00	\$730.00
08/24/2021	P21-170	Single Family Dwelling	Dean & Lacey Martinez	200 SUPERIOR RD	1838-M-042	\$215,000.00	\$1,322.95



**West Deer Township  
Building Permit Report  
August 2021**

08/26/2021	P21-171	Addition	SEAFOAM PROPERTIES, LLC	314 OAK RD	1668-R-51	\$	\$2,257.80
08/30/2021	P21-172	Garage	ALAN J & SHARON J PAWLOSKI	320 TARENTUM- CULMERVILLE	1839-S-134	\$24,500.00	\$205.00
08/30/2021	P21-173	Retaining Wall	NATHAN & SAMANTHA PIESZAK	4222 HAVENCREST DR	1507-M-347	\$4,320.00	\$65.00
08/30/2021	P21-174	Grading	Zakary and Brtttany Fedunok	1268 SAXONBURG BLVD	2387-S-078	\$	\$100.00
<b>Totals: 27</b>						<b>\$1,415,214.00</b>	<b>\$20,314.95</b>

Permit Type	Count	Construction Cost	Fee Total
Accessory Structure	1	\$2,500.00	\$51.00
Addition	1	\$	\$2,257.80
Commercial Structure	2	\$65,000.00	\$1,171.00
Deck	4	\$75,267.00	\$652.00
Fence	3	\$1,150.00	\$50.00
Garage	3	\$139,414.00	\$1,070.00
Grading	1	\$	\$100.00
Other	1	\$17,000.00	\$142.00
Pole Building/Barn	1	\$19,862.00	\$170.00
Porch with Roof	1	\$34,521.00	\$275.00
Retaining Wall	1	\$4,320.00	\$65.00
Shed	1	\$4,300.00	\$65.00

**West Deer Township  
Building Permit Report  
August 2021**

Single Family Dwelling	6	\$985,000.00	\$13,671.15
Solar Panel	1	\$66,880.00	\$575.00

Permit Status	Count	Construction Cost	Fee Total
Issued	27	\$1,415,214.00	\$20,314.95

**West Deer Township**  
**109 East Union Road**  
**Cheswick, PA 15024**

**WD Inspection Report**  
**From 08/01/2021 To 08/31/2021**

Date	Inspection Type	Owner	Parcel Owner Mailing	Legal Address	Parcel ID	Status	Inspector
8/2/2021	Holding Tank Inspection		109 EAST UNION RD., CHESWICK, PA, 15024	21 BAIRD FORD PARK RD.	1669-M-66	Completed	William Payne
8/2/2021	Complaint Follow Up		4529 DAWN RD., GIBSONIA, PA, 15044	4529 DAWN RD	1507-G-45	Completed	William Payne
8/2/2021	Framing		69 MCKRELL RD, RUSSELLTON, PA, 15076	69-71 MCKRELL RD	1512-M-222	Completed	William Payne
8/3/2021	Framing		2033 Saxonburg Blvd., Tarentum, PA, 15084	2033 SAXONBURG BLVD	1511-F-381	Passed	William Payne
8/3/2021	Insulation		4847 BAYFIELD RD, ALLISON PARK, PA, 15101	4847 BAYFIELD RD	1214-K-114	Passed	William Payne
8/3/2021	Fireblocking		4847 BAYFIELD RD, ALLISON PARK, PA, 15101	4847 BAYFIELD RD	1214-K-114	Passed	William Payne
8/3/2021	Air Sealing		4847 BAYFIELD RD, ALLISON PARK, PA, 15101	4847 BAYFIELD RD	1214-K-114	Passed	William Payne
8/3/2021	Occupancy Inspection		322 Saddlebrook Rd., Gibsonia, PA, 15044	204 LAWRENCE CT	1356-S-13	Completed	William Payne
8/3/2021	Site Inspection		314 OAK RD., GIBSONIA, PA, 15044	314 OAK RD	1668-R-51	Completed	William Payne
8/3/2021	Site Inspection		314 OAK RD., GIBSONIA, PA, 15044	314 OAK RD	1668-R-51	Completed	William Payne
8/3/2021	Occupancy Inspection		322 Saddlebrook Rd., Gibsonia, PA, 15044	204 LAWRENCE CT	1356-S-13	Completed	William Payne
8/3/2021	Complaint Follow Up		27 Deer Street, Tarentum, PA, 15084	27 DEER ST	1672-J-090	Completed	William Payne
8/3/2021	Complaint Follow Up		787 HOWES RUN RD, SARVER, PA, 16055	16 / 18 DEER ST	1672-J-51	Completed	William Payne
8/3/2021	Complaint Follow Up		178 DEER ST, TARENTUM, PA, 15084	32 DEER ST	1672-J-026	Passed	William Payne
8/4/2021	Framing		221 PARTRIDGE RUN RD, GIBSONIA, PA, 15044	221 PARTRIDGE RUN RD	1357-A-153	Passed	William Payne
8/4/2021	Framing		25 CEDAR RIDGE RD, ALLISON PARK, PA, 15101	25 CEDAR RIDGE RD EXT	1214-G-198	Passed	William Payne
8/5/2021	Drywall		4847 BAYFIELD RD, ALLISON PARK, PA, 15101	4847 BAYFIELD RD	1214-K-114	Passed	William Payne
8/5/2021	Site Inspection		235 KAUFMAN RD, GIBSONIA, PA, 15044	235 KAUFMAN RD	1837-N-239	Completed	William Payne
8/5/2021	Occupancy Inspection		957 Copper Creek Trail, Gibsonia, PA, 15044	957 COPPER CREEK TRAIL	1508-A-105	Passed	William Payne
8/5/2021	Occupancy Inspection		956 Copper Creek Trail, Gibsonia, PA, 15044	956 COPPER CREEK TRAIL	1508-A-106	Passed	William Payne



**West Deer Township**  
**109 East Union Road**  
**Cheswick, PA 15024**

**WD Inspection Report**  
**From 08/01/2021 To 08/31/2021**

Inspection Date	Inspection Type	Parcel Owner	Parcel Owner Mailing	Legal Address	Parcel ID	Status	Inspector
8/5/2021	Occupancy Inspection		959 Copper Creek Trail, Gibsonia, PA, 15044	959 COPPER CREEK TRAIL	1508-A-107	Passed	William Payne
8/5/2021	Occupancy Inspection		959 Copper Creek Trail, Gibsonia, PA, 15044	959 COPPER CREEK TRAIL	1508-A-107	Passed	William Payne
8/5/2021	Occupancy Inspection		956 Copper Creek Trail, Gibsonia, PA, 15044	956 COPPER CREEK TRAIL	1508-A-106	Passed	William Payne
8/5/2021	Occupancy Inspection		957 Copper Creek Trail, Gibsonia, PA, 15044	957 COPPER CREEK TRAIL	1508-A-105	Passed	William Payne
8/6/2021	Occupancy Inspection		322 Saddlebrook Rd., Gibsonia, PA, 15044	322 SADDLEBROOK RD	1666-S-013	Completed	William Payne
8/6/2021	Occupancy Inspection		4372 Gibsonia Rd., GIBSONIA, PA, 15044	4372 Gibsonia Rd.	1507-M-63	Completed	William Payne
8/6/2021	Occupancy Inspection		4372 Gibsonia Rd., GIBSONIA, PA, 15044	4372 Gibsonia Rd.	1507-M-63	Completed	William Payne
8/6/2021	Occupancy Inspection		322 Saddlebrook Rd., Gibsonia, PA, 15044	322 SADDLEBROOK RD	1666-S-013	Completed	William Payne
8/9/2021	Occupancy Inspection		198 Russellton Dorseyville Rd., Cheswick, PA, 15024	198 RUSSELLTON-DORSEYVILLE	1217-G-317	Passed	William Payne
8/9/2021	Occupancy Inspection		100 Walker Lane, Gibsonia, PA, 15044	100 WALKER LANE	1507-D-101	Passed	William Payne
8/9/2021	Framing		892 ASHLEY RD., GIBSONIA, PA, 15044	892 ASHLEY RD.	1510-D-72	Passed	William Payne
8/9/2021	Occupancy Inspection		100 Walker Lane, Gibsonia, PA, 15044	100 WALKER LANE	1507-D-101	Passed	William Payne
8/9/2021	Occupancy Inspection		153 PARTRIDGE RUN RD, GIBSONIA, PA, 15044	153 PARTRIDGE RUN RD	1357-E-327	Passed	William Payne
8/9/2021	Occupancy Inspection		198 Russellton Dorseyville Rd., Cheswick, PA, 15024	198 RUSSELLTON-DORSEYVILLE	1217-G-317	Passed	William Payne
8/9/2021	Complaint Follow Up		11 LEYWOOD DR, GIBSONIA, PA, 15044	11 LEYWOOD DR	2010-N-120	Completed	William Payne
8/9/2021	Complaint Follow Up		198 MILLERSTOWN CULMERVILLE RD, TARENTUM, PA, 15084	198 MILLERSTOWN CULMERVILLE RD	2014-M-290	Completed	William Payne
8/9/2021	Complaint Follow Up		146 LAGER DR, GIBSONIA, PA, 15044	146 LAGER DR	1357-J-270	Completed	William Payne
8/10/2021	Occupancy Inspection		231 Wineberry Dr., Cheswick, PA, 15024	231 WINEBERRY DR	1360-H-039	Passed	William Payne
8/10/2021	Occupancy Inspection		265 Hytyre Farms Dr., Gibsonia, PA, 15044	265 HYTYRE FARMS DR	1508-E-307	Passed	William Payne
8/10/2021	Occupancy Inspection		3401 Cedar Glen Dr., Allison Parl, PA, 15101	3401 CEDAR GLEN DR	1214-F-122	Completed	William Payne
8/10/2021	Occupancy Inspection		1031 Walnut St., Tarentum, PA, 15084	1031 WALNUT ST	2197-P-388	Passed	William Payne

**West Deer Township**  
**109 East Union Road**  
**Cheswick, PA 15024**

**WD Inspection Report**  
**From 08/01/2021 To 08/31/2021**

Inspection Date	Inspection Type	Parcel Owner	Parcel Owner Mailing	Legal Address	Parcel ID	Status	Inspector
8/10/2021	Occupancy Inspection		3401 Cedar Glen Dr., Allison Parl, PA, 15101	3401 CEDAR GLEN DR	1214-F-122	Completed	William Payne
8/10/2021	Occupancy Inspection		265 Hytyre Farms Dr., Gibsonia, PA, 15044	265 HYTYRE FARMS DR	1508-E-307	Passed	William Payne
8/10/2021	Occupancy Inspection		231 Wineberry Dr., Cheswick, PA, 15024	231 WINEBERRY DR	1360-H-039	Passed	William Payne
8/10/2021	Occupancy Inspection		1031 Walnut St., Tarentum, PA, 15084	1031 WALNUT ST	2197-P-388	Passed	William Payne
8/10/2021	Footer		574 BAIRDFORD RD, GIBSONIA, PA, 15044	574 BAIRDFORD RD	1669-H-064	Passed	William Payne
8/11/2021	Footer		192 Millerstown Culmerville Rd., Tarentum, PA, 15084	192 MILLERSTOWN-CULMERVILLE RD	2014-M-267	Passed	William Payne
8/11/2021	Complaint Follow Up		164 East Union Rd., Cheswick, PA, 15024	6 HEMLOCK ST	1668-H-304	Passed	William Payne
8/12/2021	Complaint Follow Up		164 East Union Rd., Cheswick, PA, 15024	6 HEMLOCK ST	1668-H-304	Completed	William Payne
8/12/2021	Complaint Follow Up		18 GLASGOW RD, GIBSONIA, PA, 15044	18 GLASGOW RD	2009-C-026	Cancelled	William Payne
8/13/2021	Footer		1182 LOGAN RD, GIBSONIA, PA, 15044	1182 LOGAN RD	1837-F-29	Passed	William Payne
8/13/2021	Occupancy Inspection		304 Poplar St., Tarentum, PA, 15084	304 POPLAR ST	2013-N-164	Passed	William Payne
8/13/2021	Occupancy Inspection		104 Bessemer St., Tarentum, PA, 15084	104 BESSEMER ST	1671-G-352	Completed	William Payne
8/13/2021	Occupancy Inspection		428 Linden Dr., Cheswick, PA, 15024	428 LINDEN DR	1361-E-357	Passed	William Payne
8/13/2021	Site Inspection		270 LAKEMONT PARK BLVD, ALTOONA, PA, 16602	4447 Gibsonia Rd.	1357-H-135	Completed	William Payne
8/13/2021	Foundation		1182 LOGAN RD, GIBSONIA, PA, 15044	1182 LOGAN RD	1837-F-29	Passed	William Payne
8/13/2021	Occupancy Inspection		428 Linden Dr., Cheswick, PA, 15024	428 LINDEN DR	1361-E-357	Passed	William Payne
8/13/2021	Occupancy Inspection		104 Bessemer St., Tarentum, PA, 15084	104 BESSEMER ST	1671-G-352	Completed	William Payne
8/13/2021	Occupancy Inspection		304 Poplar St., Tarentum, PA, 15084	304 POPLAR ST	2013-N-164	Passed	William Payne
8/16/2021	Occupancy Inspection		101 Canter Lane, Gibsonia, PA, 15044	101 CANTER LANE	1507-D-036	Passed	William Payne
8/16/2021	Occupancy Inspection		101 Canter Lane, Gibsonia, PA, 15044	101 CANTER LANE	1507-D-036	Passed	William Payne



**West Deer Township**  
**109 East Union Road**  
**Cheswick, PA 15024**

**WD Inspection Report**  
**From 08/01/2021 To 08/31/2021**

Inspection Date	Inspection Type	Parcel Owner	Parcel Owner Mailing	Legal Address	Parcel ID	Status	Inspector
8/16/2021	Commercial Occupancy		425 6TH AVE, STE. 950, PITTSBURGH, PA, 15219	40 MCKRELL RD	1512-M-280	Completed	William Payne
8/16/2021	Commercial Occupancy		1353 Fairstead Ln, Pittsburgh, Pa, 15217	40 MCKRELL RD	1512-M-280	Completed	William Payne
8/16/2021	Framing		192 Millerstown Culmerville Rd., Tarentum, PA, 15084	192 MILLERSTOWN-CULMERVILLE RD	2014-M-267	Completed	William Payne
8/16/2021	Framing		4201 COHASSET LN, ALLISON PARK, PA, 15101	943 COPPER CREEK TRAIL	1508-A-90-B	Failed	William Payne
8/16/2021	Final		4201 COHASSET LN, ALLISON PARK, PA, 15101	950 COPPER CREEK TRAIL	1508-A-76-A	Failed	William Payne
8/16/2021	Final		4201 COHASSET LN, ALLISON PARK, PA, 15101	952 COPPER CREEK TRAIL	1508-A-76-B	Failed	William Payne
8/16/2021	Final		4201 COHASSET LN, ALLISON PARK, PA, 15101	949 COPPER CREEK TRAIL	1508-A-88-A	Failed	William Payne
8/16/2021	Final		4201 COHASSET LN, ALLISON PARK, PA, 15101	951 COPPER CREEK TRAIL	1508-A-88-B	Failed	William Payne
8/16/2021	Framing		4201 COHASSET LN, ALLISON PARK, PA, 15101	948 COPPER CREEK TRAIL	1508-A-74-B	Failed	William Payne
8/16/2021	Framing		4201 COHASSET LN, ALLISON PARK, PA, 15101	946 COPPER CREEK TRAIL	1508-A-74-A	Failed	William Payne
8/16/2021	Framing		4201 COHASSET LN, ALLISON PARK, PA, 15101	941 COPPER CREEK TRAIL	1508-A-90-A	Failed	William Payne
8/17/2021	Occupancy Inspection		1889 Saxonburg Rd., Tarentum, PA, 15084	1889 SAXONBURG BLVD	1670-H-284	Completed	William Payne
8/17/2021	Occupancy Inspection		62 Greenleaf Dr., Cheswick, PA, 15024	62 GREENLEAF DR	1360-S-018	Passed	William Payne
8/17/2021	Occupancy Inspection		3701 REGENT BLVD., IRVING, TX, 75063	4302 PARADISE DR	1508-J-367	Completed	William Payne
8/17/2021	Occupancy Inspection		3701 REGENT BLVD., IRVING, TX, 75063	4302 PARADISE DR	1508-J-367	Completed	William Payne
8/17/2021	Occupancy Inspection		62 Greenleaf Dr., Cheswick, PA, 15024	62 GREENLEAF DR	1360-S-018	Passed	William Payne
8/17/2021	Occupancy Inspection		1889 Saxonburg Rd., Tarentum, PA, 15084	1889 SAXONBURG BLVD	1670-H-284	Completed	William Payne
8/17/2021	Complaint Follow Up		216 Bairdford Rd., Gibsonia, PA, 15044	216 BAIRDFORD RD	1835-G-312	Completed	William Payne
8/20/2021	Occupancy Inspection		4702 Sherbrooke Ct., Allison Park, PA, 15101	4702 SHERBROOKE CT	1214-N-369	Completed	William Payne
8/20/2021	Occupancy Inspection		4702 Sherbrooke Ct., Allison Park, PA, 15101	4702 SHERBROOKE CT	1214-N-369	Completed	William Payne
8/20/2021	Complaint Follow Up		251 SHOAF ST, TARENTUM, PA, 15084	251 SHOAF ST	1838-N-305	Open	William Payne

**West Deer Township**  
**109 East Union Road**  
**Cheswick, PA 15024**

**WD Inspection Report**  
**From 08/01/2021 To 08/31/2021**

Inspection Date	Inspection Type	Parcel Owner	Parcel Owner Mailing	Legal Address	Parcel ID	Status	Inspector
8/20/2021	Complaint Follow Up		PO BOX 222, CURTISVILLE, PA, 15032	253 SHOAF ST	1838-N-301	Open	William Payne
8/20/2021	Complaint Follow Up		228 SHOAF ST, TARENTUM, PA, 15084	228 SHOAF ST	1838-N-267	Completed	William Payne
8/23/2021	Complaint Follow Up		2391 Saxonburg Blvd., Cheswick, PA, 15024	2391 SAXONBURG BLVD	1216-D-116	Open	William Payne
8/23/2021	Insulation		4201 COHASSET LN, ALLISON PARK, PA, 15101	943 COPPER CREEK TRAIL	1508-A-90-B	Failed	William Payne
8/23/2021	Insulation		4201 COHASSET LN, ALLISON PARK, PA, 15101	941 COPPER CREEK TRAIL	1508-A-90-A	Passed	William Payne
8/23/2021	Complaint Follow Up		110 LAGER DR, GIBSONIA, PA, 15044	110 LAGER DR	1357-J-244	Completed	William Payne
8/23/2021	Holding Tank Inspection		109 EAST UNION RD., CHESWICK, PA, 15024	21 BAIRD FORD PARK RD.	1669-M-66	Completed	William Payne
8/23/2021	Framing		3511 HUNTERTOWN RD, ALLISON PARK, PA, 15101	3511 HUNTERTOWN RD	1214-E-035	Passed	William Payne
8/24/2021	Framing		192 Millerstown Culmerville Rd., Tarentum, PA, 15084	192 MILLERSTOWN-CULMERVILLE RD	2014-M-267	Completed	William Payne
8/24/2021	Insulation		4201 COHASSET LN, ALLISON PARK, PA, 15101	943 COPPER CREEK TRAIL	1508-A-90-B	Passed	William Payne
8/24/2021	Occupancy Inspection		1146 Links Way, Gibsonia, PA, 15044	1146 LINKS WAY	2011-E-85-1146	Passed	William Payne
8/24/2021	Occupancy Inspection		4514 Dawn Road, Gibsonia, PA, 15044	4514 DAWN RD	1507-H-233	Completed	William Payne
8/24/2021	Occupancy Inspection		4601 Woodlake dr., Allison Park, PA, 15101	4601 WOODLAKE DR	1079-A-394	Completed	William Payne
8/24/2021	Occupancy Inspection		4786 Bayfield Rd., Allison Park, PA, 15101	4786 BAYFIELD RD	1079-B-204	Completed	William Payne
8/24/2021	Occupancy Inspection		4786 Bayfield Rd., Allison Park, PA, 15101	4786 BAYFIELD RD	1079-B-204	Completed	William Payne
8/24/2021	Occupancy Inspection		4601 Woodlake dr., Allison Park, PA, 15101	4601 WOODLAKE DR	1079-A-394	Completed	William Payne
8/24/2021	Occupancy Inspection		4514 Dawn Road, Gibsonia, PA, 15044	4514 DAWN RD	1507-H-233	Completed	William Payne
8/24/2021	Occupancy Inspection		1146 Links Way, Gibsonia, PA, 15044	1146 LINKS WAY	2011-E-85-1146	Passed	William Payne
8/25/2021	Final		3511 HUNTERTOWN RD, ALLISON PARK, PA, 15101	3511 HUNTERTOWN RD	1214-E-035	Failed	William Payne
8/26/2021	Final		4365 BAKERSTOWN CULMERVILLE RD, GIBSONIA, PA, 15044	4365 BAKERSTOWN CULMERVILLE RD	2010-A-038	Completed	William Payne



**West Deer Township**  
**109 East Union Road**  
**Cheswick, PA 15024**

**WD Inspection Report**  
**From 08/01/2021 To 08/31/2021**

Inspection Date	Inspection Type	Parcel Owner	Parcel Owner Mailing	Legal Address	Parcel ID	Status	Inspector
8/26/2021	Electrical/Plumbing		4365 BAKERSTOWN CULMERVILLE RD, GIBSONIA, PA, 15044	4365 BAKERSTOWN CULMERVILLE RD	2010-A-038	Passed	William Payne
8/27/2021	Footer		284 West Starz Road, Cheswick, PA, 15024	284 WEST STARZ RD	1359-C-262	Passed	William Payne
8/27/2021	Occupancy Inspection		162 RUSSELLTON-DORSEYVILLE, CHESWICK, PA, 15024	162 RUSSELLTON-DORSEYVILLE	1217-F-62	Passed	William Payne
8/27/2021	Site Inspection		3522 W STAG DR, GIBSONIA, PA, 15044	3522 W STAG DR	1507-S-242	Open	William Payne
8/30/2021	Complaint Follow Up		107 PINE ST, RUSSELLTON, PA, 15076	107 PINE ST	1361-S-393	Completed	William Payne
8/30/2021	Final		3511 HUNTERTOWN RD, ALLISON PARK, PA, 15101	3511 HUNTERTOWN RD	1214-E-035	Passed	William Payne
8/30/2021	Complaint Follow Up		18 CARL LANE, GIBSONIA, PA, 15044	18 CARL LANE	2008-G-020	Completed	William Payne
8/30/2021	Complaint Follow Up		1706 GRALL AVE., PITTSBURGH, PA, 15209	731 LITTLE DEER CREEK RD	1512-S-110	Completed	William Payne
8/30/2021	Footer		3525 HUNTERTOWN RD, ALLISON PK, PA, 15101	3525 HUNTERTOWN RD	1214-E-049	Passed	William Payne
8/31/2021	Footer		1182 LOGAN RD, GIBSONIA, PA, 15044	1182 LOGAN RD	1837-F-29	Passed	William Payne
8/31/2021	Complaint Follow Up		60 GREENLEAF DR, CHESWICK, PA, 15024	60 GREENLEAF DR	1360-M-026	Completed	William Payne
8/31/2021	Complaint Follow Up		520 OAKWOOD ST., SPRINGDALE, PA, 15144	1368-1370 SAXONBURG BLVD	2196-H-303	Completed	William Payne
8/31/2021	Complaint Follow Up		1328 MACARTHUR DR, RUSSELLTON, PA, 15076	1328 MACARTHUR DR	1218-H-231	Completed	William Payne

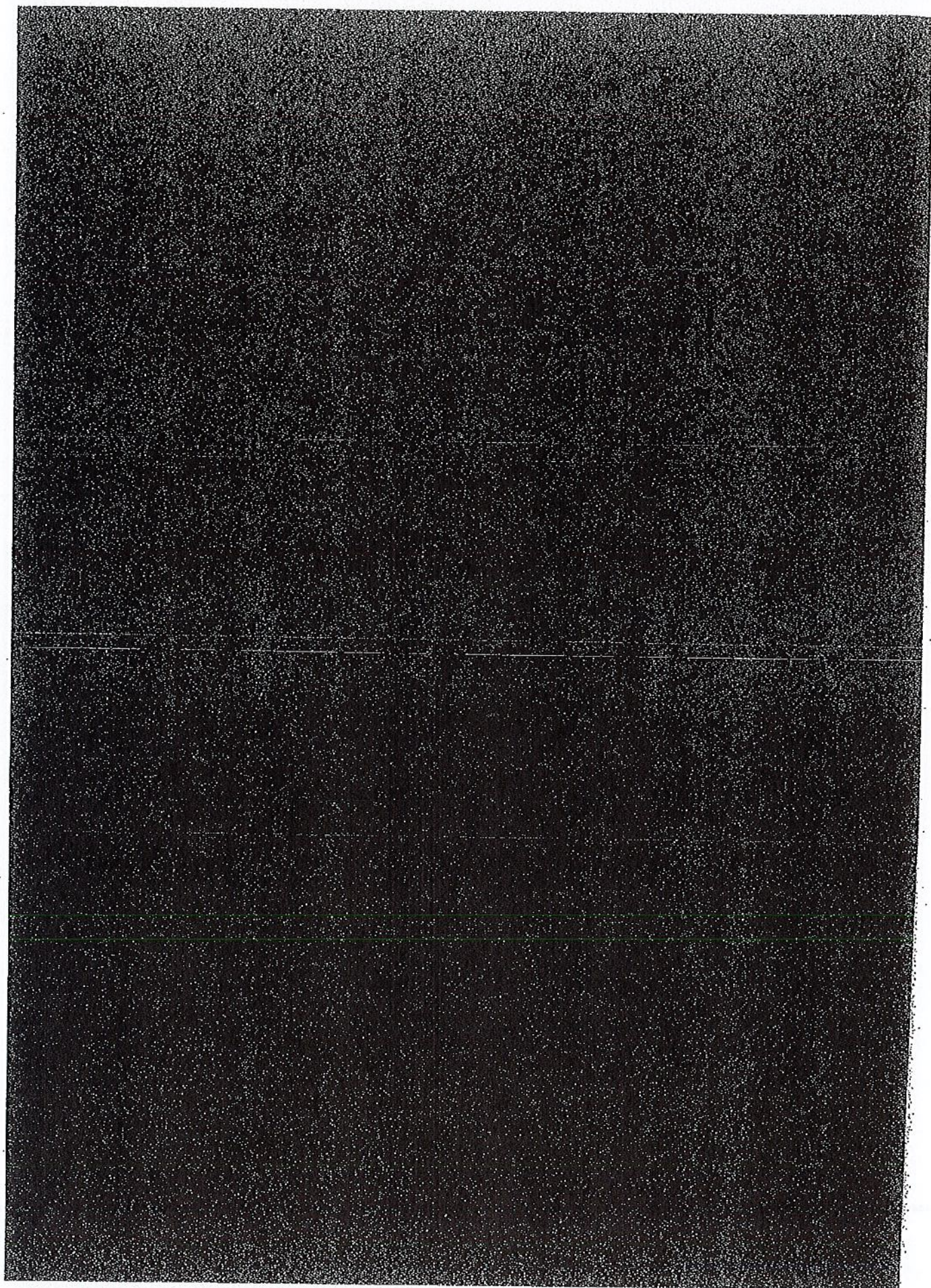
West Deer Township  
109 East Union Road  
Cheswick, PA 15024

WD Inspection Report  
From 08/01/2021 To 08/31/2021

Count by Type

Type	Count
Air Sealing	1
Commercial Occupancy	1
Complaint Follow Up	22
Drywall	1
Electrical/Plumbing	2
Final	8
Fireblocking	1
Footer	6
Foundation	1
Framing	12
Holding Tank Inspection	2
Insulation	4
Occupancy Inspection	26
Site Inspection	4
Total:	91







## **PARKS AND RECREATION BOARD REPORT**

ATTACHED IS THE PARKS AND RECREATION BOARD REPORT.

ARE THERE ANY QUESTIONS REGARDING THE REPORT?

## **Parks & Recreation Report**

**September 15, 2021**

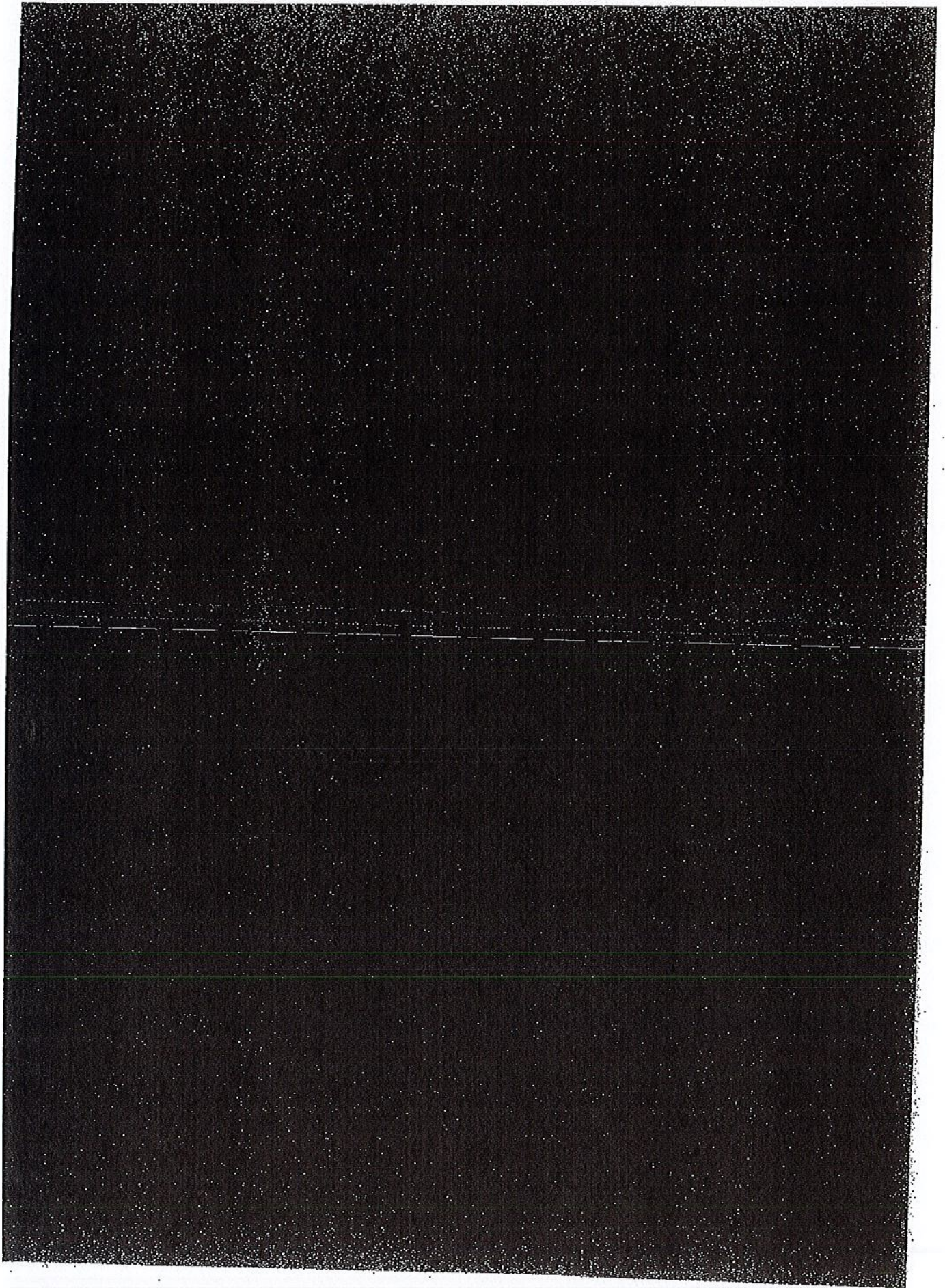
Our last meeting was August 25th.

Proposed 2021 Events (hopefully more will be added and these are subject to change)

- October 16th - Fall Festival at Bairdford Park
- Trunk or Treat - event at East Union Church cancelled and we will be discussing other possibilities at our next meeting

Our next meeting is scheduled for September 22 at 7:00PM with our final Fall Festival meeting to follow.





**WEST DEER #1 VFC REPORT**

ATTACHED IS THE WEST DEER #1 VFC REPORT.

ARE THERE ANY QUESTIONS REGARDING THE REPORT?



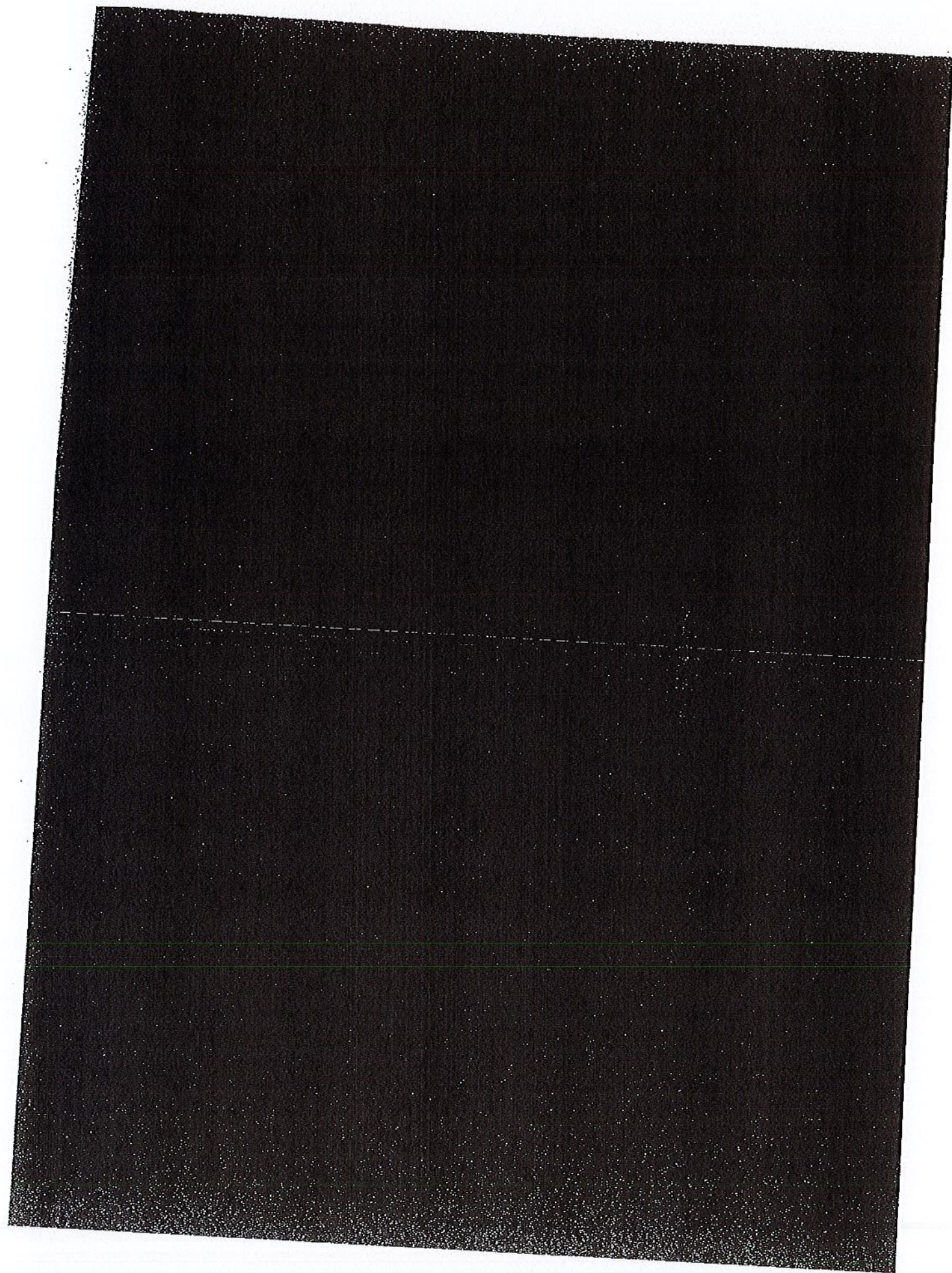
# West Deer VFD #1

1520 Saxonburg Blvd Tarentum PA 15084

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August 2021

- We had 14 calls this month
- Monthly training was ventilation
- Three company training was canceled due to weather
- Received 6 50ft sections of inch and ¾ attack hose
- Poured concrete floor in the new garage addition
- 50/50 raffle tickets still being sold - they will be raffled off at the fall festival on October 16th
- Gun bash tickets will be printed by 9/21 and will be for sale after that and at the fall festival
- We had two hall rentals this month.





**WEST DEER #2 VFC REPORT**

ATTACHED IS THE WEST DEER #2 VFC REPORT.

ARE THERE ANY QUESTIONS REGARDING THE REPORT?

West deer #2 monthly report for August and September 2021

For the month of August we responded to 25 calls

- 13 false alarms
- 5 motor vehicle crashes
- 2 wires down calls
- 1 car fire
- 1 possible house fire
- 1 water in a resident

For the month of September as of 9-9 we responded to 9 calls so far

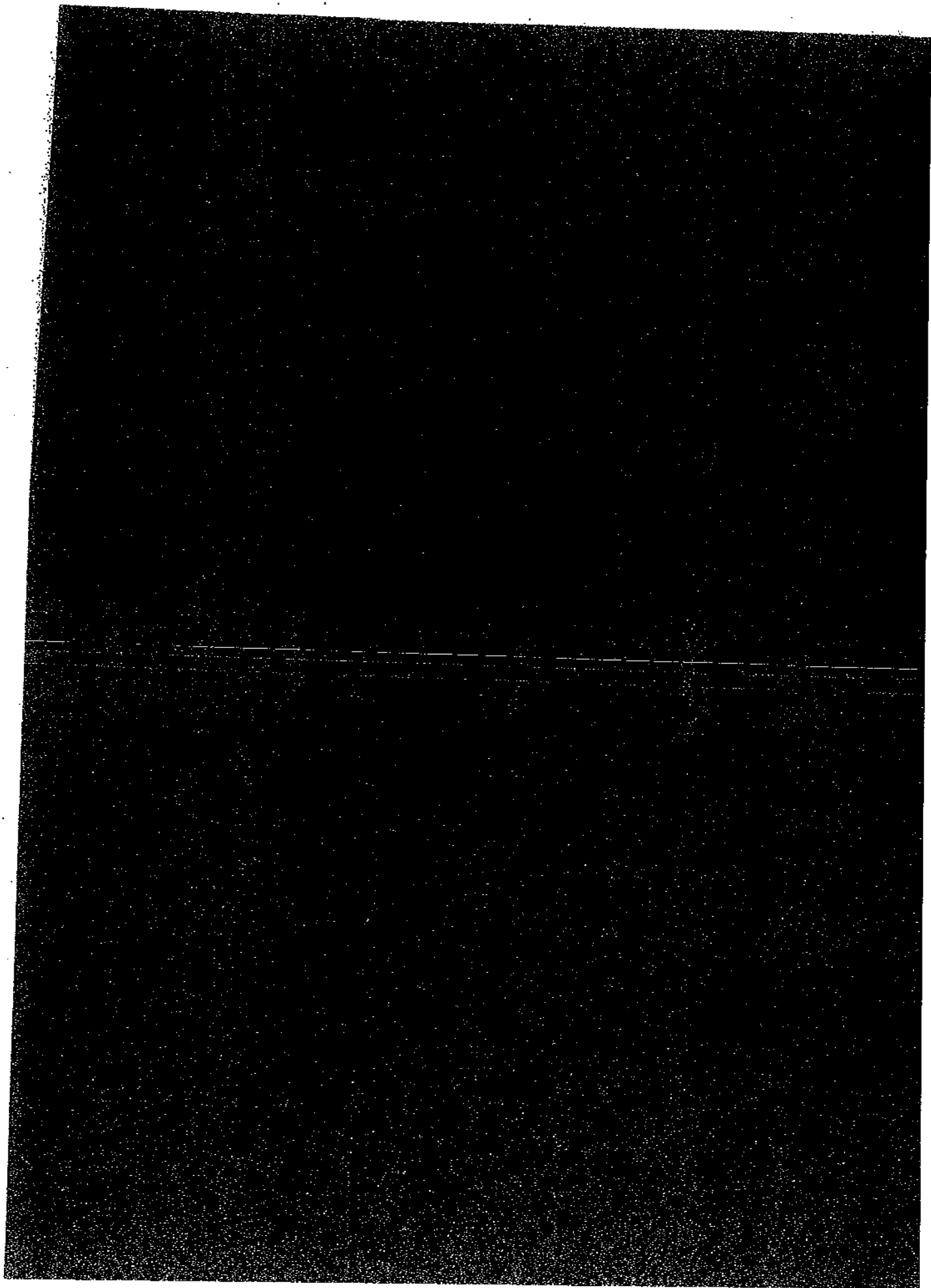
- 1 false alarm
- 2 car crashes
- 1 wires down call
- 1 trash fire
- 2 flooded roadways
- 1 flooded basement
- 1 has leak

West deer # 2 has responded to a total of 161 calls for the year so far

We train every Tuesday. we covered vehicle rescue and rope rescue as well as truck checks to make sure all the equipment is in good working order

Our new tanker is due in the beginning of October at a cost of 560,000

We are getting bids on body repair for our engine the current bids are between \$16,000 and \$20,000





**WEST DEER #3 VFC REPORT**

ATTACHED IS THE WEST DEER #3 VFC REPORT.

ARE THERE ANY QUESTIONS REGARDING THE REPORT?

**West Deer Twp. VFC # 3**  
**FIRE CHIEF'S REPORT**  
September 2021

Call Report for August – 104 total calls

59 - QRS Calls with response, 3 - QRS calls with no response (4%)

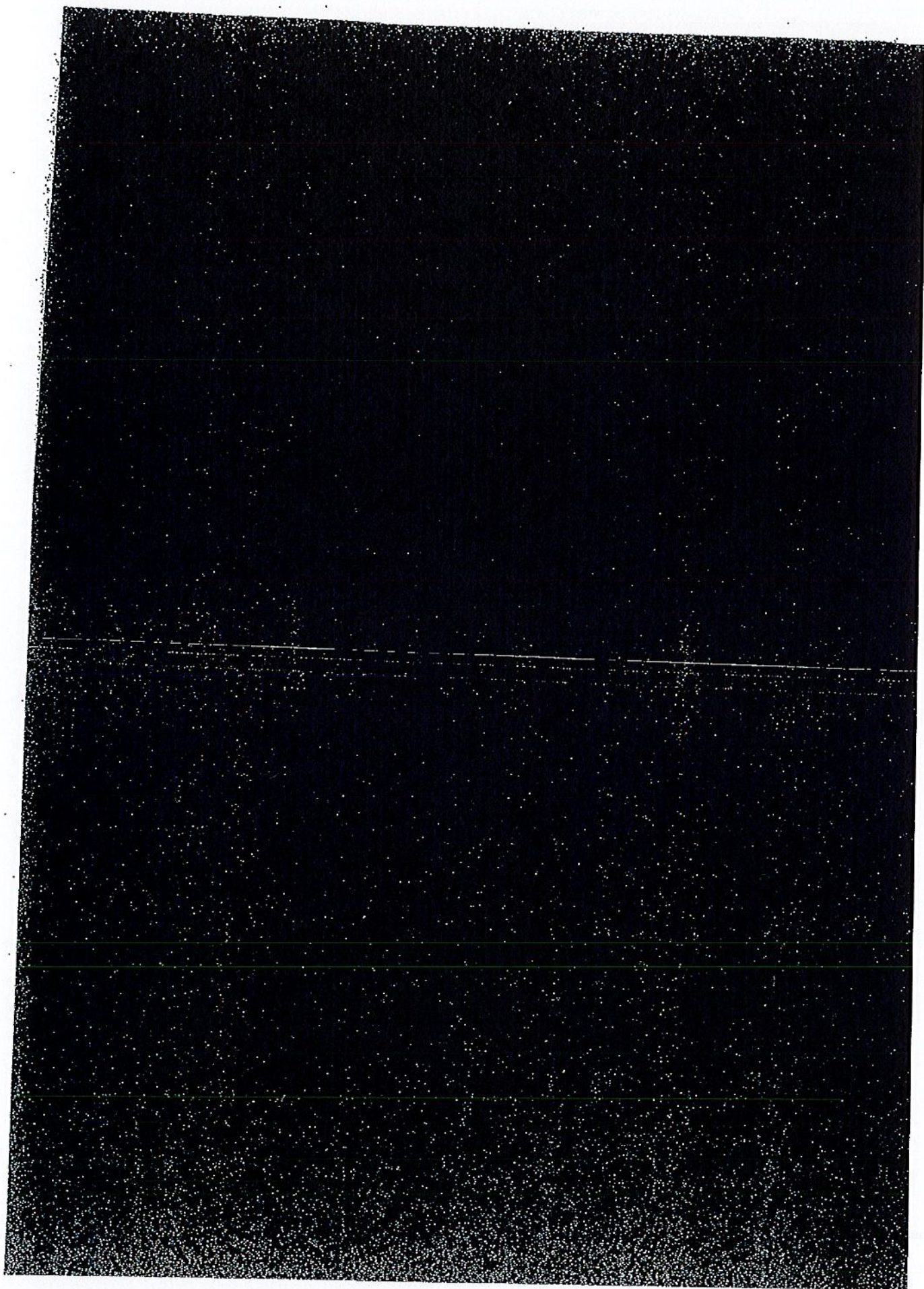
42 - Fire Calls

- 4 - Commercial Structure Fire
- 11 - Commercial Fire Alarm
- 4 - Residential Structure Fire
- 4 - Residential Fire Alarm
- 8 - MVC
- 0 - MVC w/ entrapment
- 0 - Rescue other than MVC
- 11 - Misc. (flooding/wires down/trees down)
- 0 - CO Alarm
- 0 - False Call
- 0 - Brush Fire
- 0 - Vehicle Fire
  - 7 - Hampton
  - 17 - Richland
  - 18 - West Deer
  - 22 - 0500-1700
  - 20 - 1700-0500

- Equipment/truck checklists – All completed
- Operations meeting cancelled due to Labor Day
- Basic Rope and Rigging class cancelled due to low attendance
- 3 company training cancelled due to large rain event/flooding
- Child clearances missing 3, others are non-active or on military leave

Upcoming events:

- 9/14 – Training
- 9/21 – Training (TIPS Class 7pm)
- 9/28 – Work Night
- SVR class – 3 still need to test
- Josh Wiegand and John Jarvis received Pro Board certification for technical rescuer
- Kitchen fire at 340 Partridge Run Road estimated by insurance company at \$100,000 in damages
- Smoke Detector replacement program in Steeplechase ongoing
- Fire Station project
  - Awaiting closing – moved to 9/9/21 at Seller's request
- Penndot is planning to switch sides on 910 Bridge work in the near future, 2 way traffic will resume
- Closeout report for State Fire/EMS Grant was submitted
- 4 sets of firefighter turnout gear ordered awaiting delivery
- Attended the Township meeting (virtually) – Gas well public hearing ongoing
- COVID mitigation – emergency personnel are still required to wear at minimum a surgical mask on calls and when entering residential/commercial buildings. Cardiac arrests/unresponsive medical calls require a minimum of N-95 masks
- Engine chainsaw repaired
- Ladder truck state vehicle inspection completed
- Command vehicle to Krebs 9/8/21 for brakes and water pump
- 2020 AFG Awarded for physicals \$51,504.76





## **WEST DEER EMS REPORT**

ATTACHED IS THE WEST DEER EMS REPORT.

ARE THERE ANY QUESTIONS REGARDING THE REPORT?

## CDC STEERING COMMITTEE REPORT

MR. MAJERNIK...

**ADOPTION: RESOLUTION NO. 2021-22 (POLICE COLLECTIVE BARGAINING AGREEMENT)**

RESOLUTION NO. 2021-22

ATTACHED IS RESOLUTION NO. 2021-22, WHICH RATIFIES THE TENTATIVE AGREEMENT BETWEEN TEAMSTERS LOCAL UNION 249 (POLICE UNION) AND THE TOWNSHIP. THIS AGREEMENT WOULD BE EFFECTIVE JANUARY 1, 2022 THROUGH DECEMBER 31, 2024.

THE SIGNED AGREEMENT IS ATTACHED, AND – IF RATIFIED – WILL BE INCORPORATED IN THE LAST FULL UNION AGREEMENT.

WHAT ACTION DOES THE BOARD WITH TO TAKE.

I MOVE TO ADOPT RESOLUTION NO. 2021-22 RATIFYING THE TENTATIVE AGREEMENT BY AND BETWEEN WEST DEER TOWNSHIP AND THE TEAMSTERS LOCAL UNION 249 (POLICE UNION), AND APPROVING AND AUTHORIZING THE EXECUTION OF A NEW AGREEMENT WHICH INCORPORATES THE TERMS OF THE AFOREMENTIONED TENTATIVE AGREEMENT INTO THE LAST AGREEMENT BETWEEN THE PARTIES.

MOTION SECOND AYES NAYES

MRS. HOLLIBAUGH	___	___	___	___
MRS. JORDAN	___	___	___	___
DR. MANN	___	___	___	___
MR. FORBES	___	___	___	___
MR. KARPUI	___	___	___	___



**TOWNSHIP OF WEST DEER  
ALLEGHENY COUNTY, PENNSYLVANIA**

**RESOLUTION NO. 2021-22**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WEST DEER, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, RATIFYING THE TENTATIVE AGREEMENT BY AND BETWEEN WEST DEER TOWNSHIP AND THE TEAMSTERS LOCAL UNION 249, AND APPROVING AND AUTHORIZING THE EXECUTION OF A NEW AGREEMENT WHICH INCORPORATES THE TERMS OF THE AFOREMENTIONED TENTATIVE AGREEMENT INTO THE LAST AGREEMENT BETWEEN THE PARTIES.**

**WHEREAS**, the Township of West Deer and the Teamsters Local Union No. 249 (Police Union) have an existing agreement which expired 31 December 2020, but was extended by a one-year memorandum of understanding that expires 31 December 2021; and

**WHEREAS**, the Board of Supervisors of the Township of West Deer has determined that approving and authorizing the execution of the Tentative Agreement between the Township and the Police Union in substantially the form attached hereto as will further the health, safety, and welfare of the current and future residents of the Township; and

**WHEREAS**, it is the intent of both the Township and the Police Union to incorporate the terms of the Tentative Agreement into a formal agreement with a term of 1 January 2022 through 31 December 2024.

**NOW THEREFORE, BE IT RESOLVED**, by the Board of Supervisors of the Township of West Deer, that the Board hereby approves and authorizes the execution the attached Tentative Agreement, and approves and authorizes the execution of a new agreement which incorporates the terms of the aforementioned Tentative Agreement into the last agreement between the parties.

**RESOLVED** this 15<sup>th</sup> day of September 2021 by the Board of Supervisors of the Township of West Deer.

Attest:

Township of West Deer

\_\_\_\_\_  
Daniel J. Mator, Jr., Township Manager

\_\_\_\_\_  
Arlind Karpuzi, Chairperson,  
Board of Supervisors

## TENTATIVE AGREEMENT

*By and Between*

West Deer Township  
Allegheny County, Pennsylvania  
*and*  
The Teamsters Local Union 249

As evidenced by the signatures below, the bargaining committees of both parties have agreed to recommend for ratification the following terms and provisions of a Tentative Agreement reached to modify and extend the Collective Bargaining Agreement which expired by its terms on 31 December 2020, and which was extended as modified by a Memorandum of Understanding through 31 December 2021. If ratified, the Agreement as amended by the Memorandum of Understanding is to remain in effect for the term of 1 January 2022 through 31 December 2024, except as modified by the terms and provisions below:

1. **ARTICLE XVI – WAGES** – The base salary shall increase three percent (3%) effective 1 January 2022, three percent (3%) effective 1 January 2023, and three percent (3%) effective 1 January 2024. The base salary applicable in or after an officer's sixth year of service shall be as follows (rounded to the nearest whole dollar):

2022	\$ 79,484
2023	\$ 81,868
2024	\$ 84,324

2. **ARTICLE XIX – PAID HOLIDAYS** – An officer's birthday shall be eliminated as a paid holiday. Christmas Eve shall be added as a paid holiday. The number of personal days shall be increased to three (3).
3. **ARTICLE XXI – DURATION** – The term of the Agreement shall be 1 January 2022 through 31 December 2024.
4. **MISCELLANEOUS** – The terms of this Tentative Agreement as well as any agreements reached between the parties during the term of the current Collective Bargaining Agreement and the Memorandum of Understanding shall be incorporated into an Integrated Collective Bargaining Agreement.

Agreed to by Teamsters Local Union 249

By 

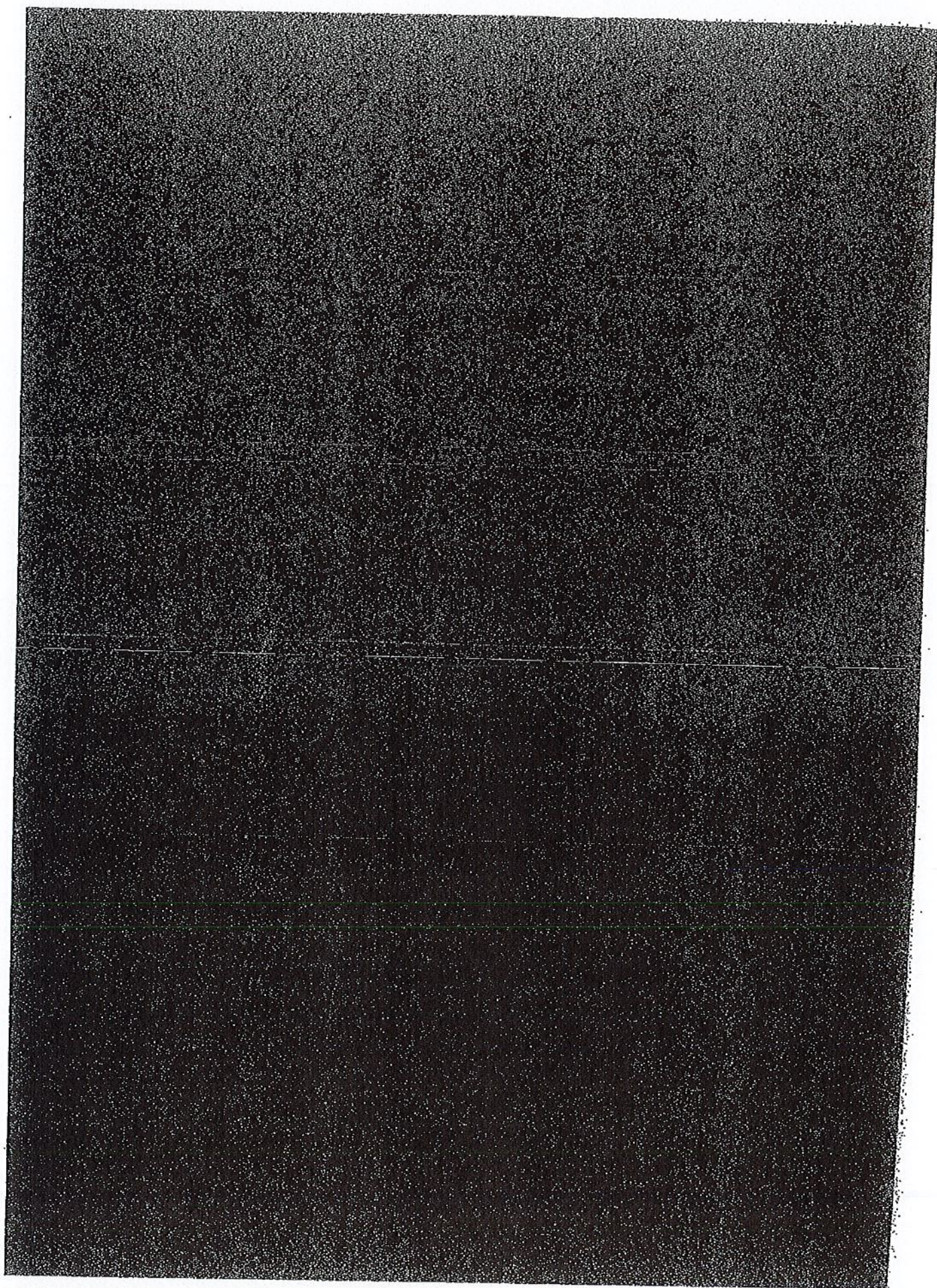
Date 9/2/2021

Agreed to by West Deer Township

By \_\_\_\_\_

Date \_\_\_\_\_







**ADOPTION: RESOLUTION NO. 2021-23 (910 FLEX SEWAGE PLANNING MODULE)**

**RESOLUTION NO. 2021-23**

RESOLUTION 2021-23 APPROVES THE PA DEP SEWAGE FACILITIES PLANNING MODULE FOR THE PLAN LOCATED AT 4550 GIBSONIA ROAD (STATE ROUTE 910) GIBSONIA, PA IN THE SU SPECIAL USE ZONING DISTRICT.

(SEE ATTACHED)

MR. SHOUP REVIEWED THE PA DEPARTMENT OF ENVIRONMENTAL PROTECTION PLANNING MODULE DOCUMENTS AND FOUND THE PLANNING MODULE TO BE IN PROPER ORDER. MR. SHOUP THEREFORE RECOMMENDED THAT IT BE APPROVED BY THE TOWNSHIP BY RESOLUTION.

MR. SHOUP.....

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO ADOPT RESOLUTION 2021-23 APPROVING THE PA DEP SEWAGE FACILITIES PLANNING MODULE FOR THE 910 FLEX SEWAGE PLANNING MODULE PLAN.

MOTION SECOND AYES NAYES

MRS. JORDAN	___	___	___	___
DR. MANN	___	___	___	___
MR. FORBES	___	___	___	___
MRS. HOLLIBAUGH	___	___	___	___
MR. KARPUI	___	___	___	___



# SHOUP ENGINEERING

**FOR OVER 50 YEARS**

329 Summerfield Drive, Baden, PA 15005

Phone: 724-869-9560

info@shoupengineering.com

September 7, 2021

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

Via Email

Re: 910 Flex Use Building  
Sewage Facilities Planning Module

Dear Mr. Mator,

I have reviewed the sewage facilities planning module for the 910 Flex Use Building project and have found that the same to be complete and satisfactory. I would therefore recommend that the Township Board of Supervisors approve and adopt the enclosed resolution.

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.

Enclosure

cc: Bill Payne, via email  
Jodi French, via email  
Dorothy Moyta, via email

## RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

Resolution No. 2021-23

RESOLUTION OF THE SUPERVISORS of WEST DEER TOWNSHIP, ALLEGHENY COUNTY, PENNSYLVANIA  
(hereinafter "the municipality").

**WHEREAS** Section 5 of the Act of January 24, 1966, P.L. 1535, No. 537, known as the *Pennsylvania Sewage Facilities Act*, as Amended, and the rules and Regulations of the Pennsylvania Department of Environmental Protection (DEP) adopted thereunder, Chapter 71 of Title 25 of the Pennsylvania Code, require the municipality to adopt an Official Sewage Facilities Plan providing for sewage services adequate to prevent contamination of waters of the Commonwealth and/or environmental health hazards from sewage wastes, and to revise said plan whenever it is necessary to determine whether a proposed method of sewage disposal for a new land development conforms to a comprehensive program of pollution control and water quality management, and

**WHEREAS** Gibsonia Road Associates LLC has proposed the development of a parcel of land identified as  
land developer

910 Flex Use Building, and described in the attached Sewage Facilities Planning Module, and  
name of subdivision

proposes that such subdivision be served by: (check all that apply), ☒ sewer tap-ins, ☐ sewer extension, ☐ new treatment facility, ☐ individual onlot systems, ☐ community onlot systems, ☐ spray irrigation, ☐ retaining tanks, ☐ other, (please specify). \_\_\_\_\_

**WHEREAS**, West Deer Township finds that the subdivision described in the attached  
municipality

Sewage Facilities Planning Module conforms to applicable sewage related zoning and other sewage related municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management.

**NOW, THEREFORE, BE IT RESOLVED** that the Supervisors of the Township of West Deer hereby adopt and submit to DEP for its approval as a revision to the "Official Sewage Facilities Plan" of the municipality the above referenced Sewage Facilities Planning Module which is attached hereto.

I \_\_\_\_\_, Secretary, West Deer  
(Signature)

Township Board of Supervisors, hereby certify that the foregoing is a true copy of

the Township Resolution # 2021-23, adopted, \_\_\_\_\_, 20\_\_\_\_.

Municipal Address:

West Deer Township  
109 East Union Road  
Cheswick, PA 15024  
Telephone 724-265-3680

Seal of  
Governing Body





**pennsylvania**  
DEPARTMENT OF ENVIRONMENTAL  
PROTECTION

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
BUREAU OF CLEAN WATER

**TRANSMITTAL LETTER  
FOR SEWAGE FACILITIES PLANNING MODULE**

DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) USE ONLY				
DEP CODE # 02948-21-101	CLIENT ID #	SITE ID #	APS ID #	AUTH. ID #

TO: Approving Agency (DEP or delegated local agency)  
Pennsylvania Dept. of Environmental Protection  
400 Waterfront Drive  
Pittsburgh, PA 15222

Date \_\_\_\_\_

Dear Sir/Madam:

Attached please find a completed sewage facilities planning module prepared by The Gateway Engineers, Inc.

(Name)

(Title)

for 910 Flex Use Building

(Name)

a subdivision, commercial, or industrial facility located in West Deer Township

Allegheny

(City, Borough, Township)

County.

**Check one**

- ☒ (i) The planning module, as prepared and submitted by the applicant, is approved by the municipality as a proposed ☒ revision ☐ supplement for new land development to its Official Sewage Facilities Plan (Official Plan), and is ☒ adopted for submission to DEP ☐ transmitted to the delegated LA for approval in accordance with the requirements of 25 Pa. Code Chapter 71 and the *Pennsylvania Sewage Facilities Act* (35 P.S. §750),

OR

- ☐ (ii) The planning module will not be approved by the municipality as a proposed revision or supplement for new land development to its Official Plan because the project described therein is unacceptable for the reason(s) checked below:

**Check Boxes**

- ☐ Additional studies are being performed by or on behalf of this municipality which may have an effect on the planning module as prepared and submitted by the applicant. Attached hereto is the scope of services to be performed and the time schedule for completion of said studies.
- ☐ The planning module as submitted by the applicant fails to meet limitations imposed by other laws or ordinances, officially adopted comprehensive plans and/or environmental plans (e.g., zoning, land use, 25 Pa. Code Chapter 71). Specific reference or applicable segments of such laws or plans are attached hereto.
- ☐ Other (attach additional sheet giving specifics).

**Municipal Secretary:** Indicate below by checking appropriate boxes which components are being transmitted to the approving agency.

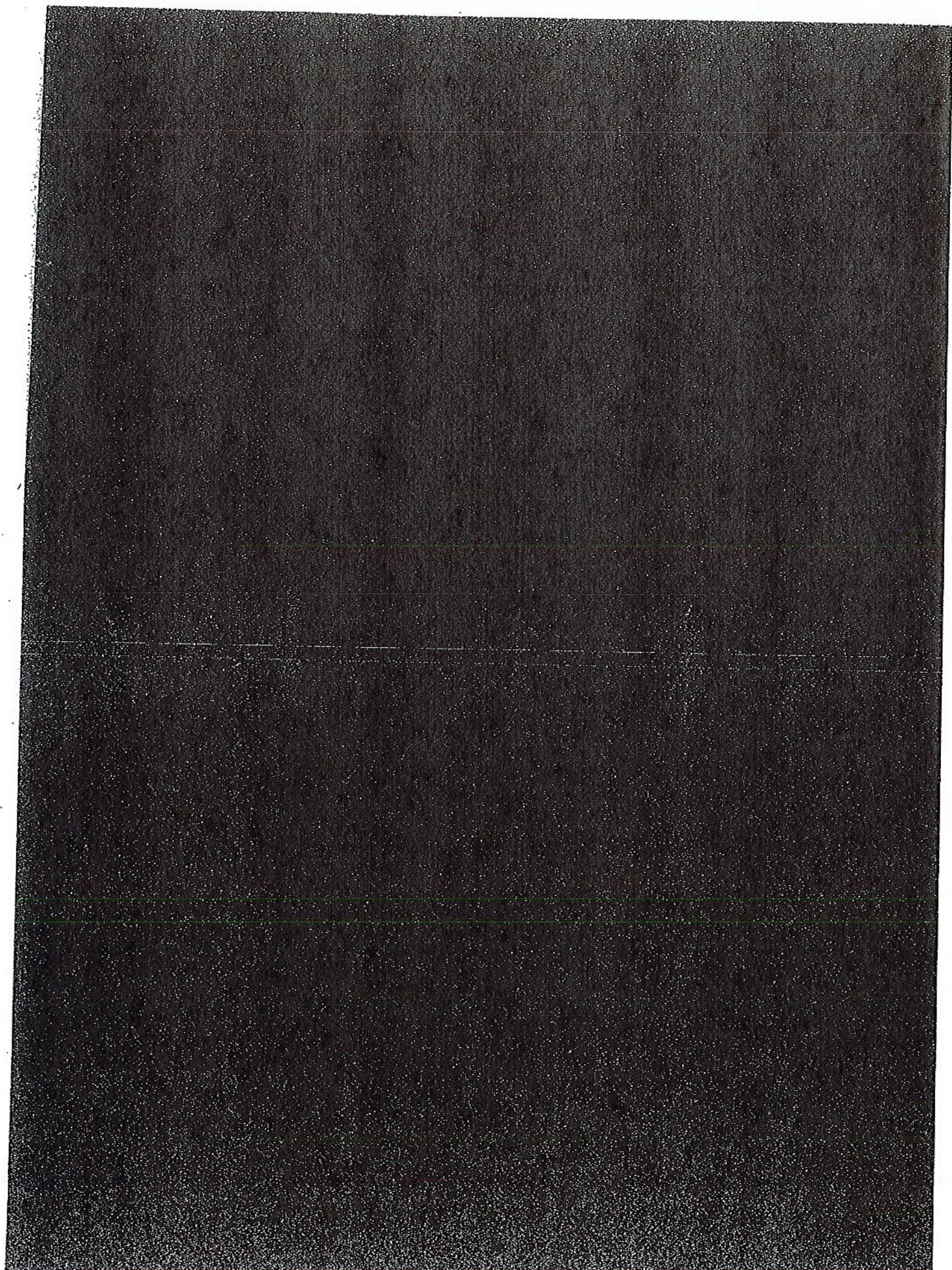
- |  |  |   |
|--|--|---|
| <input checked="" type="checkbox"/> Resolution of Adoption                   | <input checked="" type="checkbox"/> 3 Sewage Collection/Treatment Facilities | <input checked="" type="checkbox"/> 4A Municipal Planning Agency Review         |
| <input type="checkbox"/> Module Completeness Checklist                       | <input type="checkbox"/> 3s Small Flow Treatment Facilities                  | <input type="checkbox"/> 4B County Planning Agency Review                       |
| <input type="checkbox"/> 2 Individual and Community Onlot Disposal of Sewage |  | <input checked="" type="checkbox"/> 4C County or Joint Health Department Review |

Municipal Secretary (print)

Signature

Date







**ADOPTION: RESOLUTION NO. 2021-24 (ECKENRODE PLAN OF LOTS SEWAGE PLANNING MODULE)**

RESOLUTION NO. 2021-24

RESOLUTION 2021-24 APPROVES THE PA DEP SEWAGE FACILITIES PLANNING MODULE FOR THE PLAN LOCATED AT SPRUCE STREET GIBSONIA, PA IN THE I- INDUSTRIAL ZONING DISTRICT.

(SEE ATTACHED)

MR. SHOUP REVIEWED THE PA DEPARTMENT OF ENVIRONMENTAL PROTECTION PLANNING MODULE DOCUMENTS AND FOUND THE PLANNING MODULE TO BE IN PROPER ORDER. MR. SHOUP THEREFORE RECOMMENDED THAT IT BE APPROVED BY THE TOWNSHIP BY RESOLUTION.

MR. SHOUP.....

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO ADOPT RESOLUTION 2021-24 APPROVING THE PA DEP SEWAGE FACILITIES PLANNING MODULE FOR THE ECKENRODE PLAN OF LOTS SEWAGE PLANNING MODULE PLAN.

MOTION SECOND AYES NAYES

DR. MANN	_____	_____	_____	_____
MR. FORBES	_____	_____	_____	_____
MRS. HOLLIBAUGH	_____	_____	_____	_____
MRS. JORDAN	_____	_____	_____	_____
MR. KARPUZI	_____	_____	_____	_____



# SHOUP ENGINEERING

**FOR OVER 50 YEARS**

329 Summerfield Drive, Baden, PA 15005

Phone: 724-869-9560

info@shoupengineering.com

September 8, 2021

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

Via Email

Re: Eckenrode Plan of Lots  
Sewage Facilities Planning Module

Dear Mr. Mator,

I have reviewed the sewage facilities planning module for the Eckenrode Plan of Lots and have found that the same to be complete and satisfactory. I would therefore recommend that the Township Board of Supervisors approve and adopt the enclosed resolution.

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.

Enclosure

cc: Bill Payne, via email  
Jodi French, via email  
Dorothy Moyta, via email





## RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

Resolution No. 2021-24

RESOLUTION OF THE SUPERVISORS of West Deer Township, Allegheny COUNTY, PENNSYLVANIA (hereinafter "the municipality").

**WHEREAS** Section 5 of the Act of January 24, 1966, P.L. 1535, No. 537, known as the *Pennsylvania Sewage Facilities Act*, as Amended, and the rules and Regulations of the Pennsylvania Department of Environmental Protection (DEP) adopted thereunder, Chapter 71 of Title 25 of the Pennsylvania Code, require the municipality to adopt an Official Sewage Facilities Plan providing for sewage services adequate to prevent contamination of waters of the Commonwealth and/or environmental health hazards from sewage wastes, and to revise said plan whenever it is necessary to determine whether a proposed method of sewage disposal for a new land development conforms to a comprehensive program of pollution control and water quality management, and

**WHEREAS** Hampton Technical Associates has proposed the development of a parcel of land identified as  
land developer

Eckenrode Plan of Lots, and described in the attached Sewage Facilities Planning Module, and  
name of subdivision

proposes that such subdivision be served by: (check all that apply), ☐ sewer tap-ins, ☒ sewer extension, ☐ new treatment facility, ☐ individual onlot systems, ☒ community onlot systems, ☐ spray irrigation, ☐ retaining tanks, ☐ other, (please specify). \_\_\_\_\_

**WHEREAS**, West Deer Township finds that the subdivision described in the attached  
municipality

Sewage Facilities Planning Module conforms to applicable sewage related zoning and other sewage related municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management.

**NOW, THEREFORE, BE IT RESOLVED** that the Supervisors of the Township of West Deer hereby adopt and submit to DEP for its approval as a revision to the "Official Sewage Facilities Plan" of the municipality the above referenced Sewage Facilities Planning Module which is attached hereto.

I \_\_\_\_\_, Secretary, \_\_\_\_\_  
(Signature)

Township Board of Supervisors (Borough Council) (City Councilmen), hereby certify that the foregoing is a true copy of the Township (Borough) (City) Resolution # 2021-24, adopted, \_\_\_\_\_, 20\_\_\_\_.

Municipal Address:

109 East Union Rd.

Cheswick, PA

15024

Telephone 724-265-4400 3680

Seal of

Governing Body



**pennsylvania**  
DEPARTMENT OF ENVIRONMENTAL  
PROTECTION

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
BUREAU OF CLEAN WATER

**TRANSMITTAL LETTER  
FOR SEWAGE FACILITIES PLANNING MODULE**

DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) USE ONLY				
DEP CODE #	CLIENT ID #	SITE ID #	APS ID #	AUTH. ID #

TO: Approving Agency (DEP or delegated local agency)

Date \_\_\_\_\_

Tom Flanagan

PA Dept. of Environmental Protection

400 Waterfront Drive, Pittsburgh, PA 15222-4745

Dear Sir/Madam:

Attached please find a completed sewage facilities planning module prepared by Joseph Richthammer

(Name)

Project Technician

(Title)

for Hampton Technical Associates Inc.

(Name)

a subdivision, commercial, or industrial facility located in West Deer

Township

(City, Borough, Township)

Allegheny

County.

**Check one**

- ☒ (i) The planning module, as prepared and submitted by the applicant, is approved by the municipality as a proposed ☒ revision ☐ supplement for new land development to its Official Sewage Facilities Plan (Official Plan), and is ☒ adopted for submission to DEP ☐ transmitted to the delegated LA for approval in accordance with the requirements of 25 Pa. Code Chapter 71 and the *Pennsylvania Sewage Facilities Act* (35 P.S. §750),

OR

- ☐ (ii) The planning module will not be approved by the municipality as a proposed revision or supplement for new land development to its Official Plan because the project described therein is unacceptable for the reason(s) checked below:

**Check Boxes**

- ☐ Additional studies are being performed by or on behalf of this municipality which may have an effect on the planning module as prepared and submitted by the applicant. Attached hereto is the scope of services to be performed and the time schedule for completion of said studies.
- ☐ The planning module as submitted by the applicant fails to meet limitations imposed by other laws or ordinances, officially adopted comprehensive plans and/or environmental plans (e.g., zoning, land use, 25 Pa. Code Chapter 71). Specific reference or applicable segments of such laws or plans are attached hereto.
- ☐ Other (attach additional sheet giving specifics).

**Municipal Secretary:** Indicate below by checking appropriate boxes which components are being transmitted to the approving agency.

- ☒ Resolution of Adoption  
☐ Module Completeness Checklist  
☐ 2 Individual and Community Onlot Disposal of Sewage

- ☒ 3 Sewage Collection/Treatment Facilities  
☐ 3s Small Flow Treatment Facilities

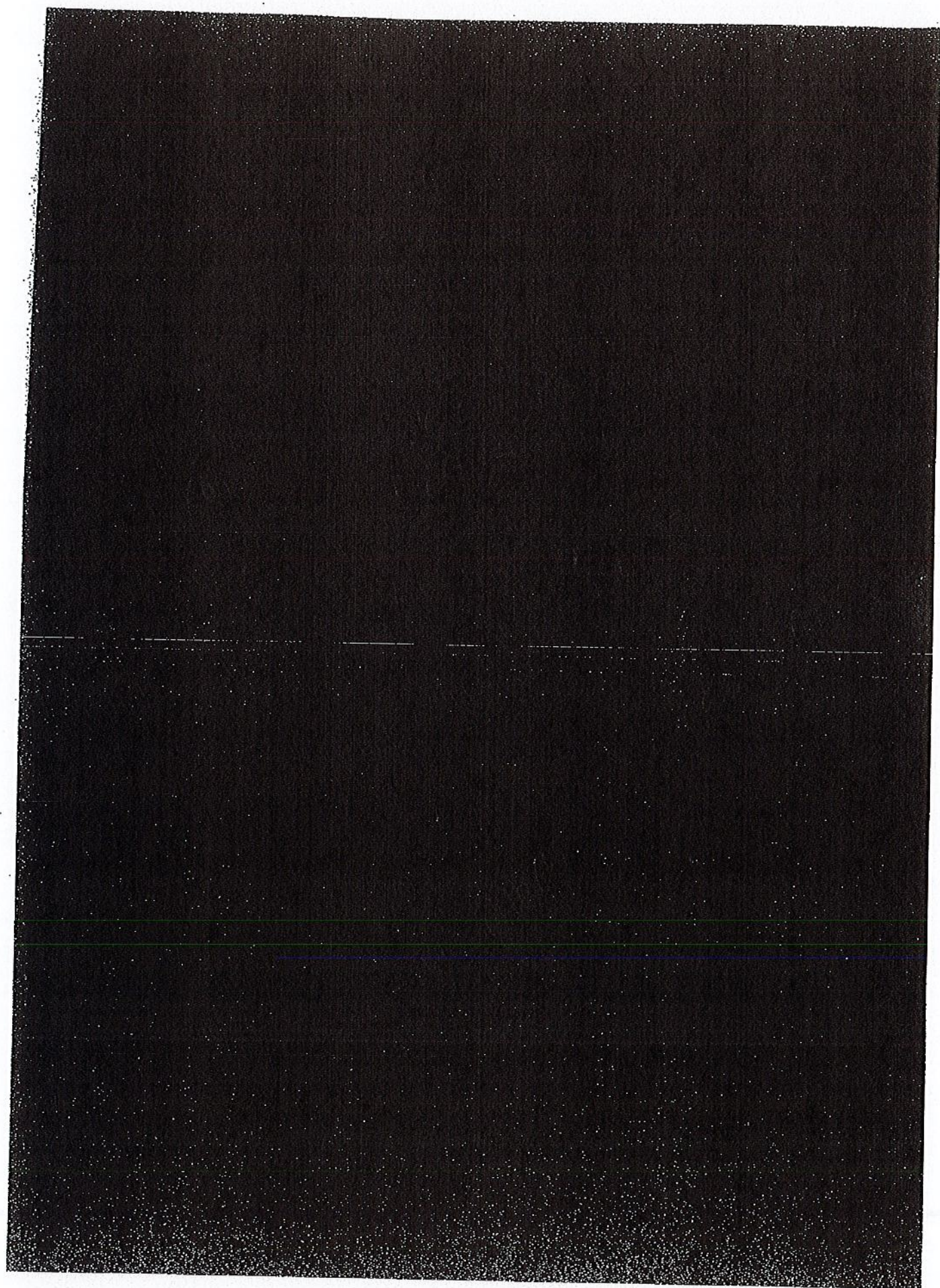
- ☒ 4A Municipal Planning Agency Review  
☐ 4B County Planning Agency Review  
☒ 4C County or Joint Health Department Review

Municipal Secretary (print)

Signature

Date





**ADOPTION: RESOLUTION NO. 2021-25 (RICHLAND TOWNSHIP  
INTERGOVERNMENTAL COOPERATION AGREEMENT)**

**RESOLUTION NO. 2021-25**

RESOLUTION 2021-25 FORMALIZES THE DETAILS OF THE WEST  
BRANCH DEER CREEK STREAMBANK RESTORATION PROJECT  
BETWEEN WEST DEER AND RICHLAND TOWNSHIPS AS AWARDED  
LAST MONTH.

(SEE ATTACHED)

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO ADOPT RESOLUTION 2021-25 APPROVING AND  
AUTHORIZING THE EXECUTION OF THE AN INTERGOVERNMENTAL  
COOPERATION AGREEMENT BY AND BETWEEN WEST DEER  
TOWNSHIP AND RICHLAND TOWNSHIP TO ADMINISTER AND FUND  
THE WEST BRANCH DEER CREEK STREAMBANK RESTORATION  
PROJECT.

MOTION SECOND AYES NAYES

MR. FORBES	___	___	___	___
MRS. HOLLIBAUGH	___	___	___	___
MRS. JORDAN	___	___	___	___
DR. MANN	___	___	___	___
MR. KARPUZI	___	___	___	___



**TOWNSHIP OF WEST DEER  
ALLEGHENY COUNTY, PENNSYLVANIA**

**RESOLUTION NO. 2021-25**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WEST DEER, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, APPROVING AND AUTHORIZING THE INTERGOVERNMENTAL COOPERATION AGREEMENT BY AND BETWEEN WEST DEER TOWNSHIP AND RICHLAND TOWNSHIP TO ADMINISTER AND FUND THE WEST BRANCH DEER CREEK STREAMBANK RESTORATION PROJECT**

**WHEREAS**, the Township of West Deer and the Township of Richland have expressed a desire to work together on an MS4 streambank restoration project on the West Branch Deer Creek waterway; and

**WHEREAS**, at their August 2021 meeting the Board of Supervisors of the Township of West Deer awarded a bid for the project contingent on an intergovernmental cooperation agreement between the Township and Richland.

**NOW THEREFORE, BE IT RESOLVED**, by the Board of Supervisors of the Township of West Deer, that the Board hereby approves and authorizes the execution the attached Intergovernmental Cooperation Agreement by and between West Deer Township and Richland Township to administer and fund the West Branch Deer Creek Streambank Restoration Project.

**RESOLVED** this 15<sup>th</sup> day of September 2021 by the Board of Supervisors of the Township of West Deer.

Attest:

Township of West Deer

---

Daniel J. Mator, Jr., Township Manager

---

Arlind Karpuzi, Chairperson,  
Board of Supervisors

# INTERGOVERNMENTAL COOPERATION AGREEMENT

## **RICHLAND TOWNSHIP AND WEST DEER TOWNSHIP ALLEGHENY COUNTY, PENNSYLVANIA**

THIS INTERGOVERNMENTAL COOPERATION AGREEMENT (hereinafter the "Agreement") is entered into this \_\_\_\_ day of \_\_\_\_\_, 2021, by and between **RICHLAND TOWNSHIP** (hereinafter "Richland") and **WEST DEER TOWNSHIP** (hereinafter "West Deer") both being municipalities in the County of Allegheny and Commonwealth of Pennsylvania (hereinafter collectively the "Townships").

### WHEREAS:

- A. The Townships both have National Pollutant Discharge Elimination System (NPDES) Permits issued by the Pennsylvania Department of Environmental Protection for the management of stormwater runoff under a program commonly referred to as the MS4 Program; and
- B. Under their NPDES Permits, the Townships had to develop Pollution Reduction Plans that outlined projects to be performed in the West Branch of Deer Creek watershed to reduce sediment loading in the stream. The Pollution Reduction Plans for the Townships both included the implementation of stream restoration projects to reduce sediment loading in the West Branch of Deer Creek; and
- C. The West Branch of Deer Creek runs through a property which is located in both Townships and which is owned by David M. Turner and Anita M. Turner (the "Turners") identified as 6 McIntyre Road, Gibsonia, PA 15044 (the "Turner Property"); and
- D. The Townships have identified a stream restoration project on the West Branch of Deer Creek on the Turner Property. The stream restoration project would occur on portions of the stream in both Townships; and
- E. The Turners have expressed that they would allow a stream restoration project on the Turner Property subject to the project being performed by one contractor; and
- F. The Townships agree that the most cost-effective manner to implement the stream restoration project on the Turner Property is by letting the bids as a single unified project; and
- G. Public bids were advertised in accordance with applicable law and received by Richland for the stream restoration project in both Townships on the Turner Property; and
- H. The bids were opened by Richland at 1:00 p.m., on Wednesday, August 11, 2021 and the lowest responsible bidder for Base Bid – West Branch Deer Creek Site 1

Stream Restoration Project was Sure Shot Excavating, LLC, with a bid of \$59,612.19 for the stream restoration project on the Turner Property; and

- I. The Base Bid – West Branch Deer Creek Site 1 Stream Restoration Project involves work on 492 feet of stream on the Turner Property with 203 feet located in Richland (41.3% of the total length) and 289 feet located in West Deer (58.7% of the total length).
- J. The Base Bid – West Branch Deer Creek Site 1 Stream Restoration Project constitutes \$24,619.83 of work in Richland Township and \$34,992.36 of work in West Deer Township.

NOW THEREFORE, for and in consideration of the reciprocal obligations of the parties hereto and as hereinafter set forth, the parties hereto, each respectively intending to be legally bound hereby, do covenant and agree as follows:

1. Recitals

The foregoing recitals are hereby incorporated by reference.

2. Cost Sharing

The stream restoration contract shall be awarded to Sure Shot Excavating as the lowest responsible bidder in accordance with applicable bidding laws. A copy of the contract is attached hereto as **Exhibit A** and incorporated herein by reference. Richland shall be the contracting party with Sure Shot Excavating for the Base Bid – West Branch Deer Creek Site 1 Stream Restoration Project and shall make all payments as required under the contract. The Townships agree that the responsibility for payment of the contract price of \$59,612.19 shall be shared by both Townships based on their pro-rata share of the length of the stream in each of the Townships. West Deer shall therefore pay \$34,992.36 of the contract price to Richland Township upon completion or partial completion of the work performed on the project in accordance with the terms of the contract with Sure Shot Excavating. Richland shall, upon receipt of payment request on the project from the contractor, forward the same to West Deer. West Deer shall remit payment of its pro-rata share to Richland within thirty (30) days of receipt of each payment request from Richland.

3. Change Orders

If Change Orders are required for execution of the stream restoration project, the Townships agree that they shall be addressed in the following manner:

- A. All Change Orders shall be approved by both Townships prior to their execution; and
- B. Richland shall be responsible for payment of all Change Orders to the contractor; and



- C. If a Change Order involves work located entirely within either Richland or West Deer, the Township where the work will occur shall be responsible for the cost of the Change Order, whether it be by remittance of payment by West Deer to Richland, or by direct payment of Richland to the contractor; and
- D. If a Change Order involves work within both Townships, or involves work affecting both Townships, the cost shall be shared by the Townships as outlined in Paragraph 2.

4. In the event of a default by the contractor, Richland agrees to assign its rights under the contract to West Deer to the extent necessary for West Deer to recover any damages caused by said default. This Paragraph shall survive the expiration of the Agreement.

5. Except as otherwise set forth herein, this Agreement shall expire upon final approval of the project by Townships and the final payment made as required pursuant to this Agreement.

6. This Agreement may be executed in counterparts, each of which shall be deemed an original.

7. This Agreement, along with the exhibit incorporated herein by reference, comprise the entire agreement between the parties related to the subject matter of this Agreement, and supersedes any prior agreement, oral or written, between the parties on the subject matter hereof.

Approved, by Resolutions adopted by the Boards of Supervisors of the Township of Richland and the Township of West Deer:

ATTEST:

**TOWNSHIP OF RICHLAND**

\_\_\_\_\_  
Manager / Secretary

\_\_\_\_\_  
Chairman, Board of Supervisors

Date: \_\_\_\_\_

ATTEST:

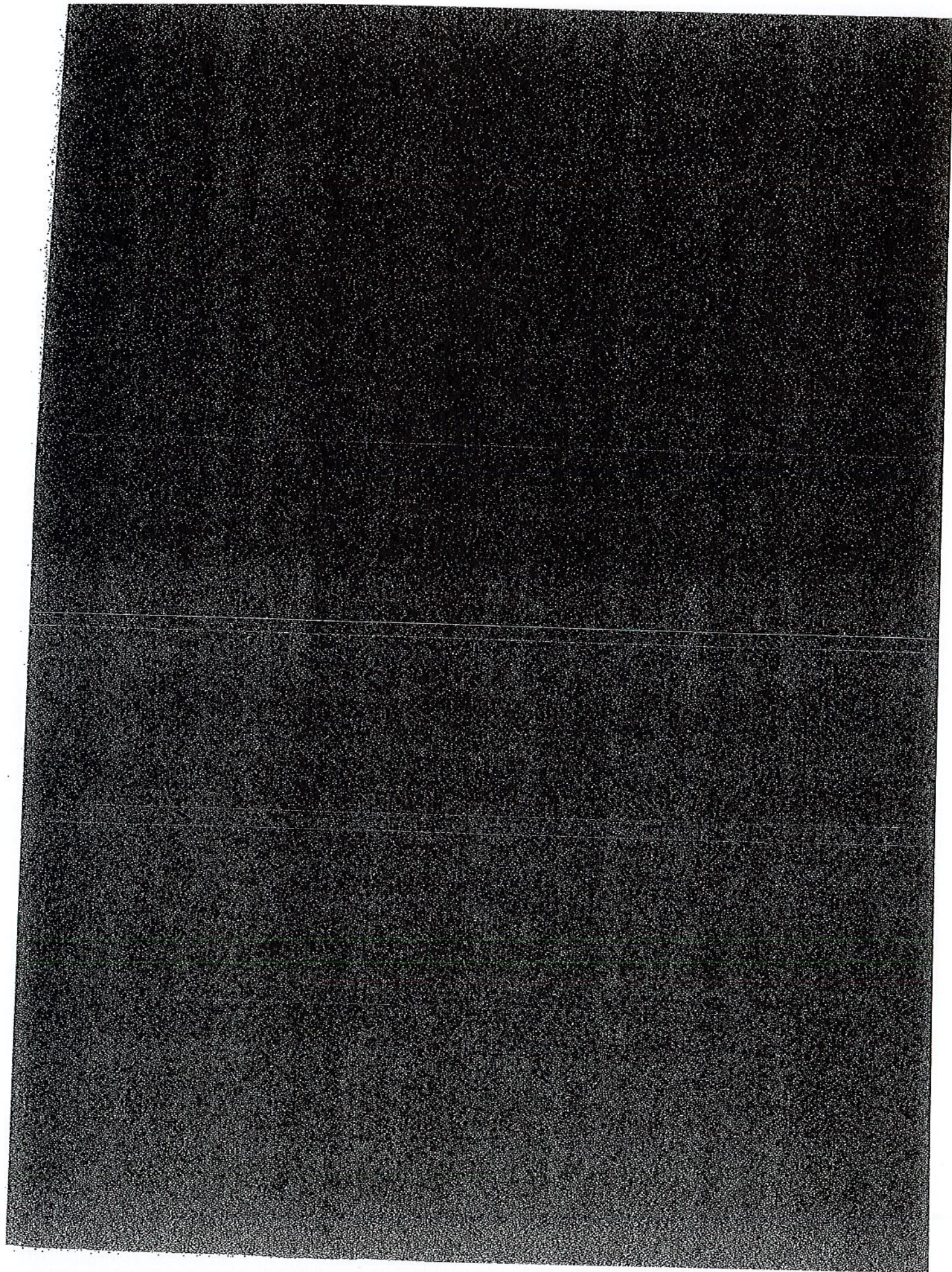
**TOWNSHIP OF WEST DEER**

\_\_\_\_\_  
Manager / Secretary

\_\_\_\_\_  
Chairman, Board of Supervisors

Date: \_\_\_\_\_







**AUTHORIZATION: ADVERTISEMENT OF 2022 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 2022 BUDGET AS DICTATED BY – AND IN COMPLIANCE WITH – THE TOWNSHIP CHARTER.

MOTION SECOND AYES NAYES

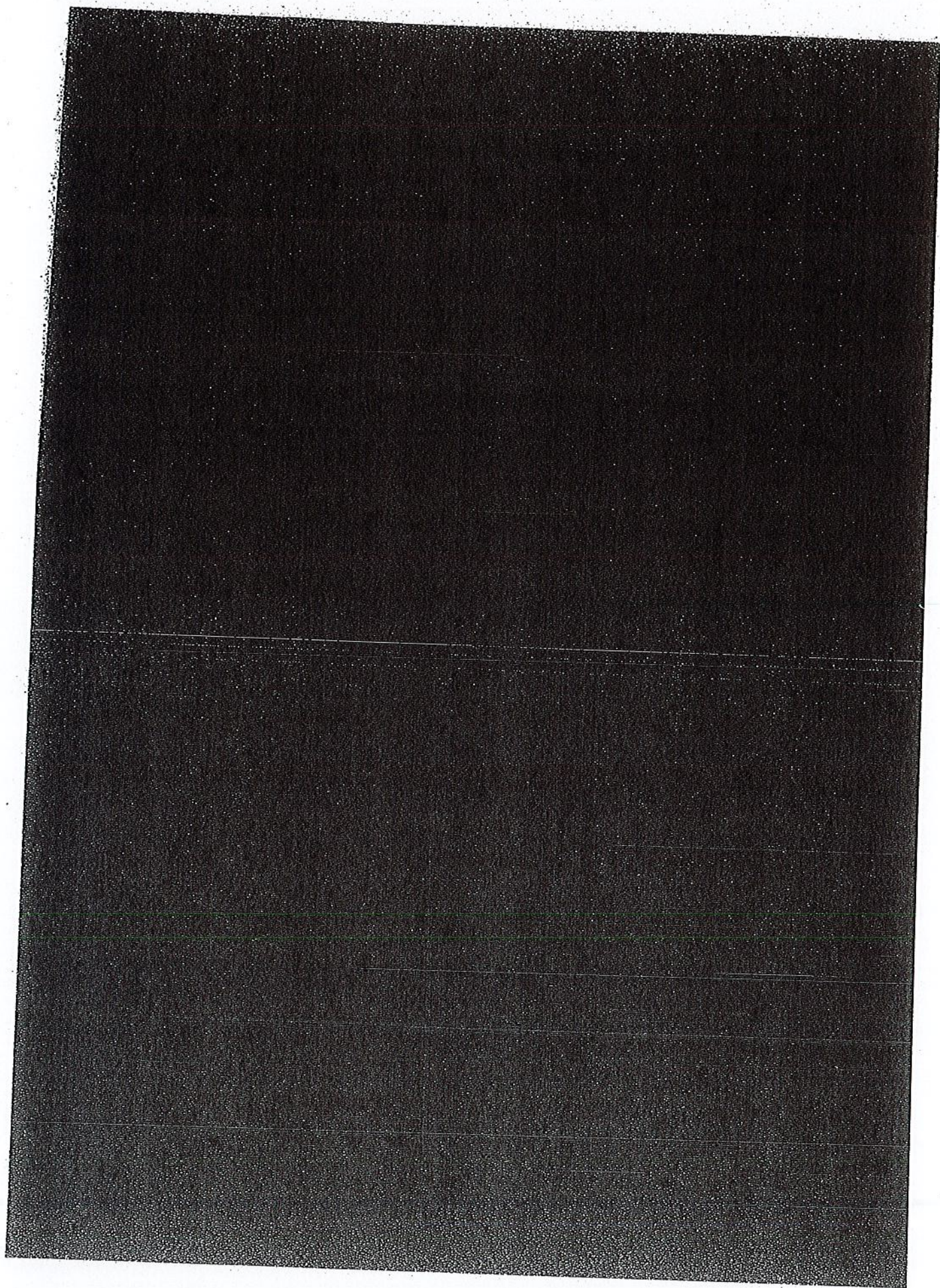
MRS. HOLLIBAUGH	___	___	___	___
MRS. JORDAN	___	___	___	___
DR. MANN	___	___	___	___
MR. FORBES	___	___	___	___
MR. KARPUI	___	___	___	___



**West Deer Township  
2022 Budget Schedule**

Item	Target Date	Responsible Party
Municipal pension obligation acknowledgement	8/18/21	Board of Supervisors
Capital budget item requests from Department Heads	9/10/21	Department Heads / Daniel Mator
Budget General Fund	9/30/21	Daniel Mator and Barb Nardis
Budget Ancillary Funds	10/6/21	Daniel Mator and Barb Nardis
Budget Review	10/7/21	Daniel Mator and Barb Nardis
First Draft Budget to Board	10/8/21	Daniel Mator
Committee Budget Workshops (if necessary)	10/11-10/15	Committees, Daniel Mator, and Department Heads
Authorize Advertisement of Budget and Budget Workshops in Newspaper	10/20/21	Board of Supervisors
Submit Advertisements	10/21/21	Jodi French
Revise Budget Per Committee Budget Workshops	10/27/21	Daniel Mator, Barb Nardis, and Department Heads
Second Draft Budget to Board	10/29/21	Daniel Mator
Public Budget Workshop #1	11/3/21	Board of Supervisors, Daniel Mator, and Department Heads
Enter final projections for 2020 (Based on 10/31 YTD)	11/9/21	Barb Nardis
Revise Budget Per Budget Workshop	11/10/21	Daniel Mator, Barb Nardis, and Department Heads
Third Draft Budget to Board	11/12/21	Daniel Mator
Public Budget Workshop #2	11/17/21	Board of Supervisors, Daniel Mator, and Department Heads
Revise Budget Per Budget Workshop	11/18/21	Daniel Mator, Barb Nardis, and Department Heads
Prepare Budget Message	11/24/21	Daniel Mator
Make Final Budget Available for Public Inspection	11/29/21	Jodi French
Final Budget to Board of Supervisors	12/10/21	Daniel Mator
Adopt Final Budget at December Regular Business Meeting	12/15/21	Board of Supervisors
Create budget accounts in ledger	12/31/21	Barb Nardis







**AUTHORIZATION: ECKENRODE PLAN OF LOTS SUBDIVISION PLAN**

THE PLANNING COMMISSION RECOMMENDED APPROVAL OF THE ECKENRODE PLAN OF LOTS PRELIMINARY SUBDIVISION PLAN AT THEIR AUGUST 26, 2021 MEETING.

PROPERTY LOCATION: SPRUCE STREET GIBSONIA, PA  
ZONING DISTRICT: I – INDUSTRIAL

3-LOT SUBDIVISION:  
LOTS TO MEASURE 122,749 SF  
TOTAL PARCEL TO MEASURE 2.8179 ACRES

THE PLANNING COMMISSION RECOMMENDED APPROVAL OF THE ECKENRODE PLAN OF LOTS SUBJECT TO FOLLOWING CONDITIONS:

1. SEEKING APPROVAL FOR ECKENRODE PLAN OF LOTS – PRELIMINARY SUBDIVISION.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO APPROVE THE PRELIMINARY SUBDIVISION OF THE ECKENRODE PLAN OF LOTS AS PER THE RECOMMENDATION BY THE PLANNING COMMISSION.

MOTION SECOND AYES NAYES

MRS. JORDAN	___	___	___	___
DR. MANN	___	___	___	___
MR. FORBES	___	___	___	___
MRS. HOLLIBAUGH	___	___	___	___
MR. KARPUZI	___	___	___	___





West Deer Township Planning Commission  
Meeting Report for August 26, 2021

Project Name: ECKENRODE PLAN OF LOTS – PRELIMINARY SUBDIVISION

Property Location: West Deer Twp. – Allegheny County: Spruce Street - Parcel # 1668-S-271  
Zoned: I – Industrial (Residential Variance previously granted)

1. Seeking approval for Eckenrode Plan of Lots – Preliminary Subdivision

First motion by Mr. Bechtold and second motion by Mr. Stark to **RECOMMEND APPROVAL**, voting was unanimous, of the Eckenrode Plan of Lots – Spruce Street - Parcel # 1668-S-271.



**SHOUP ENGINEERING**  
CELEBRATING 50 YEARS

329 Summerfield Drive, Baden PA 15005

Telephone: 724-869-9560

Email: [info@shoupengineering.com](mailto:info@shoupengineering.com)

September 1, 2021

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

Via Email

Re: Eckenrode Plan of Lots  
Preliminary and Final Subdivision (plan revised, but still dated August 4, 2021)

Dear Mr. Payne,

I have reviewed the above-referenced preliminary and final subdivision located in the I - Industrial Zoning District and have found that the comments contained in my August 9, 2021 review letter have been satisfactorily addressed. I have no additional comments concerning the plan.

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

Sincerely,

SHOUP ENGINEERING INC.

Scott A. Shoup, P.E.

cc: Daniel Mator, vial email  
Gavin Robb, via email  
Dorothy Moyta, via email  
Jodi French, via email  
Mark Schmidt, Hampton Technical Associates, via email



**SHOUP ENGINEERING**  
CELEBRATING 50 YEARS

329 Summerfield Drive, Baden PA 15005

Telephone: 724-869-9560

Email: [info@shoupengineering.com](mailto:info@shoupengineering.com)

August 9, 2021

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

Via Email

Re: Eckenrode Plan of Lots  
Preliminary and Final Subdivision (plan dated August 4, 2021)

Dear Mr. Payne,

I have reviewed the above-referenced preliminary and final subdivision located in the I - Industrial Zoning District and the following comments should be considered.

1. The plan should note that the 30 feet buffer yard at the rear of Lot 3 is "to remain undisturbed" consistent with the Zoning Hearing Board variance decision.
2. The plan should note that the property shall be used for single family homes only consistent with the Zoning Hearing Board variance decision.
3. The zoning district of the adjoining properties should be identified on the plan.
4. The name of the adjoining property owner to the west should be identified.
5. The lots must have a lot width of 100 feet measured at the front building setback line. Lot 1 and Lot 2 do not have the required minimum width.
6. Sewage facilities planning module documents need to be submitted to the Township for review and approval.
7. The owner's name should be identified on the "Owner's Adoption and Dedication" clause.
8. The owner's name is incorrect in the Notary Public clause.

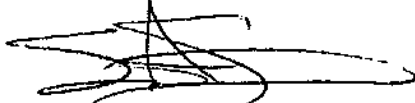


Mr. Bill Payne  
Eckenrode Plan of Lots  
August 9, 2021  
Page 2

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 read 'Scott A. Shoup', with a large, stylized flourish extending from the end of the signature.

Scott A. Shoup, P.E.

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



TOWNSHIP ENGINEER	TOWNSHIP PLANNING	TOWNSHIP SUPERVISORS	DEPARTMENT OF ECONOMIC DEVELOPMENT	COUNTY RECORDS
-------------------	-------------------	----------------------	------------------------------------	----------------

**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

Location of Property: Spruce Street, Gibsonia; PA 15044

Parcel Lot and Block No.: 1668-S-00271-0000-00

Name of Subdivision/Land Development: Eckenrode Plan of Lots

Name of Applicant: Eddy Eckenrode

E-Mail Address: \_\_\_\_\_

Address: 120 Broadstone Dr. Mars, PA 16046

Telephone No.: \_\_\_\_\_

Name of Property Owner(s): Eddy Eckenrode

E-Mail Address: \_\_\_\_\_

Address: 120 Broadstone Dr. Mars, PA 16046

Telephone No.: \_\_\_\_\_

Surveyor/Engineer: Hampton Technical Associates

Address: 35 Wilson Street Suite 201 Pgh, PA 15223

Telephone No.: 412-781-9660 E-Mail: MarkS@Hampton-Tech.net

Purpose of Development: Subdivision of one existing lot into three.

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

Total Acreage of Tract: \_\_\_\_\_

No. of Acres to be Developed: 2.8179      Number of Lots: 3

Percentage of Lot Coverage: \_\_\_\_\_      Min. Lot Size: \_\_\_\_\_

Estimated Start of Construction: \_\_\_\_\_



Zoning District: R-3 Suburban residential

Use Permitted by: ☐ right ☐ special exception ☐ conditional use

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

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

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

Streets: Lineal feet of new streets \_\_\_\_\_

Proposed for Dedication: ☒ Yes ☐ No

Existing Use: \_\_\_\_\_

Number of Existing Lots: 1 Existing Acreage: 2.8179

Location of Existing Buildings: Southernly corner of property off Spruce Street

Current Parking Spaces: \_\_\_\_\_

Existing Parking Surface Area: \_\_\_\_\_

Access Driveway Location: \_\_\_\_\_ Width: \_\_\_\_\_

Proposed Use: \_\_\_\_\_

Description of Building(s): Residential

Additional Parking Spaces: \_\_\_\_\_

Access Driveway Location: \_\_\_\_\_ Width: \_\_\_\_\_

Current Employees: \_\_\_\_\_ New Employees: \_\_\_\_\_

Percentage of Lot Coverage: \_\_\_\_\_

Phase:

Total Number of Phases:	<u>1</u>
Phase Number of this Application:	_____
Total Acres:	<u>2.8179</u>
Acres this Phase:	<u>2.8179</u>
Total Lots:	<u>3</u>
Lots this Phase:	<u>3</u>
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: \_\_\_\_\_

---

**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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## SUBDIVISION AND LAND DEVELOPMENT WORKSHEET

This worksheet will be used to evaluate all applications for subdivisions and/or land development review. The following information is required by ordinance. Please check box if information is provided with this application.

### SUBDIVISION

#### General:

<input checked="" type="checkbox"/>	Location Map	<input checked="" type="checkbox"/>	North Arrow
<input checked="" type="checkbox"/>	Zoning District	<input checked="" type="checkbox"/>	Tract Boundary Lines
<input checked="" type="checkbox"/>	Total Acreage to be subdivided	<input checked="" type="checkbox"/>	Acreage of individual parcels

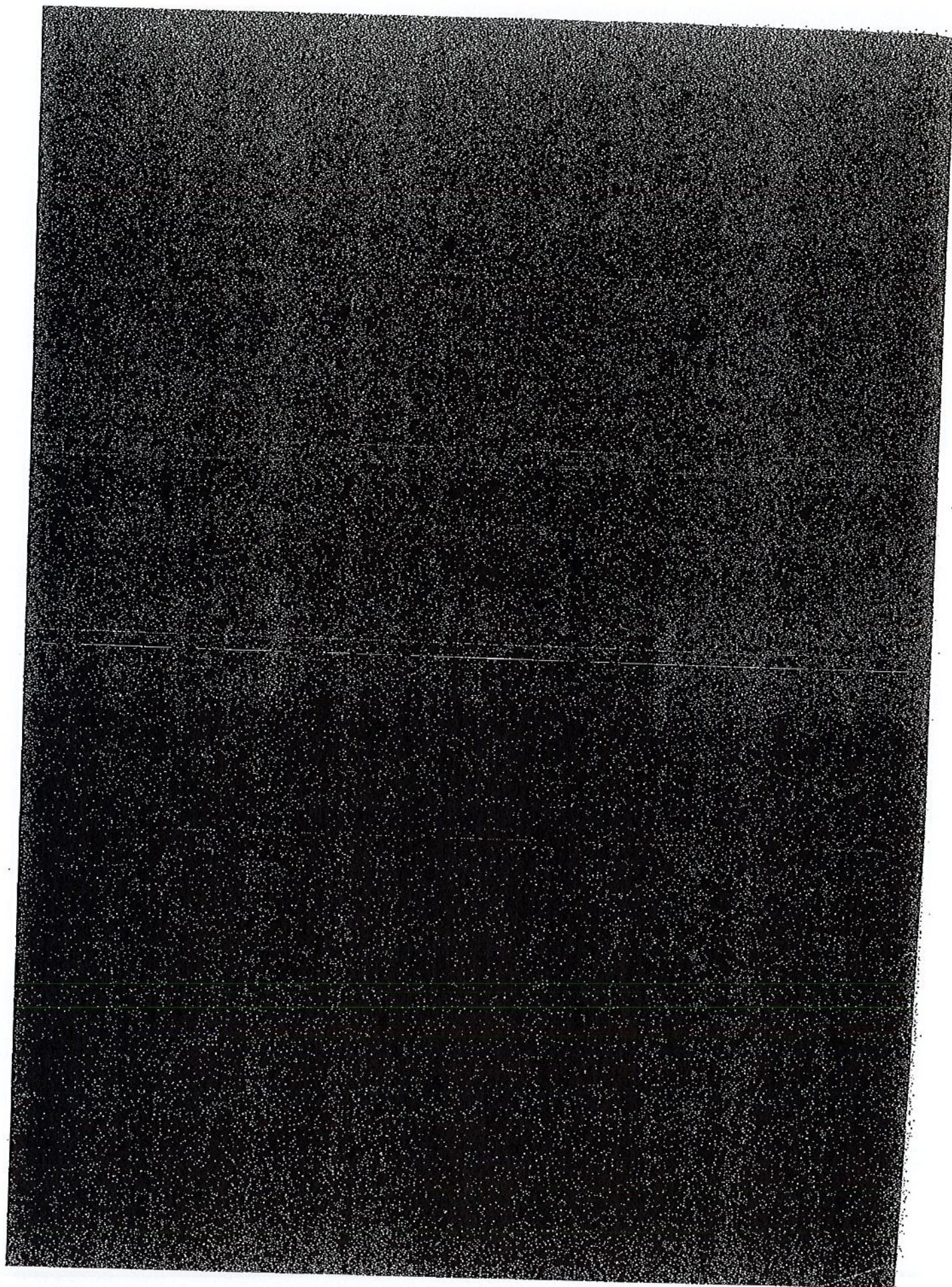
#### Proposed Subdivision:

<input checked="" type="checkbox"/>	Map at 100 scale or less	<input type="checkbox"/>	Contour intervals
<input type="checkbox"/>	Natural and artificial features	<input checked="" type="checkbox"/>	Owners of adjacent properties
<input type="checkbox"/>	Driveway locations and widths	<input type="checkbox"/>	Easements (utility and drainage)
<input type="checkbox"/>	Location and size of utilities	<input type="checkbox"/>	Floodways
<input type="checkbox"/>	Sub-surface conditions	<input type="checkbox"/>	Draft of protective covenants

#### Engineering:

<input type="checkbox"/>	Profiles and cross sections of street improvements	<input type="checkbox"/>	Stormwater management plan
<input type="checkbox"/>	Grading plan	<input checked="" type="checkbox"/>	Layout and number of lots
<input type="checkbox"/>	Building setback lines	<input type="checkbox"/>	Location and size of utilities (gas, telephone, electric, cable TV)
<input type="checkbox"/>	Distance and bearings	<input checked="" type="checkbox"/>	Location of monuments
<input type="checkbox"/>	Complete curve data	<input type="checkbox"/>	Identify dedicated lands







**AUTHORIZATION: SEAFOAM PROPERTIES LAND DEVELOPMENT**

THE PLANNING COMMISSION RECOMMENDED APPROVAL OF THE SEAFOAM PROPERTIES LAND DEVELOPMENT AT THEIR AUGUST 26, 2021 MEETING.

PROPERTY LOCATION: 314 OAK ROAD GIBSONIA, PA  
ZONING DISTRICT: I – INDUSTRIAL  
REQUEST: BUILDING ADDITION

3-LOT SUBDIVISION:  
LOTS TO MEASURE 122,749 SF  
TOTAL PARCEL TO MEASURE 2.8179 ACRES

THE PLANNING COMMISSION RECOMMENDED APPROVAL OF THE SEAFOAM PROPERTIES LAND DEVELOPMENT SUBJECT TO FOLLOWING CONDITIONS:

1. APPROVAL PENDING SITE VISIT BY MR. PAYNE AND MR. BANKS TO RECOMMEND APPROPRIATE SCREENING WITH CONSIDERATION OF CURRENT CONDITIONS AND SUBSEQUENT AGREEMENT BY SEAFOAM PROPERTIES TO INSTALL LANDSCAPE SCREENING AS RECOMMENDED.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO APPROVE THE SEAFOAM PROPERTIES LAND DEVELOPMENT AS PER THE RECOMMENDATION BY THE PLANNING COMMISSION WITH THE APPROPRIATE SCREENING AND CONDITIONS BEING MET.

MOTION SECOND AYES NAYES

DR. MANN	___	___	___	___
MR. FORBES	___	___	___	___
MRS. HOLLIBAUGH	___	___	___	___
MRS. JORDAN	___	___	___	___
MR. KARPUZI	___	___	___	___



West Deer Township Planning Commission  
Meeting Report for August 26, 2021

Project Name: **SEAFOAM PROPERTIES – 314 OAK RD. - BUILDING ADDITION**

Property Location: West Deer Township – Allegheny County: 314 Oak Rd.  
Zoned: I - Industrial

Seeking approval for Seafoam Properties – 314 Oak Rd. - Building Addition

First motion by Mr. Stark and second motion by Mr. Bechtold to **RECOMMEND APPROVAL**, voting was unanimous, of Seafoam Properties – 314 Oak Rd. - Building Addition with the following conditions:

1. Approval pending site visit by Mr. Payne and Mr. Banks to recommend appropriate screening with consideration of current conditions and subsequent agreement by Seafoam Properties to install landscape screening as recommended.





# SHOUP ENGINEERING

**FOR OVER 50 YEARS**

329 Summerfield Drive, Baden, PA 15005

Phone: 724-869-9560

info@shoupengineering.com

September 1, 2021

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

Via Email

RE: Seafoam Properties - Building Addition  
Land Development Plan (plan dated July 28, 2021)

Dear Mr. Payne,

I have reviewed the above referenced land development plan located in the I - Industrial Zoning District and have found that generally the comments contained in my August 19, 2021 review letter have been addressed.

At the August 26, 2021 Planning Commission Meeting, it was noted that an inspection of the site would be performed by you and Alan Banks to verify that sufficient screening/buffering exists on the western portion of the site.

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  
Gavin Robb, via email  
Dorothy Moyta, via email  
Jodi French, via email  
Jerry Nist, Hampton Technical Associates, via email



# SHOUP ENGINEERING

FOR OVER 50 YEARS

329 Summerfield Drive, Baden, PA 15005

Phone: 724-869-9560

info@shoupengineering.com

August 19, 2021

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

Via Email

RE: Seafoam Properties - Building Addition  
Land Development Plan (plan dated July 28, 2021)

Dear Mr. Payne,

I have reviewed the above referenced land development plan located in the I - Industrial Zoning District and the following comments should be considered:

1. Code Section 210-54.H contains certain architectural standards for building materials. The applicant should provide an elevation view of the proposed addition. The Planning Commission should review this issue with the applicant.
2. It appears that the western portion of the site, which is adjacent to an existing single family dwelling is wooded. How much of the wooded area will remain after building construction and grading? Type A screening is required between the two uses.
3. Is any new outdoor lighting proposed with the project? If so, the location and height of the fixtures should be shown on the plan. Also, a catalog cut of each fixture type should be provided.

A written response must be provided by the applicant 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.

Scott A. Shoup, P.E.

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

Seafoam Properties

314 Oak Road Gibsonsia PA 15044

August 20, 2021

Dear Mr. Shoup;

In response to your request for additional information, I am detailing below your concerns:

Seafoam Properties will be providing an elevation drawing of the building for review by the supervisors.

All of the existing vegetation will remain. There is currently a line of deciduous and evergreen trees blocking the sightline of the subject property. The line of existing vegetation is approximately 30' wide.

Lighting will be shown on MEP drawing that will be supplied. The lighting is limited to one fixture over the garage door and one fixture over the man door. There will be no parking lot lighting.

With kind regards,



Marybeth Jeffries

President/Seafoam Properties



**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

Location of Property: 314 OAK ROAD

Parcel Lot and Block No.: 1668-R-51

Name of Subdivision/Land Development: PROPOSED BUILDING ADDITION

Name of Applicant: SEAFOAM PROPERTIES

E-Mail Address: mbjeffries@nc-track.com

Address: 314 OAK ROAD

GIBSONIA, PA 15044

Telephone No.: 412.445.6683

Name of Property Owner(s): SAME AS ABOVE

E-Mail Address: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone No.: \_\_\_\_\_

Surveyor/Engineer: Hampton Technical Associates, Inc.

Address: Etna Technical Center - Suite 201

35 Wilson Street, Pittsburgh, PA 15223

Telephone No.: 412-781-9660

E-Mail: jerryn@hampton-tech.net

Purpose of Development: PROPOSED BUILDING ADDITION

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

Total Acreage of Tract: 1.5392 ACRES

No. of Acres to be Developed: 0.2 ACRES

Number of Lots: N/A

Percentage of Lot Coverage: 10.88%

Min. Lot Size: N/A

Estimated Start of Construction: N/A

Zoning District: I INDUSTRIAL

Use Permitted by: ☒ right ☐ special exception ☐ 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: EQUIPMENT SALES

Number of Existing Lots: 1

Existing Acreage: 1.5392 ACRES

Location of Existing Buildings: SHOWN ON PLAN

Current Parking Spaces: NONE

Existing Parking Surface Area: SHOWN ON PLAN

Access Driveway Location: SHOWN ON PLAN Width: VARIABLE

Proposed Use: EQUIPMENT STORAGE

Description of Building(s): NEW METAL BUILDING

Additional Parking Spaces: 5

Access Driveway Location: OFF MUELLER STREET Width: 24'

Current Employees: N/A New Employees: \_\_\_\_\_

Percentage of Lot Coverage: 10%

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: 0

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: N/A

**Applications:**

Percolation Test	<u>N/A</u> (date)
DER Planning Module Waiver	<u>N/A</u>
Water Authority	<u>N/A</u>
Sewer Authority	<u>N/A</u>
Allegheny Co. Conservation District	<u>N/A</u>
Allegheny Co. Dept. of Economic Development	<u>N/A</u>

**Right-of-Way:**

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

Describe: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Easements:**

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

Describe: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



## SUBDIVISION AND LAND DEVELOPMENT WORKSHEET

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## LAND DEVELOPMENT

### General:

	Total acreage to be developed	X	Property lines
	Number of lots	X	Scale shown
X	North arrow shown	X	Vicinity map
X	Abutting property owners identified	X	Zoning district
X	Existing streets		Rights of way
	Easements (utility and drainage)		Streams, watersheds and watercourses
X	Location of existing structures	X	Building setback lines
	Unusual physical conditions		

### Proposed Development:

X	Structures		Walkways
	Driveways and entrances	X	Parking facilities
	Loading and unloading spaces		Landscaping
	Exterior lighting		Fences or walls
	Bench mark(s)	X	Contours and elevations
	Gradient of access drives		Gradient of parking facilities
	Location and size of utilities	X	Stormwater management plan
	Grading plan		

## APPLICATION MATERIAL CHECKLIST

DATE 7,29,21

**NO APPLICATION WILL BE CONSIDERED COMPLETE UNLESS THE FOLLOWING MATERIALS AND APPLICABLE ITEMS HAVE BEEN PROVIDED:**

NOTE: ALL plans must be folded to 8 1/2" x 11" or the application will be returned as incomplete. Additional materials may be required depending upon the nature and location of the proposed development and/or subdivision.

- ☒ Eight (8) folded copies of all plans and six (6) reduced to 11" x 17" at initial submission
- ☒ One (1) copy of application
- ☐ Three (3) copies for lot line revisions
  - ☐ SUBDIVISION PLAT
  - ☒ SITE PLAN
  - ☐ CONSTRUCTION PLANS
    - ☐ Grading
    - ☐ Utilities
    - ☐ Landscaping
- ☒ FILING FEE and any applicable ESCROW  
(The applicant is responsible for all professional costs incurred relating to review and inspection.)
- ☒ LOCATION MAP of development
- ☐ Two (2) copies of SUPPORTING DATA and/or EXHIBITS
  - ☒ Stormwater Management Plan
  - ☐ Soil Report
  - ☐ Erosion and Sedimentation Control Plan
  - ☐ Environmental Impact Statement
  - ☐ Architectural Drawings
  - ☐ Structural Drawings
  - ☒ Natural Features Plan (tree lines, wetlands, streams, floodplains, etc.)
- ☐ One (1) copy of the SEWAGE FACILITIES APPLICATION (Planning Module) which is submitted to the DEP or ACHD
- ☐ One (1) copy of the PROPOSED DEVELOPER'S AGREEMENT  
(when an Agreement is required)

I certify that the information contained herein is true and correct.

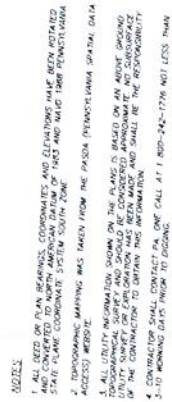
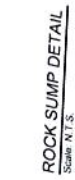
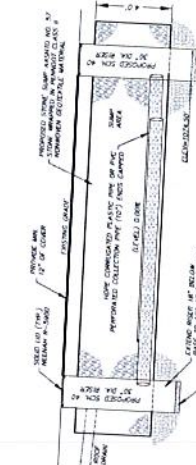
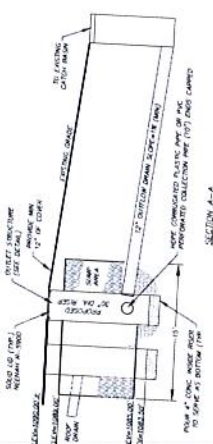
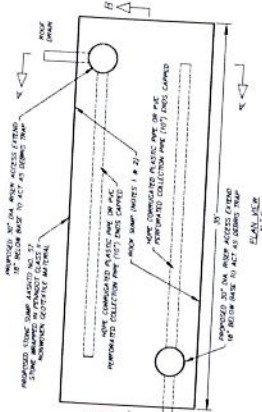
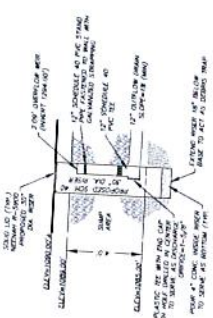
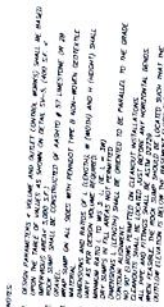
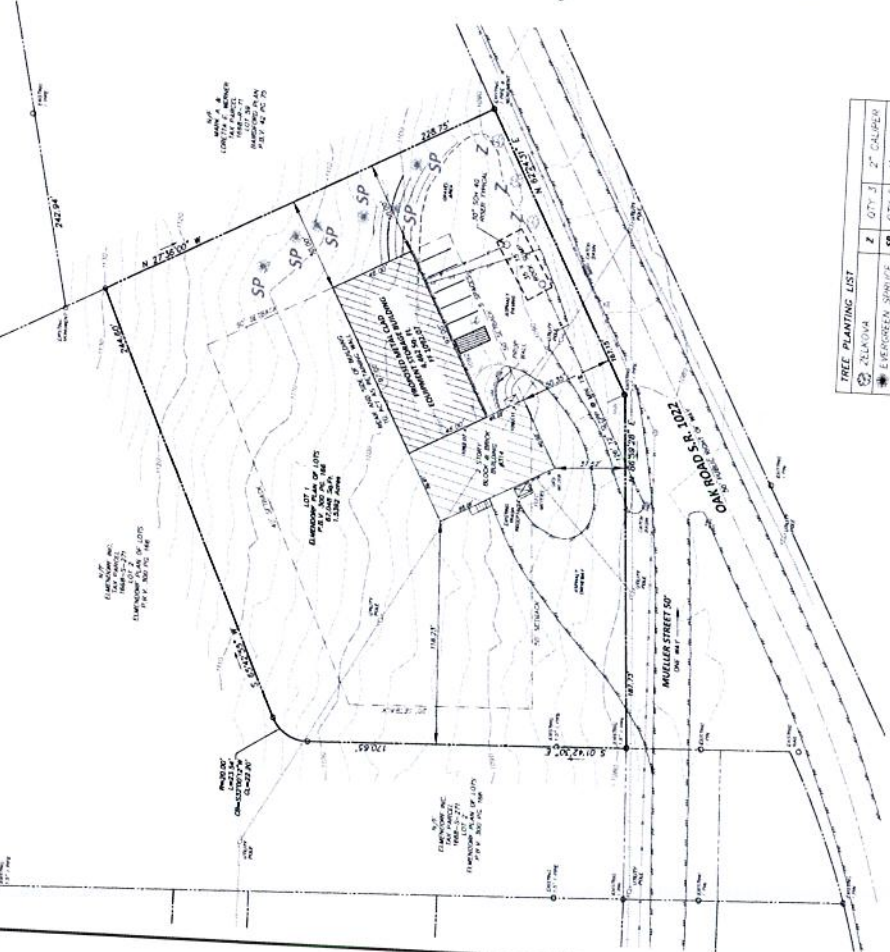
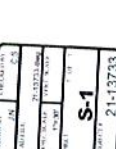
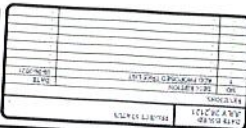
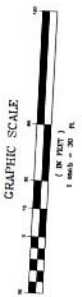
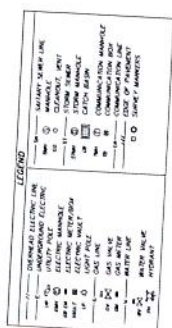
  
Applicant - Signature

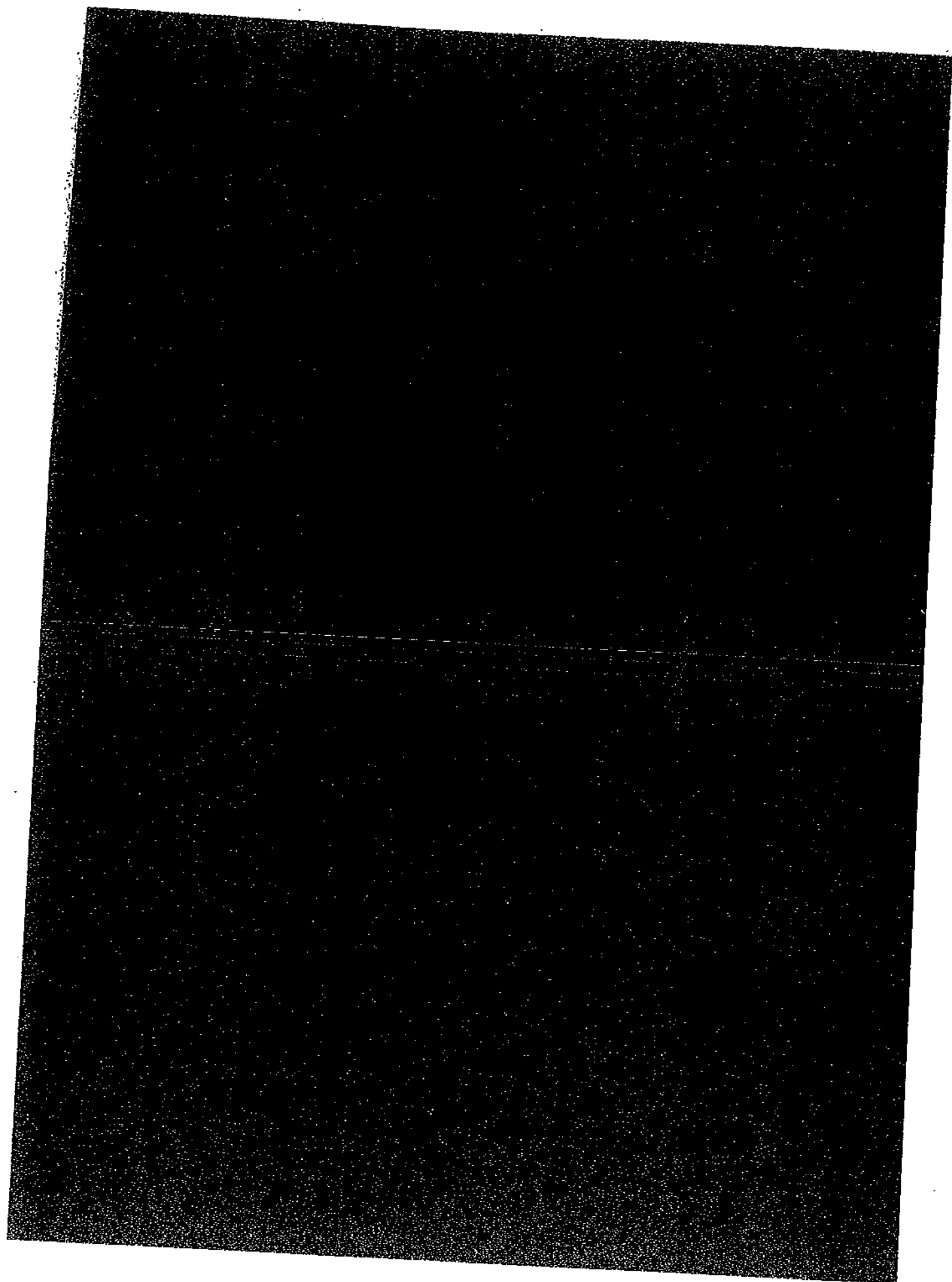
M. Anybel Jeffries  
Print Name













## OLD BUSINESS

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## NEW BUSINESS

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## **COMMENTS FROM THE PUBLIC**

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



## ADJOURNMENT

I MOVE TO ADJOURN AT \_\_\_\_\_ P.M.

MOTION SECOND AYES NAYES

MR. FORBES	_____	_____	_____	_____
MRS. HOLLIBAUGH	_____	_____	_____	_____
MRS. JORDAN	_____	_____	_____	_____
DR. MANN	_____	_____	_____	_____
MR. KARPUI	_____	_____	_____	_____