



**WEST DEER
TOWNSHIP
SUPERVISORS
MEETING**

January 19, 2022

6:30pm: Executive Session

7:00pm: Regular Business Meeting

Members present:

Mr. Frey
Mrs. Hollibaugh
Dr. Mann
Mr. Smullin
Mrs. Jordan

West Deer Township Board of Supervisors
January 19, 2022

6:30pm: Executive Session

7:00pm: Regular Business Meeting

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Executive Session
5. Comments from the Public
6. Accept Minutes
7. Monthly Financial Report
 - A. Finance Officer's Report
 - B. List of Bills
8. Police Chief's Report
9. Public Works Foreman's Report
10. Engineer's Report
11. Building Inspector/Code Enforcement Officer's Report
12. Parks & Recreation Board Report
13. West Deer #1 VFC Report
14. West Deer #2 VFC Report
15. West Deer #3 VFC Report
16. West Deer EMS Report
17. 2022 Board/Commission Appointments
 - A. Deer Creek Drainage Basin Authority – 1
 - B. Planning Commission – 2
 - C. Zoning Hearing Board – 2
 - D. Parks & Recreation – 2
18. Adoption: Resolution No. 2022-01 (Appointed Auditor for the 2021 Audit)
19. Adoption: Resolution No. 2022-02 (Dollar General Sewage Module Plan)
20. Adoption: Resolution No. 2022-03 (Secretarial Collective Bargaining Agreement)
21. Approval/Denial: Traditions of America Conditional Use Application
22. Authorization: Advertisement – Ordinance No. XXX (On-Street Parking)
23. Authorization: Purchase of iPads
24. Authorization: Purchase of Public Works Truck and Equipment
25. Authorization: Purchase of Police Truck
26. Discussion: Logos/Website/Outreach
27. Discussion: 2022 Goals/Objectives
28. Discussion: Coal Tar Ban
29. Discussion: Community Days
30. Old Business
31. New Business
32. Adjournment

1 Call to Order

2 Pledge of Allegiance

3 Roll Call

- Mr. Mator

4 Executive Session

- 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.

ACCEPT MINUTES

ATTACHED ARE THE MINUTES OF THE DECEMBER 15, 2021 REGULAR BUSINESS MEETING AND THE JANUARY 3, 2022 REORGANIZATION MEETING.

WHAT ACTION DOES THE BOARD WISH TO TAKE?

I MOVE TO ACCEPT THE MINUTES OF THE DECEMBER 15, 2021 REGULAR BUSINESS MEETING AND JANUARY 3, 2022 REORGANIZATION MEETING AS PRESENTED.

	MOTION	SECOND	AYES	NAYES
MR. FREY	___	___	___	___
MRS. HOLLIBAUGH	___	___	___	___
DR. MANN	___	___	___	___
MR. SMULLIN	___	___	___	___
MRS. JORDAN	___	___	___	___

December 15, 2021

Minutes

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; Shirley Hollibaugh; and Jennifer Mann. Also present were: Daniel Mator, Township Manager; Gavin Robb, Township Solicitor; and Scott Shoup, Township Engineer.

6:00 p.m. – PUBLIC HEARING– TRADITIONS OF AMERICA

Township Solicitor Gavin Robb opened the meeting.

Roll Call taken by Mr. Mator – Quorum present.

Mr. Payne stated that the public hearing was advertised and that 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 filed by applicant Traditions of America Rose Ridge, LLC to construct 234 single family detached homes and twelve single family attached homes on 176.49 acres located on Gibsonia Road Allison Park, PA.

Lot/Block Numbers: 1216-E-281 & 1215-R-21

Mr. Robb summarized the proposed conditional use approval for Traditions of America.

Ryan Wotus of Goldberg, Kamin & Garvin Law Firm

- Mr. Wotus pointed out that Exhibits D, E and F were from the bankruptcy docket and explained the details of those Exhibits. He requested that the Planning Commission and Township Engineer recommendations be included as an Exhibit.

David Biddison of Traditions of America

- Mr. Biddison summarized the history of Traditions of America and gave a slide presentation of the proposed project.

Rocco Magrino of PVE

- Mr. Magrino explained the land development process with a slide presentation.

PUBLIC COMMENTS

Gary Torick of 1531 Palmer Way

- Mr. Torick voiced his support of the proposed 55+ Community Development.

Wayne White of 4817 Gibsonia Road

- Mr. White asked when would this development break ground. Mr. Wotus answered we are going through the approval process and if the development gets approved, the development could break ground the end of next year or early 2023.

More discussion was held.

MOTION BY Supervisor Jordan and SECONDED BY Supervisor Hollibaugh to table the Traditions of America Rose Ridge Plan Conditional Use and the tentative application for a Planned Residential Development as per the recommendation by the Planning Commission with the above listed conditions and comments listed by Shoup Engineering.

Motion carried unanimously 4-0.

ADJOURNMENT/PUBLIC HEARING

MOTION BY Supervisor Jordan and SECONDED BY Supervisor Hollibaugh to adjourn the meeting at 6:55 p.m. Motion carried unanimously 4-0. Meeting adjourned.

6:30 p.m. – PUBLIC HEARING – RUSSELLTON DOLLAR GENERAL PUBLIC HEARING

Township Solicitor Gavin Robb opened the meeting.

Roll Call taken by Mr. Mator – Quorum present.

Mr. Payne stated that the public hearing was advertised and that the property was 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 filed by applicant Robert McCollim – PTV 1201, LLC to construct a building greater than 10,000 square feet but less than 40, 000 square feet located at 201 Starr Road, Cheswick, PA.

Lot/Block Numbers: 1361-D-0298

Mr. Robb summarized the proposed conditional use approval for Russellton Dollar General.

Craig Bishop of Herbert, Rowland & Grubic

- Mr. Bishop summarized the project site plan.

PUBLIC COMMENTS

Josh Wiegand, Fire Chief of West Deer #3

- Mr. Wiegand asked if there were plans to install a sprinkler system in the proposed building. Mr. Bishop responded there was no plan to install one because it is a metal building. More discussion was held.

MOTION BY Supervisor Jordan and SECONDED BY Supervisor Mann to approve the Russellton Dollar General Conditional Use and Land Development application as per the recommendation by the Planning Commission with the above listed conditions and comments listed by Shoup Engineering. Motion carried unanimously 4-0.

ADJOURNMENT/PUBLIC HEARING

MOTION BY Supervisor Hollibaugh and SECONDED BY Supervisor Jordan to adjourn the meeting at 7:20 p.m. Motion carried unanimously 4-0. Meeting adjourned.

OPEN REGULAR BUSINESS MEETING

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

Pledge of Allegiance

Roll Call taken by Mr. Mator – Quorum present

COMMENTS FROM THE PUBLIC

Anna Marie Catanese of 66 McKrell Road

- Ms. Catanese voiced her personal opinion of maintaining the maroon and grey logo color for West Deer Township. She explained that the green and gold colors were for the school district, and that the school district included other townships (East Deer and Frazer).

CHAIRMAN'S REMARKS

- Mr. Karpuzi announced that he would be making his remarks later in the meeting after new business.

ACCEPTANCE: RESIGNATION OF SUPERVISOR BRANDON FORBES

The Board received notice from Supervisor Brandon Forbes on 10 December 2021 of his immediate resignation.

Mr. Mator pointed out that with the vacancy, the Board had thirty days to interview and appoint a new District 1 Supervisor.

MOTION BY Supervisor Jordan and SECONDED BY Supervisor Mann to accept the resignation of Supervisor Brandon Forbes effective 10 December 2021. Motion carried unanimously 4-0.

2022 FINAL BUDGET ADOPTION: RESOLUTION 2021-30

RESOLUTION NO. 2021-30

A RESOLUTION ADOPTING THE 2022 BUDGET OF THE TOWNSHIP OF WEST DEER, ALLEGHENY COUNTY, PENNSYLVANIA.

Mrs. Jordan reported that the tax millage for the Township had not been increased.

Mr. Karpuzi summarized the highlights of the budget.

MOTION BY Supervisor Jordan and SECONDED BY Supervisor Hollibaugh to adopt Resolution No. 2021-30 – The 2022 Budget. Motion carried unanimously 4-0.

ACCEPT MINUTES

MOTION BY Supervisor Mann and SECONDED BY Supervisor Hollibaugh to accept the minutes of the 17 November 2021 regular business meeting as presented. Motion carried unanimously 4-0.

MONTHLY FINANCIAL REPORT

TOWNSHIP OF WEST DEER
FINANCE OFFICER'S REPORT
30 November 2021

I - GENERAL FUND:

	<u>November</u>	<u>YTD</u>	<u>% of Budget</u>
Revenues	495,893.68	7,776,879.85	108.21%
Expenditures	1,395,818.58	5,909,101.51	82.22%

Cash and Cash Equivalents:

Sweep Account

1,481,775.251,481,775.25**II - SPECIAL REVENUE FUNDS****Cash and Cash Equivalents:****Street Light Fund:**

Restricted

61,347.30

Fire Tax Fund:

Restricted

54,602.51

State/Liquid Fuels Fund:

Restricted

12,050.34128,000.15**Investments:****Operating Reserve Fund:**

Reserved

1,009,581.38

Capital Reserve Fund:

Reserved

1,153,624.102,163,205.48**III - CAPITAL PROJECT FUNDS:****Cash and Cash Equivalents:**0.000.00**TOTAL CASH BALANCE 11/30/21**3,772,980.88**Interest Earned November 2021****24.83**

	11/1/2021 Debt Balance	November Principal Payment	11/30/2021 Debt Balance
Mars National - VFC #3	\$102,216.44	\$2,607.94	\$99,908.28
NexTier Bank VFC #2	\$393,750.81	\$2,680.96	\$392,340.57

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

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

MOTION BY Supervisor Jordan and SECONDED BY Supervisor Mann to approve the Finance Officer's Report as submitted. Motion carried unanimously 4-0.

NOVEMBER LIST OF BILLS

Bearcom	292.47
Best Wholesale Tire Co. Inc.....	1322.35
Hei-Way, LLC.....	712.06
Jordan Tax Service, Inc.....	1571.87
Kress Tire	2074.00
Office Depot.....	766.54
Shoup Engineering, Inc.....	39540.00
Stephenson Equipment.....	12254.59
Toshiba Financial Services.....	1183.73
Tucker/Arensberg Attorneys	11145.10

MOTION BY Supervisor Mann and SECONDED BY Supervisor Hollibaugh to pay the List of Bills as submitted, and all approved reimbursable items in compliance with generally accepted accounting practices. Motion carried unanimously 4-0.

POLICE CHIEF'S REPORT

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

Mrs. Jordan acknowledged that the Toy Drive was complete since there were no toys in the meeting room.

Chief Loper answered in affirmative. He voiced that without the volunteers -especially Carol McCaskey- the Toy Drive would not of been as organized. Chief Loper reported there were 1400 gifts collected and cash donations totaling \$12,067. He emphasized this past year was the most families ever – forty-nine families with 113 children – in the program. Chief Loper explained in detail what each child and family received.

Mrs. Jordan thanked everyone that donated, and Mr. Karpuzi thanked the Chief.

PUBLIC WORKS FOREMAN'S REPORT

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

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

- Stream restoration Project
 - The contractor, Sure Shot Excavating, has completed streambank work on the West Branch of Deer Creek at the David Turner property along Roue 910 at the Richland township border. The work on Dawson Run (Mischen property) will be put on hold until Spring of 2022.

- Bairdford Park Pavilion Project
 - The contractor, Santamaria Landscape and Cement Contractors, has repaired and replaced the roof on the pavilion. Excavating of the existing footings revealed unexpected findings. Due to the size of the existing footings, alternate methods of column installation are being investigated.

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

- Dollar General (Russellton)
 - Reviews of the Land Development, Submission and Conditional Use Applications for the retail development located on Starr Road were issued to the Township on 20 October, 2 November, 16 November, and 22 November 2021.
- Rose Ridge
 - Reviews of the Conditional Use and PRD Applications for the residential development located on Route 910 was issued to the Township on 23 October and 7 December 2021.
- SCS Development
 - Reviews of this Lot Line Revision Plan were performed and letters were issued to the Township on 2 November and 22 November 2021.
- Svoboda Plan
 - A review of the Subdivision Plan was performed and a review letter was issued to the Township on 15 November 2021.

BUILDING INSPECTOR/CODE ENFORCEMENT OFFICER'S REPORT

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

Mrs. Jordan expressed her thanks to Bill Payne for keeping records straight and being accommodating with her requests.

WEST DEER #1 VFC REPORT

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

Mrs. Jordan thanked VFC # 1 for their help with the gas well public hearings that were held at their facility.

WEST DEER #2 VFC REPORT

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

Mr. Karpuzi announced VFC # 1 will be driving Santa on the Firetrucks (weather permitting) around the neighborhoods starting at 5:45pm on Friday, December 17th and Saturday, December 18th.

WEST DEER EMS REPORT

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

ADOPTION: RESOLUTION NO. 2021-31 (APPROVAL OF THE FIREFIGHTER ROSTERS)

RESOLUTION NO. 2021-31

A RESOLUTION APPROVING THE VOLUNTEERS THAT APPEAR ON THE NOTARIZED LISTS SUBMITTED BY THE FIRE CHIEFS AND VERIFIED BY THE TOWNSHIP MANAGER.

Mrs. Jordan asked if the lists were all active members.

Chief Wiegand answered to be considered an active member on the roster there was a required amount of volunteer hours to be fulfilled.

MOTION BY Supervisor Jordan and SECONDED BY Supervisor Hollibaugh to adopt Resolution No. 2021-31 approving the volunteers that appear on the notarized lists submitted by the Fire Chiefs and verified by the Township Manager. Motion carried unanimously 4-0.

AUTHORIZATION: COLETTA FINAL SUBDIVISION PLAN (RUSSELLTON DOLLAR GENERAL)

The Planning Commission recommended approval of the Coletta Plan Final Subdivision Plan at their November 18, 2021 meeting.

Property Location: 201 Starr Road
Zoning District: C-2 Highway Commercial

2 Lot Subdivision:

Lots to measure 1.40 acres
Total Parcel to measure 3.80 acres

The Planning Commission recommended approval of the Coletta Subdivision Plan of Lots subject to following conditions:

1. All requirements from Shoup Engineering letters dated 19 October, 12 November, and 22 November 2021 shall be met.
2. Contingent upon the approval of the Russellton Dollar General Conditional Use Application.

MOTION BY Supervisor Mann and SECONDED BY Supervisor Jordan to approve the final subdivision of the Coletta Plan of Lots as per the recommendation by the Planning Commission with the conditions previously mentioned. Motion carried unanimously 4-0.

APPROVAL/DENIAL: CONDITIONAL USE APPLICATION (OLYMPUS ENERGY, LLC DIONYSUS WELL PAD)

Mr. Robb explained that once the Board votes the written decision and findings will be provided to Olympus and party objectors.

Mrs. Jordan pointed out that a lot of time was spent reviewing this application. She noted that even though she is in agreement with denying the application, she was not in agreement with all the findings.

MOTION BY Supervisor Mann and SECONDED BY Supervisor Jordan to approve the findings and decision of the Board of Supervisors approving/denying the application for Conditional Use filed by Olympus Energy, LLC, for the Dionysus Well Pad. Motion carried unanimously 4-0.

APPROVAL/DENIAL: LAND DEVELOPMENT APPLICATION (OLYMPUS ENERGY, LLC DIONYSUS WELL PAD)

Mr. Robb stated that without the Zoning Application approval this Land Development Application will also need to be denied since the prerequisite of the land approval was the zoning approval.

MOTION BY Supervisor Mann and SECONDED BY Supervisor Jordan to deny the Land Development Application filed by Olympus Energy, LLC, for the Dionysus Well Pad. Motion carried unanimously 4-0.

AUTHORIZATION: ADVERTISEMENT ORDINANCE NO. 447 (COAL TAR BAN)

ORDINANCE NO. 447

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WEST DEER, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, TO REGULATE POLYCYCLIC AROMATIC HYDROCARBONS AND CERTAIN OTHER HAZARDOUS SUBSTANCES.

Mrs. Jordan voiced she needed more time to review the information to make a decision and requested the Board table until their January meeting.

MOTION BY Supervisor Jordan and SECONDED BY Supervisor Hollibaugh to table the advertisement of Ordinance No. 447 regulating Polycyclic Aromatic Hydrocarbons and certain other hazardous substances in the Township. Motion carried unanimously 4-0.

AUTHORIZATION: ADVERTISE RESOLUTION NO. 2022-01 (APPOINTED AUDITOR FOR THE 2021 AUDIT)

RESOLUTION NO. 2022-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WEST DEER, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, APPOINTING THE CERTIFIED AND COMPETENT PUBLIC ACCOUNTANCY FIRM OF MARK C. TURNLEY, CPA TO REPLACE THE ELECTED AUDITORS IN MAKING THE EXAMINATION OF ALL OF THE ACCOUNTS OF THE TOWNSHIP FOR THE 2021 FISCAL YEAR.

Mr. Mator explained the reason for this Resolution. He pointed out that the Township audit had become very complex through the years and that different State deadlines existed which had to be met. Mr. Mator added that most municipalities no longer have elected Auditors but since we do, the Board had the authorization through the Second Class Township Code to appoint a third party CPA/auditing firm who specializes in municipal audits.

Mrs. Jordan asked if this Resolution will change the Charter. She brought up that in the past the name "Mickey Mouse" was written-in in the elected auditor ballots, and stressed that with a \$9 million dollar budget this should not be joked about.

Mr. Mator stated that this Resolution would not alter the Charter, and confirmed that he had seen joke votes in the past.

More discussion was held.

MOTIONED BY Supervisor Jordan and SECONDED BY Supervisor Hollibaugh to authorize the advertisement of Resolution No. 2022-01 appointing the certified and competent public accountancy firm of Mark C. Turnley, CPA to replace the elected Auditors in making the examination of all of the accounts of the Township for the 2021 fiscal year.

Motion carried unanimously 4-0.

DISCUSSION: LOGOS

At its last meeting, the Board discussed new logo concepts. Mr. Mator was asked to poll the Board and staff regarding the logos.

Mr. Mator pointed out there were four different logos for the Board and staff to chose from. He reported two votes for logo B, six votes for logo D, and five voters voiced they did not like any of the options.

Mr. Karpuzi summarized what the Board had discussed in the past and what Sam Dorsey of Dorsey Design was working on for the Township.

Mrs. Jordan suggested to postpone the logo decision until next year for more time to discuss so a decision was not made just to make one.

Mr. Karpuzi agreed, and explained his reasoning behind arguing for the Township colors to be changed to green and gold.

More discussion was held.

OLD BUSINESS

- None

NEW BUSINESS

- None

CHAIRMAN'S REMARKS

- Mr. Karpuzi voiced his appreciation of the Board and spoke on his memories from a prepared statement. Mrs. Jordan thanked him for his service.

COMMENTS FROM THE PUBLIC

Sam Smallwood, 178 Tarentum Culmerville Road

- Mr. Smallwood expressed his concern over the road conditions of Superior Road and asked the Board to consider placing it on the 2022 Road Program. He added the road had been patched many times and was worried that vehicles driving on it could become damaged. Mr. Mator responded that he was almost positive that Superior Road was on the 2022 Road Program for those very reasons.

Ryan Kolena of 3938 Crestwood Drive

- Mr. Kolena voiced that Mr. Karpuzi clearly had made an impact on resident's lives. He commented that he wanted it on record thanking the Board for taking their time and putting in the work to clarify the gas well statements. Mr. Kolena expressed his thanks to the Board for denying the gas well application. He stated he was never against fracking, just disagreed with the location.

Anna Marie Catanese of 66 McKrell Road

- Ms. Catanese thanked Mr. Karpuzi for always answering her questions and for all he had done. She wished him good luck.

Katie Kolena of 3938 Crestwood Drive

- Mrs. Kolena thanked the Board for denying the gas well application.

ANNOUNCEMENT: HOLIDAYS AND 2022 REORGANIZATION MEETING

The Board would like to wish everyone a very happy holiday season, and would like to formally announce the Reorganization meeting of the Board of Supervisors will take place Monday, January 3rd at 6:00pm.

ADJOURNMENT

MOTION BY Supervisor Jordan and SECONDED BY Supervisor Hollibaugh to adjourn the meeting at 8:20 p.m. Motion carried unanimously 4-0. Meeting adjourned.

Daniel J. Mator Jr., Township Manager

January 3, 2022

Reorganization Minutes

West Deer Township
Board of Supervisors
3 January 2022
7:00 p.m.

The West Deer Township Board of Supervisors held a Reorganization Meeting at the West Deer Township Municipal Building. Members present were: Shirley Hollibaugh; Beverly Jordan; Jennifer Mann; and James Smullin. Also present were: Daniel Mator, Township Manager; and Katherine Beers, Township Solicitor.

Mr. Mator opened and welcomed everyone to the Reorganization Meeting.

Pledge of Allegiance

Roll Call taken by Mr. Mator – Quorum present.

DISTRICT 1 SUPERVISOR INTERVIEWS

- Matthew Brudnok
- Vernon Frey

APPOINTMENT: DISTRICT 1 SUPERVISOR

Due to the resignation of Supervisor Brandon Forbes, the Board of Supervisors – as per the Township Charter – had to appoint a person to fill Mr. Forbes's unexpired term, which expires 31 December 2023.

MOTION BY Supervisor Hollibaugh and SECONDED BY Supervisor Smullin to appoint Vernon Frey a Township Supervisor representing District #1 to fill the unexpired term of Supervisor Brandon Forbes, which expires 31 December 2023. Motion carried unanimously 4-0.

Mrs. Jordan thanked Mr. Brudnock for applying for the position. She asked if she could reach out to him about other Board opening opportunities in the future.

Mr. Brudnock answered in the affirmative.

SWEARING-IN OF DISTRICT 1 SUPERVISOR

NOMINATE AND ELECT CHAIRPERSON FOR THE YEAR 2022

Nominations opened for Chairperson:

- Supervisor Shirley Hollibaugh nominated Beverly Jordan.

No other nominations. Nominations closed.

A roll call vote was taken to appoint the 2022 Chairperson of the West Deer Township Board of Supervisors. Members voting for Mrs. Jordan: Dr. Mann; Mr. Smullin; Mr. Frey and Mrs. Hollibaugh. Member abstaining: Mrs. Jordan. Motion carried: 4-yes, 0-no, 1-abstention.

2022 Chairperson – Beverly Jordan

Mrs. Jordan thanked the Board members and added that she appreciated their confidence in her for the Chairperson position.

NOMINATE AND ELECT VICE CHAIRPERSON FOR THE YEAR 2022

Nominations opened for Vice Chairperson:

- Supervisor Beverly Jordan nominated Shirley Hollibaugh

No other nominations. Nominations closed.

A roll call vote was taken to appoint a nominee as 2022 Vice Chairperson of the West Deer Township Board of Supervisors. Members voting for Mrs. Hollibaugh: Dr. Mann; Mr. Smullin; Mrs. Hollibaugh; Mrs. Jordan and Mr. Frey. Member abstaining: Mrs. Hollibaugh. Motion carried: 4-yes, 0-no, 1-abstention.

2022 Vice Chairperson – Shirley Hollibaugh

APPROVAL: TOWNSHIP MANAGER EMPLOYMENT AGREEMENT

The Board was in receipt of a draft Township Manager Employment Agreement with current Township Manager Daniel Mator.

MOTIONED BY Supervisor Mann and SECONDED BY Supervisor Hollibaugh to approve the Township Manager Employment Agreement with Daniel Mator as presented, effective immediately, and to authorize its execution by the Chairperson of the Board of Supervisors. Motion carried unanimously 5-0.

Mr. Mator thanked the Board for their continued support.

APPROVAL: POLICE CHIEF EMPLOYMENT AGREEMENT

The Board was in receipt of a draft Police Chief Employment Agreement with current Chief Robert Loper.

MOTIONED BY Supervisor Mann and SECONDED BY Supervisor Hollibaugh to approve the Police Chief Employment Agreement with Robert Loper as presented, effective immediately, and to authorize its execution by the Chairperson of the Board of Supervisors and the Township Manager. Motion carried unanimously 5-0.

APPROVAL: FINANCE OFFICER EMPLOYMENT AGREEMENT

The Board was in receipt of a draft Finance Officer Employment Agreement with current Township Finance Officer Barbara Nardis.

MOTION BY Supervisor Mann and SECONDED BY Supervisor Hollibaugh to approve the Finance Officer Employment Agreement with Barbara Nardis as presented, effective immediately, and to authorize its execution by the Chairperson of the Board of Supervisors and Township Manager. Motion carried unanimously 5-0.

FURNISH BONDS

MOTION BY Supervisor Mann and SECONDED BY Supervisor Hollibaugh to furnish bonds for the Township Manager and the Administrative personnel for the Year 2022. The bonds will be paid from the General Fund. Motion carried unanimously 5-0.

DEPOSITORY FOR FUNDS

MOTION BY Supervisor Frey and SECONDED BY Supervisor Hollibaugh to designate PNC Bank and PLGIT (PA Local Government Investment Trust) as depositories for the Township funds for the Year 2022. Motion carried unanimously 5-0.

FACSIMILE SIGNATURE

MOTION BY Supervisor Smullin and SECONDED BY Supervisor Frey to authorize the use of the facsimile stamp signature on all of the West Deer Township accounts. Motion carried unanimously 5-0.

SET MONTHLY MEETING DATE AND TIME

MOTION BY Supervisor Mann and SECONDED BY Supervisor Hollibaugh to set the Township meeting on the third Wednesday of each month at 7:00 p.m. for the year 2022, and to advertise in accordance with applicable laws. Motion carried unanimously 5-0.

Mrs. Jordan announced executive sessions will be called as needed.

APPOINTMENT: DELEGATE AND ALTERNATE TO THE NORTH HILLS COUNCIL OF GOVERNMENTS FOR THE YEAR 2022

MOTION BY Supervisor Mann and SECONDED BY Supervisor Hollibaugh to appoint Beverly Jordan as the Delegate to the North Hills Council of Governments for the Year 2022. Motion carried unanimously 5-0.

DELEGATE: Beverly Jordan

MOTION BY Supervisor Hollibaugh and SECONDED BY Supervisor Smullin to appoint Jennifer Mann as the Alternate Delegate to the North Hills Council of Governments for the Year 2022. Motion carried unanimously 5-0.

ALTERNATE: Jennifer Mann

APPOINTMENT: DELEGATE AND ALTERNATE TO THE ALLEGHENY COUNTY ASSOCIATION OF TOWNSHIP OFFICIALS

Mrs. Jordan brought up that Mrs. Hollibaugh has been a member of this Association for years.

Mrs. Hollibaugh stated she is currently the Vice-Chair.

MOTION BY Supervisor Smullin and SECONDED BY Supervisor Mann to appoint Shirley Hollibaugh as the Voting Delegate to the Allegheny County Association of Township Officials for 2022. Motion carried unanimously 5-0.

DELEGATE: Shirley Hollibaugh

MOTION BY Supervisor Smullin and SECONDED BY Supervisor Mann to appoint James Smullin as the Voting Alternate Delegate to the Allegheny County Association of Township Officials for 2022. Motion carried unanimously 5-0.

ALTERNATE: James Smullin

APPOINTMENT: DELEGATE AND ALTERNATE TO THE ALLEGHENY NORTH TAX COLLECTION COMMITTEE

MOTION BY Supervisor Hollibaugh and SECONDED BY Supervisor Smullin to appoint Daniel Mator as Delegate to the Allegheny North Tax Collection Committee for the Year 2022. Motion carried unanimously 5-0.

DELEGATE: Daniel Mator

Mrs. Jordan questioned when these meetings were held.

Mr. Mator answered meetings are held as needed, but at least annually, on Wednesdays at 3:00 p.m. in Hampton Township.

MOTION BY Supervisor Smullin and SECONDED BY Supervisor Hollibaugh to appoint Beverly Jordan as Alternate to the Allegheny North Tax Collection Committee for the Year 2022. Motion carried unanimously 5-0.

ALTERNATE: Beverly Jordan

CONFERENCES

The Allegheny County Association of Township Officials 2022 Conferences are held in the spring and fall.

MOTION BY Supervisor Hollibaugh and SECONDED BY Supervisor Mann to authorize the Board members to attend the spring and fall conferences of the Allegheny County Association of Township Officials and expenses to be reimbursed for the Board members. Motion carried unanimously 5-0 .

APPLICANTS: BOARD VACANCIES

As of 31 December 2021, there are vacancies on the Deer Creek Drainage Basin Authority, Planning Commission, Zoning Hearing Board, and the Parks & Recreation Board. The Township advertised for all of the vacancies, and all applicants were invited to attend the Board's meeting to present any information they would like the Board to consider during their selection at the Regular Business Meeting.

DEER CREEK DRAINAGE BASIN AUTHORITY (ONE APPOINTMENTS)

In 2021, West Deer Township will have five members and Indiana Township will have four members serve on the Deer Creek Drainage Basin Authority.

In 2022, West Deer Township will have four members and Indiana Township will have five members serve on the Deer Creek Drainage Basin Authority.

Mr. Simonetti requested reappointment and the Township received one letter of interest from resident Geno Stello.

Mr. Stello attended the meeting and spoke on his candidacy.

PLANNING COMMISSION (TWO APPOINTMENT)

Two members' terms expired on 31 December 2021: Mark Schmidt and John Butala.

Mr. Schmidt requested reappointment.

The Township received two letters of interest from residents Nina Jonnet and Richard Hollibaugh.

Mr. Schmidt attended the meeting and spoke on his candidacy for reappointment.

Mrs. Jordan thanked him for his time on the Board.

ZONING HEARING BOARD (TWO APPOINTMENT)

Two members' term expired on 31 December 2021: Neil Tristani and James Smullin/Alternate.

Mr. Tristani requested reappointment.

The Township received one letter of interest from the following resident:

Daniel Smullin

Mr. Smullin attended the meeting and spoke on his candidacy.

PARKS & RECREATION BOARD (TWO APPOINTMENT)

Two members' term expired on 31 December 2021: Carol McCaskey and Nina Jonnet

Ms. McCaskey requested reappointment.

The Township received one letter of interest from the following resident:

Jennifer Morrow

Ms. Morrow attended the meeting and spoke on her candidacy.

Mrs. Jordan thanked all the candidates that attended.

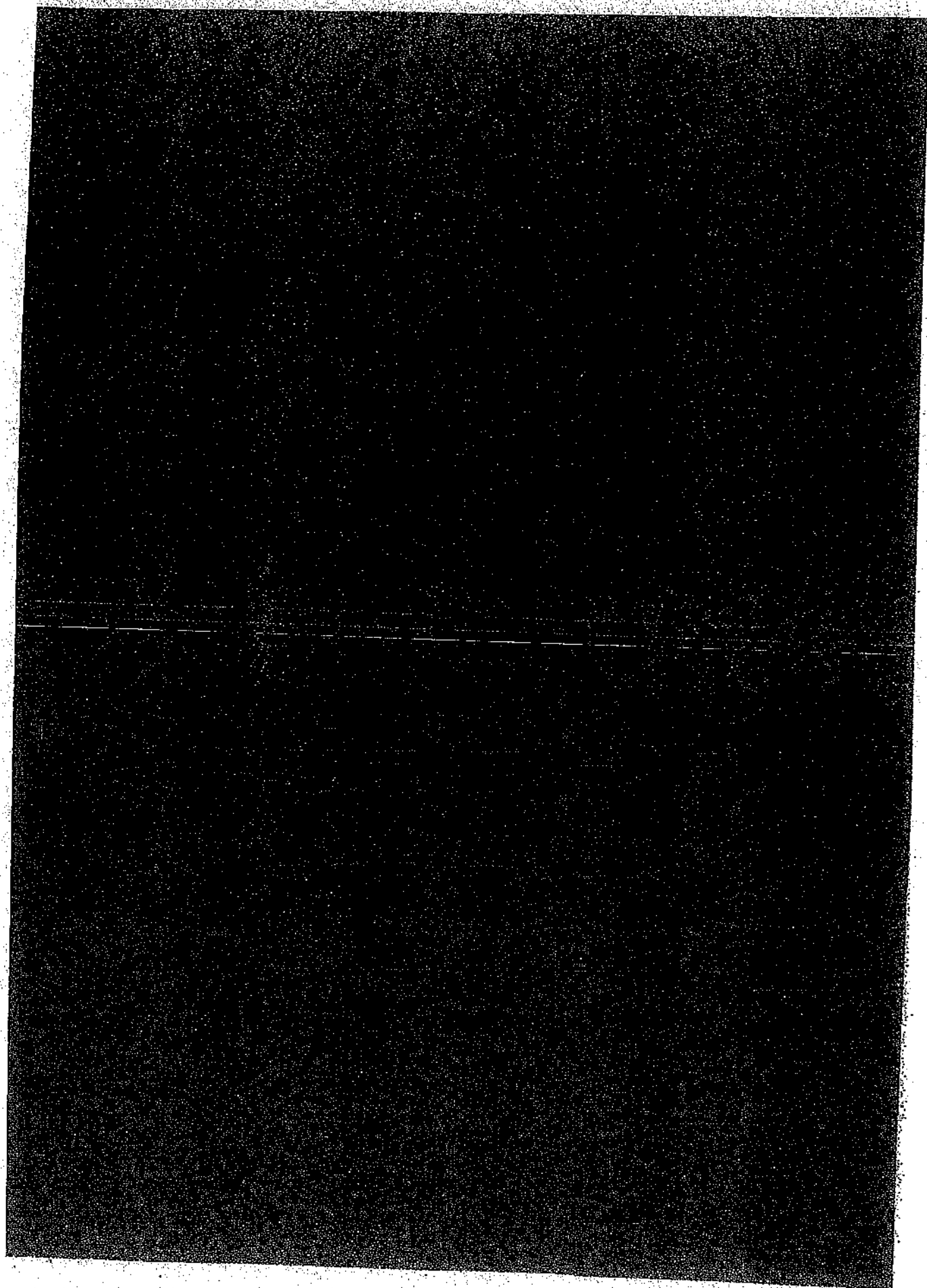
NEW BUSINESS

- None

ADJOURNMENT

MOTION BY Supervisor Hollibaugh and SECONDED BY Supervisor Mann to adjourn the meeting at 6:40 p.m.
Motion carried unanimously 5-0. Meeting adjourned.

Daniel J. Mator Jr., Township Manager



MONTHLY FINANCIAL REPORT

A) FINANCE OFFICER'S REPORT

ATTACHED IS THE FINANCE OFFICER'S REPORT.

ARE THERE ANY QUESTIONS ON THE MONTHLY FINANCIAL REPORT?

WHAT ACTION DOES THE BOARD WISH TO TAKE?

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

	MOTION	SECOND	AYES	NAYES
MRS. HOLLIBAUGH	___	___	___	___
DR. MANN	___	___	___	___
MR. SMULLIN	___	___	___	___
MR. FREY	___	___	___	___
MRS. JORDAN	___	___	___	___

FINANCE OFFICER'S REPORT
December 31, 2021

I - GENERAL FUND:

	<u>December</u>	<u>YTD</u>	<u>% of Budget</u>
Revenues	360,312.28	8,137,192.13	113.23%
Expenditures	1,748,660.37	7,659,068.16	106.58%

Cash and Cash Equivalents:
Sweep Account

124,168.29	<u>124,168.29</u>
------------	-------------------

II - SPECIAL REVENUE FUNDS

Cash and Cash Equivalents:

Street Light Fund:

Restricted

54,224.61

Fire Tax Fund:

Restricted

47,197.90

State/Liquid Fuels Fund:

Restricted

2,935.06

104,357.57

Investments:

Operating Reserve Fund:

Reserved

2,278,056.19

Capital Reserve Fund:

Reserved

1,162,660.03

3,440,716.22

III - CAPITAL PROJECT FUNDS:

Cash and Cash Equivalents:

0.00

0.00

TOTAL CASH BALANCE 12/31/21

3,669,242.08

Interest Earned December 2021

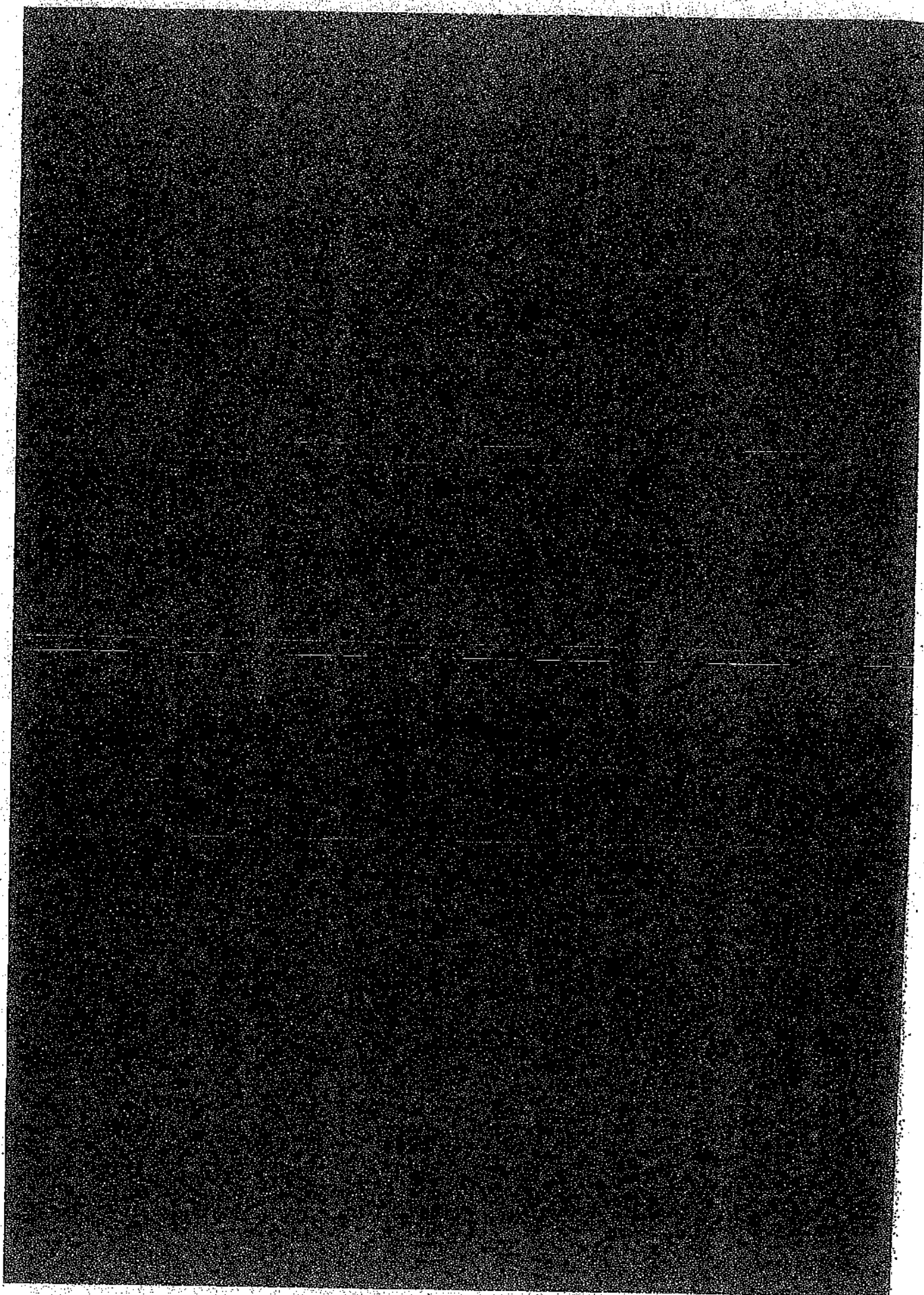
44.24

	<u>12/1/2021</u> <u>Debt Balance</u>		<u>December</u> <u>Principal</u> <u>Payment</u>	<u>12/31/2021</u> <u>Debt Balance</u>
Mars National - VFC #3	99,908.28	\$	2,607.94	97,419.36
NexTier Bank VFC #2	392,340.57	\$	2,680.96	390,885.67

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

INTEREST EARNED - 2021

	<u>DECEMBER</u>	<u>YTD</u>
GENERAL FUND	\$7.86	\$156.49
STREET LIGHT FUND	\$0.00	\$0.00
FIRE TAX FUND	\$0.42	\$7.09
OPERATING RESERVE	\$9.27	\$136.80
STATE FUND	\$0.05	\$23.58
CAPITAL RESERVE	<u>\$26.64</u>	<u>\$13,452.50</u>
TOTAL INTEREST EARNED	<u><u>\$44.24</u></u>	<u><u>\$13,707.39</u></u>



B) LIST OF BILLS

WHAT ACTION DOES THE BOARD WISH TO TAKE?

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

	MOTION	SECOND	AYES	NAYES
DR. MANN	___	___	___	___
MR. SMULLIN	___	___	___	___
MR. FREY	___	___	___	___
MRS. HOLLIBAUGH	___	___	___	___
MRS. JORDAN	___	___	___	___

By Name
Cutoff as of: 12/31/9999

Due Dates: 01/15/2022 thru 01/15/2022

Vendor Name/Desc	Acct#/Proj Invoice#	Amount Due	Discount	Cancelled	Paid	Un-Paid	Check#	Check Amt.
Name: BEARCOM		786.16				786.16		
Name: BEST WHOLESALE TIRE CO, INC		320.45				320.45		
Name: CULVERTS, INC		4500.00				4500.00		
Name: FENCE BY MAINTENANCE SERVICE, INC		20784.00				20784.00		
Name: HEI-WAY, LLC		862.01				862.01		
Name: JORDAN TAX SERVICE, INC.		188.00				188.00		
Name: OFFICE DEPOT		95.53				95.53		
Name: SHOUP ENGINEERING INC.		4803.50				4803.50		
Name: SMULLIN ASPHALT		18856.00				18856.00		
Name: TOSHIBA FINANCIAL SERVICES		498.76				498.76		
Name: TUCKER/ARENSBERG ATTORNEYS		10044.52				10044.52		
Name: WINE CONCRETE PRODUCTS, INC.		2212.00				2212.00		
FINAL TOTALS:		63950.93				63950.93		

WEST DEER TOWNSHIP

ACCOUNTS PAYABLE - UNPAID VOUCHER REGISTER

Time: 08:52 am
Date: 01/11/2022
Page: 1

By Name
Cutoff as of: 12/31/9999

Due Dates: 01/15/2022 thru 01/15/2022

Vendor	Name/Desc	Acct#/Proj	Invoice#	Amount Due	Discount	Cancelled	Paid	Un-Paid	Check#	Check Amt.
00674	BEARCOM	430.327	5305859	493.69				493.69		N
Road:	Transfer radio to new tr1221	12/20/2021								
00674	BEARCOM	410.328	5311947	235.00				235.00		N
POL:	Radio Equip main	0122	01/04/2022							
00674	BEARCOM	430.327	5311992	57.47				57.47		N
Road:	Radio Equip Main	0122	01/04/2022							
Name:	BEARCOM			786.16				786.16		
00553	BEST WHOLESale TIRE	410.374	21663	47.25				47.25		N
Police:	Car #35-oil change/filt1221	12/09/2021								
00553	BEST WHOLESale TIRE	410.374	21783	68.25				68.25		N
Police:	Car #31-rotation/oil ch1221	12/28/2021								
00553	BEST WHOLESale TIRE	410.374	21804	204.95				204.95		N
Police:	Car #35-battery	1221	12/29/2021							
Name:	BEST WHOLESale TIRE CO, INC			320.45				320.45		
00238	CULVERTS, INC	430.611	IN00172698	4500.00				4500.00		N
Catch	Basins:M Frames/2'x4' H-1221	12/02/2021								
Name:	CULVERTS, INC			4500.00				4500.00		
00248	FENCE BY MAINTENANCE	430.375	WESTDEER12/7/21	20784.00				20784.00		N
Road:	12'6"-Galvanized guide r1221	12/07/2021								
Name:	FENCE BY MAINTENANCE SERVICE, INC			20784.00				20784.00		
00005	HEI-WAY, LLC	430.372	10325464	671.09				671.09		N
Road:	Cold Patch	1221	12/10/2021							
00005	HEI-WAY, LLC	430.372	10325673	190.92				190.92		N
Road:	Cold Patch	0122	01/03/2022							
Name:	HEI-WAY, LLC			862.01				862.01		
00106	JORDAN TAX SERVICE,	403.140	12-37	66.00				66.00		N
Certifying for	lien	1221	12/29/2021							
00106	JORDAN TAX SERVICE,	403.140	12-C-#90	122.00				122.00		N
Delinquent R E Tax	Commission	1221	12/13/2021							

WEST DEER TOWNSHIP

ACCOUNTS PAYABLE - UNPAID VOUCHER REGISTER

Time: 08:52 am
Date: 01/11/2022
Page: 2

By Name
Cutoff as of: 12/31/9999

Due Dates: 01/15/2022 thru 01/15/2022

Vendor	Name/Desc	Acct#/Proj	Invoice#	Amount Due	Discount	Cancelled	Paid	Un-Paid	Check#	Check Amt.
Name: JORDAN TAX SERVICE, INC.				188.00				188.00		
00657	OFFICE DEPOT Office Supplies	406.210 1221	217800770001 12/23/2021	31.96	01/15/2022	01/03/2022		31.96		N
00657	OFFICE DEPOT Cleaning Supplies	409.226 1221	217800770001 12/23/2021	63.57	01/15/2022	01/03/2022		63.57		N
Name: OFFICE DEPOT				95.53				95.53		
00830	SHOUP ENGINEERING IN Stream Restr Proj: 4/25-11/22/1221	408.317 1221	21-433 12/20/2021	2898.00	01/15/2022	12/22/2021		2898.00		N
00830	SHOUP ENGINEERING IN Engineering: Miscellaneous	408.313 1221	21-443 12/31/2021	772.50	01/15/2022	01/03/2022		772.50		N
00830	SHOUP ENGINEERING IN Engineering: Dollar Gen Conditii	408.319 1221	21-446 12/31/2021	25.75	01/15/2022	01/03/2022		25.75		N
00830	SHOUP ENGINEERING IN Engineering: Dionysus well Pad	408.319 1221	21-447 12/31/2021	283.25	01/15/2022	01/03/2022		283.25		N
00830	SHOUP ENGINEERING IN Engineering: Svoboda Plan	408.319 1221	21-448 12/31/2021	77.25	01/15/2022	01/03/2022		77.25		N
00830	SHOUP ENGINEERING IN Engineering: Rose Ridge	408.319 1221	21-450 12/31/2021	463.50	01/15/2022	01/03/2022		463.50		N
00830	SHOUP ENGINEERING IN Engineering: Dollar Gen Land Del	408.319 1221	21-452 12/31/2021	283.25	01/15/2022	01/03/2022		283.25		N
Name: SHOUP ENGINEERING INC.				4803.50				4803.50		
00135	SMULLIN ASPHALT Paving: Asphalt-MacArthur Drive	430.610 1221	JOB#C21-1726 12/01/2021	18856.00	01/15/2022	01/07/2022		18856.00		N
Name: SMULLIN ASPHALT				18856.00				18856.00		
00577	TOSHIBA FINANCIAL SE Lease & Maintenance of Copiers	406.261 1221	5018192276 12/21/2021	253.82	01/15/2022	01/03/2022		253.82		N
00577	TOSHIBA FINANCIAL SE Lease & Maintenance of Copiers	410.261 1221	5018192276 12/21/2021	244.94	01/15/2022	01/03/2022		244.94		N
Name: TOSHIBA FINANCIAL SERVICES				498.76				498.76		

ACCOUNTS PAYABLE - UNPAID VOUCHER REGISTER

WEST DEER TOWNSHIP

Time: 08:52 am
Date: 01/11/2022
Page: 3

By Name
Cutoff as of: 12/31/9999

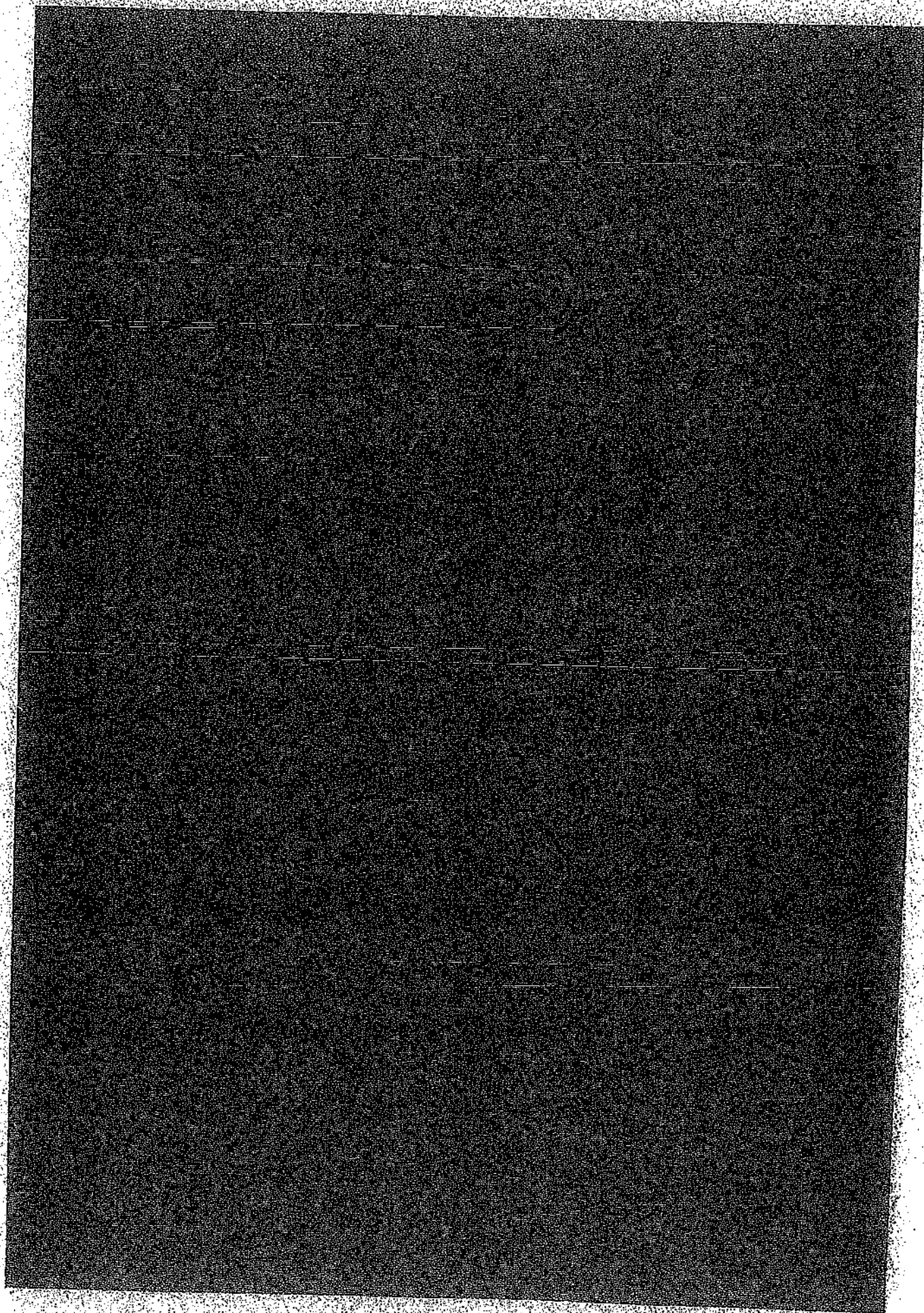
Due Dates: 01/15/2022 thru 01/15/2022

Vendor	Name/Desc	Acct#/Proj	Invoice#	Amount Due	Discount	Cancelled	Paid	Un-Paid	Check#	Check Amt.
00813	TUCKER/ARENSBERG ATT 404.111 Legal Services: Retainer 1221	404.111 1221	627791 12/31/2021	500.00 01/15/2022	01/11/2022			500.00	N	
00813	TUCKER/ARENSBERG ATT 404.111 Legal Services:Olympus Gas We1221	404.111 1221	627792 12/31/2021	7021.50 01/15/2022	01/11/2022			7021.50	N	
00813	TUCKER/ARENSBERG ATT 404.111 Legal Services:General 1221	404.111 1221	627793 12/31/2021	2286.52 01/15/2022	01/11/2022			2286.52	N	
00813	TUCKER/ARENSBERG ATT 404.111 Legal Services:2021 Litigation1221	404.111 1221	627794 12/31/2021	35.00 01/15/2022	01/11/2022			35.00	N	
00813	TUCKER/ARENSBERG ATT 404.111 Legal Services:Rose Ridge PRD 1221	404.111 1221	627795 12/31/2021	201.50 01/15/2022	01/11/2022			201.50	N	
Name: TUCKER/ARENSBERG ATTORNEYS				10044.52				10044.52		
00059	WINE CONCRETE PRODUC 430.611 Catch Basins-24"Knockout Riser1221	430.611 1221	88664 12/11/2021	2212.00 01/15/2022	12/13/2021			2212.00	N	
Name: WINE CONCRETE PRODUCTS, INC.				2212.00				2212.00		

FINAL TOTALS:

63950.93

63950.93



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: January 10, 2022

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

JB

CC: D. Mator, Manager
B. Jordan, Chairwoman
S. Hollibaugh, Vice Chairwoman
Dr. J. Mann
J. Smullin
V. Frey

OFFICER'S MONTHLY REPORT
December 2021

	<u>CURRENT MONTH</u>	<u>PREVIOUS MONTH TO DATE</u>	<u>YEAR TO DATE</u>
REPORTABLE CALLS FOR SERVICE	75	722	797
CALLS FOR SERVICE/FIELD CONTACTS	479	4,616	5095
ALL OTHER CALLS	362	5,773	6135
TOTALS CALLS FOR SERVICE	916	11,111	12027
<u>ARRESTS</u>			
ADULT	9	63	72
JUVENILE	0	5	5
TRAFFIC CITATIONS	16	218	234
NON TRAFFIC CITATIONS	2	44	46
PARKING CITATIONS	8	1	9
WARNINGS	58	154	212
<u>PERSONNEL</u>			
GRIEVANCES FILED BY POLICE OFFICERS	0	0	0
CITIZENS COMPLAINTS ON POLICE OFFICERS	0	0	0
LETTERS COMMENDING POLICE OFFICERS	0	5	5
<u>VEHICLE REPORTS</u>			
TOTAL MILES TRAVELED	9,760	107,312	117,072
GALLONS OF GASOLINE USED	648.7	6,763.96	7412.66
REPAIRS/MAINTENANCE	320.45	13,879.66	14,200.11
<u>OVERTIME PAID</u>			
COURT (OFF DUTY)	6	46.00	52
PRELIMINARY HEARINGS	0	6.00	6
PRETRIAL	0	0.00	0
INVESTIGATIONS	9	11.00	20
ARRESTS	6	40.00	46
SPEED CHECKS	0	0.00	0
PRIVATE CONTRACTS	0	0.00	0
MISC. HOURS - FILLED SHIFTS	0	48.00	48
MISC. HOURS - ADMIN. HOURS	0	0.00	0
MISC. HOURS	3.5	161.00	164.5
TOTAL HOURS	24.5	312.00	336.5

OFFICER'S MONTHLY REPORT
December 2021

QUARTERLY REPORT	2020 YEAR TO DATE	2021 YEAR TO DATE
REPORTABLE CALLS FOR SERVICE	690	797
CALLS FOR SERVICE/FIELD CONTACTS	5,404	5,095
ALL OTHER CALLS	5,566	6,135
TOTAL CALLS FOR SERVICE	11,656	12,027

ARRESTS

ADULT	48	72
JUVENILE	3	5
TRAFFIC CITATIONS	119	234
NON TRAFFIC CITATIONS	25	46
PARKING CITATIONS	7	9
WARNINGS	76	212

PERSONNEL

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

VEHICLE REPORTS

TOTAL MILES TRAVELED	123,022	117,072
GALLONS OF GASOLINE USED	9,365.20	7,412.66
REPAIRS/MAINTENANCE	16,163.61	14,200.11

OVERTIME

COURT (OFF DUTY)	123	52
PRELIMINARY HEARINGS	16	6
PRETRIAL	0	0
INVESTIGATIONS	66.25	20
ARRESTS	32	46
SPEED CHECKS	0	0
PRIVATE CONTRACTS	0	0
MISC. HOURS - FILLED SHIFTS	91	48
MISC. HOURS - ADMIN HOURS	0	0
ALL OTHER MISC. HOURS	122.5	164.5
TOTAL HOURS	450.75	336.5

Points of Interest

December 2021

Budget Figure YTD -97.25%

Chief Robert Loper

- December 9- Attended Western PA Chiefs of Police meeting.

Toys for Children Program

- December 1-2 & 8-9- volunteers wrapped gifts at the West Deer Township municipal building meeting room
- December 14- gifts were distributed.
- The program benefitted 49 families and 113 children.
- Monetary donations totaling \$13,167 were received. Thank you letters to those who donated monetarily were sent out in January 2022.
- The program collected in excess of 1400 gifts.
- The program gave each family a gift card for \$50 to shop n save for their family Christmas meal, a voucher for \$40 for each child to receive new shoes, a bag with stocking stuffers, 8-10 gifts, as well as (if requested) a winter coat, hat and gloves.
- All on duty officers assisted with the program as needed, which was worked on every day until pickup.

K9 Officer Edward Newman

- December 9- Obedience training held at West Deer K9 training area. Also picked up Sudecon wipes donated by Baldwin EMS (used in event K9 is exposed to OC Spray)
- December 16- Bail out training and Obedience training held at West Deer K9 training area.
- K9 being treated for urinary tract infection
- Donations totaling amount of \$125 received this month

Sergeant Mikus & Sergeant Petosky

- December 3- Training was held at the Monroeville FBI range. Operators worked on live tubular bus assaults. Make-up qualifications were also performed for operators who could not attend the qualification training.
- December 17- Training was held at the Ross Township Annex. The yearly rules, regulations, and standards of procedure were reviewed.

EMA- Sergeant Shurina

- See attached EMA report

Deer Lakes School District

- See attached SRO report
- December 14- Officers Elza and Brand provided general security for the Boys Basketball game versus Avonworth
- December 16- Officer Rigous provided general security for the Girls Basketball game versus Knoch
- December 29- Sergeant Mikus and Officer Lindner provided general security for the Boys Basketball Christmas Tournament
- December 30- Officers Evan and Brand provided general security for the Boys Basketball Christmas Tournament

Explorers

- December 18- Held a meeting with advisors to determine dates for an open house as of February 2, 2022 and the first meeting as February 9 (location is still TBD but will most likely be West Deer VFD #3)

Misc. Details

- December 4- North Hills DUI Task Force held a Roving Checkpoint in West Deer, Indiana, etc.
- December 17- North Hills DUI Task Force held a Roving Checkpoint in McCandless, Ross, etc.



West Deer
TOWNSHIP
ALLEGHENY COUNTY PA

POLICE DEPARTMENT

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

DECEMBER 2021

WDPD INCIDENT REPORTS **TOTAL: 8**

- 1 Missing Person – Juvenile
- 1 MVA – Non Reportable
- 1 Harassment – Terroristic Threats
- 1 Harassment – General
- 1 Harassment – Communications
- 3 Disorderly Conduct – General

1. **TOTAL ARRESTS / CITATIONS FROM ABOVE INCIDENTS**
(Summary, Misdemeanor, Felony)

SRO / SECURITY DETAILS & LOGS **TOTAL: 63**

- 43 Security General
- 3 Security Cafeteria
- Security Parking Lot
- Instruct SRO Student Program
- Instruct SRO Faculty Program
- Instruct DARE Program
- Attend Court
- 1 Attend Meeting
- Attend Training
- Assist Student
- 4 Assist Teacher
- 7 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
- 3 School Safety Drill
- Other / Miscellaneous

TOTAL ACTIVITY **TOTAL: 71**



West Deer
TOWNSHIP
ALLEGHENY COUNTY PA

POLICE DEPARTMENT

TOTAL ACTIVITY BY SCHOOL

HIGH SCHOOL	14	ADMIN. BUILDING	0
MIDDLE SCHOOL	21	BUS GARAGE	0
E.U. INTERMEDIATE	18	OTHER	2
CURT. PRIMARY	16		

FREQUENT STUDENT INVOLVEMENT

DL School / Student ID #: None

TOTAL INVOLVEMENTS THIS PERIOD: None

DARE / SRO CLASSES AND PROGRAMS

DARE

CLASSES INSTRUCTED DURING THIS PERIOD

Number of Classes

Grade Level

None

SRO Programs

INSTRUCTED DURING THIS PERIOD

Program

School

Date

None

Submitted by:

Sgt. Michael J. Shurina
West Deer Township Police Department
Deer Lakes School District SRO

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

EMATeam

Robert Loper
Joshua Wiegand
Mark Lovey
Gary Barsuk

John Krauland
Donald Gerlach
Aron Skrbir

EMERGENCY MANAGEMENT

Monthly Report

DECEMBER 2021

Listed below are the activities which the West Deer Township Emergency Management Coordinator and/or Deputies (EMA Team) participated in and/or responded to.

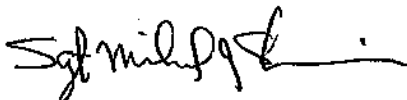
INCIDENT: Online Training – Fundamentals of Emergency Management
DATE: December 1, 2021
MISC. INFO: Mike Shurina Completed online training (IS-230 Fundamentals of Emergency Management) as required by Allegheny County EMA.

INCIDENT: Online Training – Emergency Planning / Leadership and Influence
DATE: December 7, 2021
MISC. INFO: Mike Shurina Completed online training (IS-235 Emergency Planning & IS-240 Leadership and Influence) as required by Allegheny County EMA.

INCIDENT: Online Training – Basic Incident Command System
DATE: December 8, 2021
MISC. INFO: Mike Shurina Completed online training (IS-200 Basic Incident Command System) as required by Allegheny County EMA.

INCIDENT: EMA Quarterly Training/Meeting
DATE: December 14, 2021
MISC. INFO: Mike Shurina attended an Allegheny County EMA Quarterly Training/Meeting online session as required by Allegheny County EMA.

Submitted by:



Sgt. Michael J. Shurina
West Deer Township Police Department
West Deer Township EMA Coordinator

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: 12/1/2021

Report End Date: 12/31/2021

Calls For Service:

911 HANG UP - GENERAL	1
ALARM ACTIVATION - BUSSINESS/FALSE	12
ALARM ACTIVATION - FIRE / FALSE	1
ALARM ACTIVATION - RESIDENTIAL	1
ALARM ACTIVATION - RESIDENTL/FALSE	4
ANIMAL - COMPLAINT	13
ASSAULT - STRONG ARM	1
ASSIST - BUSINESS	1
ASSIST - EMS	27
ASSIST - EMS (DOA)	1
ASSIST - OTHER	1
ASSIST - POLICE	4
ASSIST - RESIDENT	3
ASSIST - WELFARE CHECK	10
CHILD - CHILD LINE REPORTS	1
CIVIL - CHILD CUSTODY	1
COURT - MAGISTRATE	1
COURT - WARRANT SERVICE	3
CRIMINAL MISCHIEF - BUSINESS	1
CRIMINAL MISCHIEF - GENERAL	2
CRIMINAL MISCHIEF - RESIDENTIAL	4
DISORDERLY CONDUCT - GENERAL	3
DOMESTIC - PHYSICAL	2
DOMESTIC - VERBAL	6
DUI - OVER LEGAL AGE	2
FIRE - BURNING COMPLAINT	1
FIRE - OTHER	2
FIRE - STRUCTURE (RESIDENCE)	1
FRAUD - GENERAL	5
HARASSMENT - COMMUNICATIONS	4
HARASSMENT - GENERAL	5
HARASSMENT - TERRORISTIC THREATS	1
HAZARDOUS CONDITION - FLOODING	1
HAZARDOUS CONDITION - ROAD HAZARD	4
HAZARDOUS CONDITION - TREE DOWN	3
HAZARDOUS CONDITION - WIRE DOWN	2
HUNTING COMPLAINT - GENERAL	1
INSECURE - BUSINESS	1
MENTAL COMMITMENT - INVOLUNTARY	1
MENTAL COMMITMENT - VOLUNTARY	1
MISSING PERSON - JUVENILE MALE	2
MVA - DUI	2
MVA - LEAVING THE SCENE	1
MVA - NON REPORTABLE	10

Calls For Service:

MVA - PRIVATE PROPERTY	1
MVA - REPORTABLE	6
NOISE COMPLAINT - RESIDENTIAL	1
PARKING COMPLAINT - RESIDENTIAL	19
PATROL - GENERAL	119
PFA - SERVICE	3
PFA - VIOLATION	1
PHONE CALLS - GENERAL	12
POLICE INFORMATION - FOLLOW UP INVEST	3
POLICE INFORMATION - GENERAL	27
PREMISES CHECK - BUSINESS	10
PREMISES CHECK - RESIDENTIAL	1
PROPERTY - FOUND	2
SEX CRIMES - INDECENT ASSAULT	1
SPECIAL DETAIL - ADMINISTRATIVE	22
SPECIAL DETAIL - PATROL	17
SPECIAL DETAIL - PUBLIC RELATIONS	1
SRO DETAIL - ASSIST ADMINISTRATOR	7
SRO DETAIL - ASSIST NURSE / EMS	1
SRO DETAIL - ASSIST TEACHER	4
SRO DETAIL - ATTEND MEETING	1
SRO DETAIL - SCHOOL SAFETY DRILL	3
SRO DETAIL - SECURITY (CAFETERIA)	3
SRO DETAIL - SECURITY (GENERAL)	43
SRO DETAIL - SUSPICIOUS INCIDENT / PERS	1
SUSPICIOUS - NOISE	2
SUSPICIOUS - OTHER	1
SUSPICIOUS - PERSON	1
SUSPICIOUS - VEHICLE	5
THEFT - FROM MOTOR VEHICLE	1
THEFT - OTHER	1
THEFT - RESIDENTIAL	3
TRAFFIC - COMPLAINT	9
TRAFFIC - DETAIL	23
TRAFFIC - SCHOOL ZONE	4
TRAFFIC - STOP	41

TOTAL CALLS FOR SERVICE: 554

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: 12/1/2021

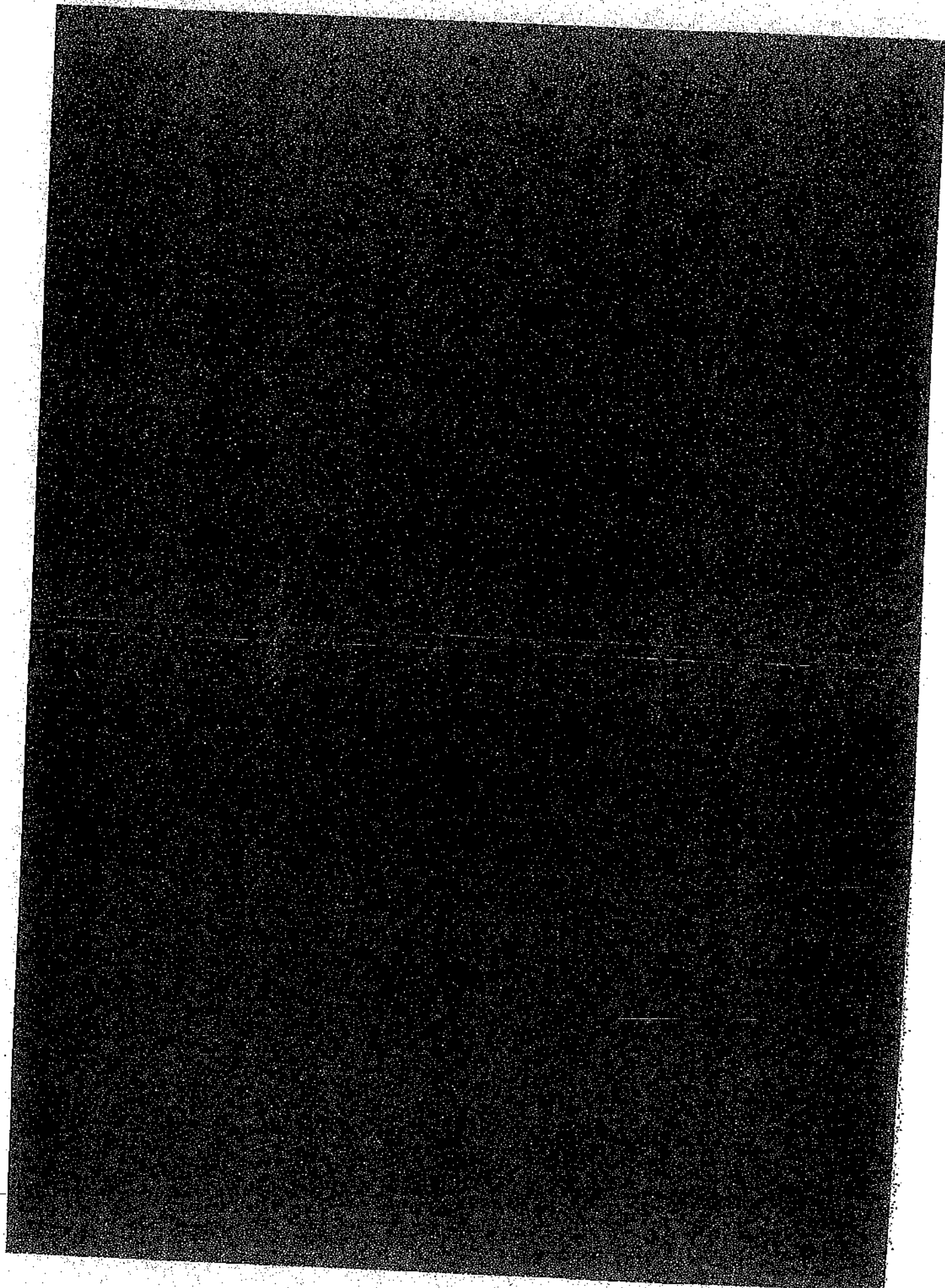
Report End Date: 12/31/2021

ARREST DATE	D I #	SIGNAL CODE	JUVENILE ARREST
12/3/2021	20210750	MVA - DUI	
12/7/2021	20210761	THEFT - RESIDENTIAL	
12/9/2021	20210766	MVA - REPORTABLE	
12/11/2021	20210772	DOMESTIC - PHYSICAL	
12/15/2021	20210781	DUI - OVER LEGAL AGE	
12/17/2021	20210789	THEFT - OTHER	
12/17/2021	20210792	MVA - DUI	
12/18/2021	20210793	DUI - OVER LEGAL AGE	
12/27/2021	20210672	THEFT - BUSINESS	

TOTAL ARRESTS: 9

TOTAL ADULT ARRESTS:

TOTAL JUV. ARRESTS:



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 DECEMBER
PUBLIC WORKS DEPARTMENT

ROADS

- Install 580' of 12" pipe and 5 catch basins on West Starz Road.
- Install 90' of 15" pipe and 2 catch basins on West Starz Road.
- Patched alleys in Bairdford.
- Salt ice spots.
- Cement and mortar catch basins.
- Install 5 size stone and patch cross cut.

TRUCKS & EQUIPMENT

- Work on plow lights on truck #4, #5 & #8.
- Change oil in pickup.
- Change oil & filters, change fuel filters & grease excavator.
- Change oil & filter on tractor.
- Grease & wash trucks.

MISCELLANEOUS

- Move bleachers in front of gates at Moscala.
- Clean blocks up in Blanchard.
- Haul scrap in from top of hill.
- Fix grates in garage & clean up garage.
- Weld rings & paint rings.
- Help police haul extra Christmas gifts to storage.
- Empty trash at Nike Site.
- Clean leaves from behind generator.
- Opened post at pavilion for Scott Shoup.
- Met with Dave Parsonage from Geo Sciences.
- Fixed stop sign at Rickenbach.
- Trim branches & cut log on Annadale.
- Cleared tree from back road at park.
- Swept Trump Road debris.
- Clean up debris and reclaim on Rittman.
- Check and clean drains.

PA1 Calls

47

OT

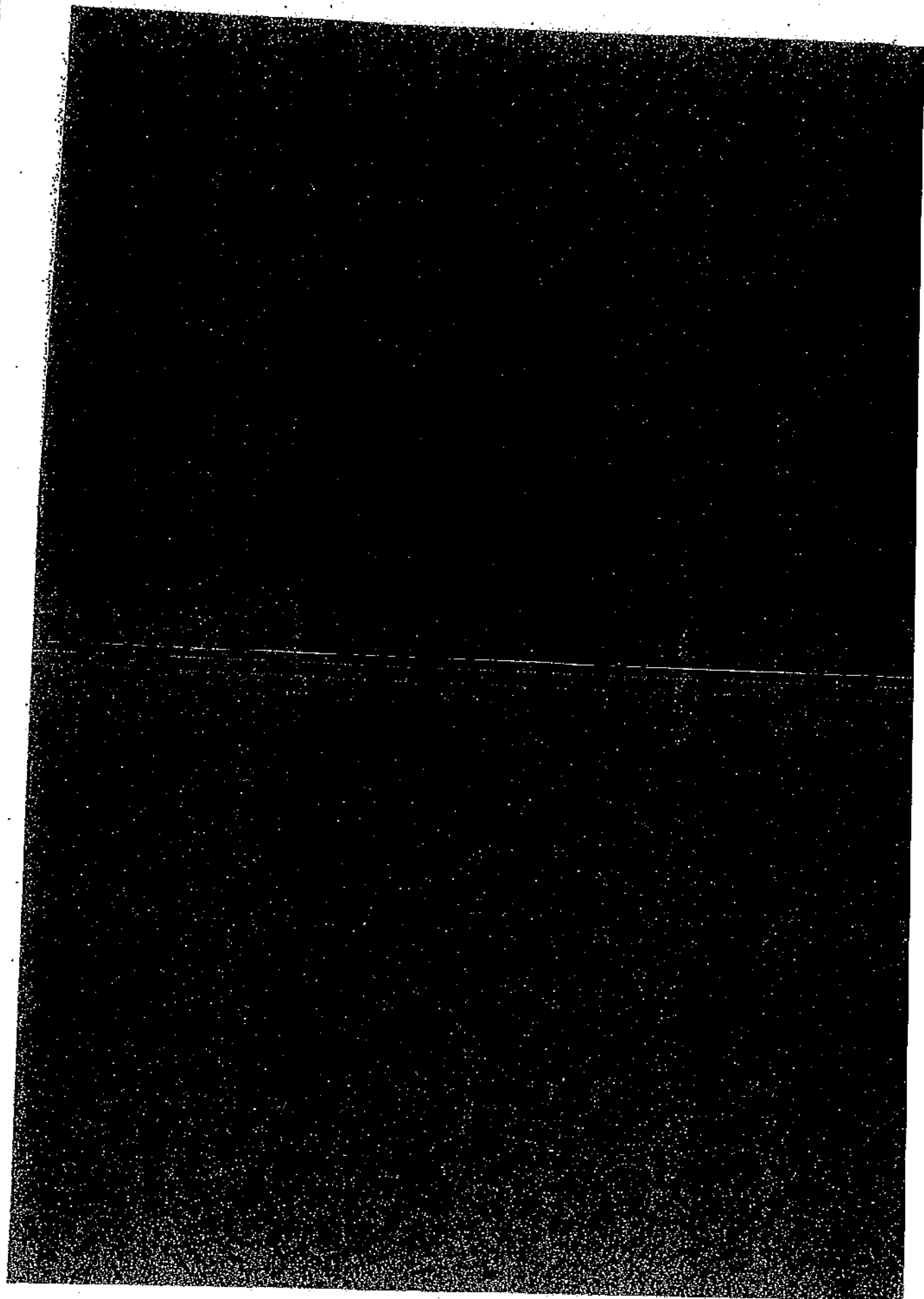
9 hrs



Kevin Olar

1-5-22

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

DECEMBER 2021 ENGINEER'S REPORT WEST DEER TOWNSHIP

VIA EMAIL

Prepared January 10, 2022

1. MEETING ATTENDANCE

Shoup Engineering attended and participated in the following meetings:

Board of Supervisors Meeting – December 15, 2021

Planning Commission Meeting – December 16, 2021

2. DEVELOPMENTS/PROJECTS

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

Projects:

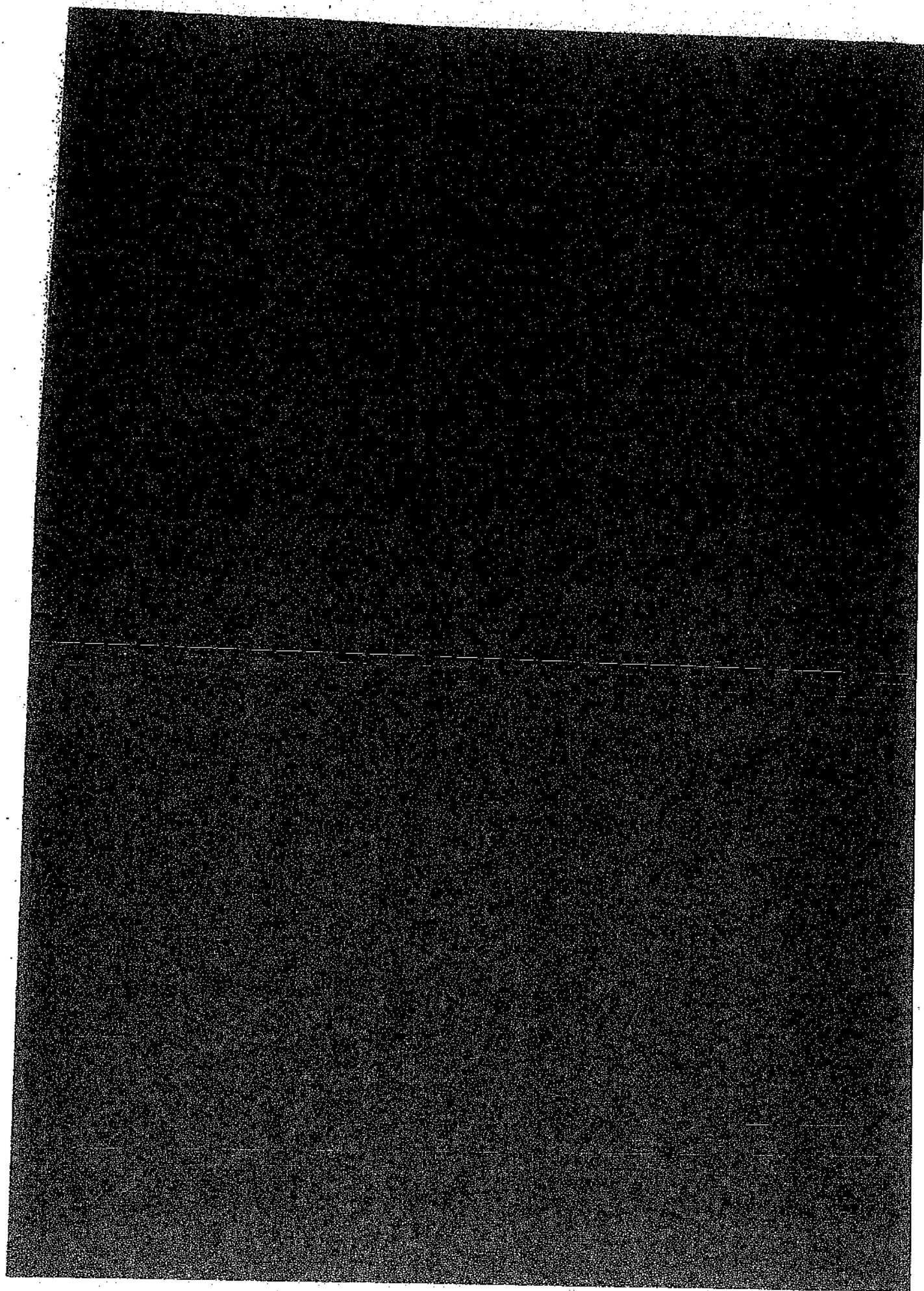
- Stream Restoration Project – The contractor, Sure Shot Excavating, has completed streambank work on the West Branch of Deer Creek at the David Turner property along Route 910 at the Richland Township border. The work on Dawson Run (Mischen property) will be put on hold until Spring of 2022.
- Bairdford Park Pavilion Project – The contractor, Santamaria Landscape and Cement Contractors, has repaired and replaced the roof on the pavilion. Excavation of the existing footings revealed unexpected findings. An alternative for using the existing footings without their removal is being developed.

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

- Svoboda Plan – Reviews of the Subdivision Plan were performed and review letters were issued to the Township on November 15, 2021 and December 16, 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?

Code Enforcement

December 31, 2021


1. Issued 15 Occupancy Permits
2. Issued 8 Building Permits
3. Performed 28 site inspections
4. See attached Project Status Report
5. Planning commission meeting was held and recommended approval of the Svoboda 2-lot Subdivision. The Zoning Ordinance review continued and Mr. Schwartz of EPD was at the meeting to provide input.
6. No Zoning Hearing Board meeting was held.
7. Initiated 4 complaint investigations.
8. Issued 4 notices of violation.
9. Attended court for 20 citations.

2021 Year Totals

1. 248 Occupancy permits issued.
2. 226 Building permits issued.
3. Permit included 22 new homes and 10 commercial permits.
4. 730 site inspections performed.
5. 121 complaint investigations initiated.
6. 95 notices of violations issued.
7. 41 citations issued.
8. Attended court hearings for 188 citations.

Dog Shelter

1. 25 dogs adopted.
2. 17 dogs returned to owners.
3. \$27,903.58 paid out in vet bills.
4. \$32,291.21 in donations received.
5. \$766 paid out in Margret Albrecht Spay and Neuter Fund.
 - a. 12 cats received care.
 - b. 11 of the cats were feral.
 - c. Since the program started in 2015
 - i. 212 animals received care
 - ii. 189 were feral cats who were fixed and received rabies vaccines.
 - iii. \$12,134 of the allotted \$25,000 fund has been used.


William Payne

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

Permit Date	Permit Number	Lot Block	Applicant Name	Street Address	Use	New Construction
12/02/2021	O21-232	2011-E-85-1218	Tina M. and Timothy R. Hiteshew	1218 NICKLAUS WAY	Single Family Home	No
12/02/2021	O21-233	1361-J-288	Shawn R. & Alyson J. Lamberton	17 DEER PARK DR	Single Family Home	No
12/02/2021	O21-234	1360-H-163	Alexis A. Murphy	418 LINDEN DR	Single Family Home	No
12/02/2021	O21-235	1670-M-244	Christopher Tatar	2005 MARSHALL ST	Single Family Home	No
12/02/2021	O21-236	2013-N-37	James Howard	1638 SAXONBURG BLVD	Single Family Home	No
12/02/2021	O21-237	1361-M-309	Devin Mattes	185A MICHAEL RD	Single Family Home	No
12/03/2021	O21-238	2009-F-26	Christina Jean and Benjamin Peter Reiser	110 DONALDSON RD	Single Family Home	No
12/03/2021	O21-239	1214-P-16	Jason and Sara Owens	4822 BAYFIELD RD	Single Family Home	No
12/03/2021	O21-240	1507-H-166	Alexander and Marilyn Sanchioli	4515 DAWN RD	Single Family Home	No
12/16/2021	O21-241	1079-B-026	Madison Nicole Tonarelli	4805 COTTONWOOD CT	Single Family Home	No
12/16/2021	O21-242	1214-J-189	Danielle Filip	3513 SUNNYVALE DR	Single Family Home	No

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

12/16/2021	021-243	1214-P-015	Jay Hu and Tian Qiu	4812 BAYFIELD RD	Single Family Home	No
12/16/2021	021-244	1511-J-156	Nitra Swisher	114 REAGHARD DR	Single Family Home	No
12/16/2021	021-245	2010-E-223	David Thomas Simon	49 HUNTER RD	Single Family Home	No
12/21/2021	021-246	1359-C-262	Eric & Joanna Bieniek	284 WEST STARZ RD	Additions, Alterations or Repairs	No

December- \$325 Total Fees Collected by Month

Grand Total - \$325 Total Fees Collected

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

Permit Date	Permit Number	Type	Owner	Address	Parcel ID	Construction Cost	Fees Collected
12/02/2021	P21-224	Addition	Johnathan Kollinger	4147 BAKERSTOWN CULMERVILLE RD	2009-E-057	\$30,000.00	\$309.00
12/03/2021	P21-225	Solar Panel	Lori Crawford	872 ASHLEY RD.	1510-D-54	\$36,855.00	\$425.00
12/03/2021	S21-003	Sign Permit	BRICKYARD HOLDINGS	942 LITTLE DEER CREEK VALLEY RD.	1219-A-25	\$750.00	\$59.60
12/10/2021	P21-226	Addition	Kiley L. Shively	102 MOUNTAINVIEW RD	1358-H-372	\$20,000.00	\$589.00
12/17/2021	P21-227	Structural Alteration	Todd A. Johnson II and Laura E. Johnson	303 MCINTYRE RD	1667-B-187	\$600.00	\$100.00
12/20/2021	P21-228	Pole Building/Barn	CHAD & BREANNE DOLBY	248 DEER CREEK VALLEY RD	1838-R-074	\$39,000.00	\$303.00
12/21/2021	P21-229	Fence	Kimberly Nagy	423 BAIRD FORD RD	1669-J-177	\$2,000.00	\$37.00
12/28/2021	P21-230	Fence	Michael Banachoski & Ashlynn Blasco	135 BESSEMER ST	1671-C-251	\$4,000.00	\$58.00
Totals: 8						\$133,205.00	\$1,880.60

Permit Type	Count	Construction Cost	Fee Total
Addition	2	\$50,000.00	\$898.00
Fence	2	\$6,000.00	\$95.00
Pole Building/Barn	1	\$39,000.00	\$303.00

West Deer Township Building Permit Report

December 2021

Sign Permit	1	\$750.00	\$59.60
Solar Panel	1	\$36,855.00	\$425.00
Structural Alteration	1	\$600.00	\$100.00

Permit Status	Count	Construction Cost	Fee Total
Issued	8	\$133,205.00	\$1,880.60

West Deer Township
109 East Union Road
Cheswick, PA 15024

WD Inspection Report
From 12/01/2021 To 12/31/2021

DATE	INSPECTION TYPE	OWNER	PROPERTY OWNER/ADDRESS	REG. #/ZONING	PERMIT #	STATUS	INSPECTOR
12/2/2021	Occupancy Inspection		418 Linden Dr., Cheswick, PA, 15024	418 LINDEN DR	1360-H-163	Passed	William Payne
12/2/2021	Occupancy Inspection		2005 Marshall St., Tarentum, PA, 15084	2005 MARSHALL ST	1670-M-244	Passed	William Payne
12/2/2021	Occupancy Inspection		2005 Marshall St., Tarentum, PA, 15084	2005 MARSHALL ST	1670-M-244	Passed	William Payne
12/2/2021	Occupancy Inspection		418 Linden Dr., Cheswick, PA, 15024	418 LINDEN DR	1360-H-163	Passed	William Payne
12/2/2021	Framing		4006 CRESTWOOD DR, GIBSONIA, PA, 15044	4006 CRESTWOOD DR	1508-J-032	Passed	William Payne
12/6/2021	Framing		6394 POKETA RD, VERONA, PA, 15147	200 SUPERIOR RD	1838-M-042	Passed	William Payne
12/6/2021	Complaint Follow Up		27 Deer Street, Tarentum, PA, 15084	27 DEER ST	1672-J-090	Passed	William Payne
12/8/2021	Occupancy Inspection		4812 Bayfield Rd., Allison Park, PA, 15101	4812 BAYFIELD RD	1214-P-015	Passed	William Payne
12/8/2021	Occupancy Inspection		1320 YUTES RUN RD, TARENTUM, PA, 15084	171 BESSEMER ST	1838-R-235	Passed	William Payne
12/8/2021	Occupancy Inspection		1257 Patton Dr., Russellton, PA, 15076	1257 PATTON DR	1218-M-297	Passed	William Payne
12/8/2021	Occupancy Inspection		4805 Cottonwood Ct., Allison Park, PA, 15101	4805 COTTONWOOD CT	1079-B-026	Passed	William Payne
12/8/2021	Occupancy Inspection		3513 SUNNYVALE DR, ALLISON PARK, PA, 15101	3513 SUNNYVALE DR	1214-J-189	Passed	William Payne
12/8/2021	Occupancy Inspection		3513 SUNNYVALE DR, ALLISON PARK, PA, 15101	3513 SUNNYVALE DR	1214-J-189	Passed	William Payne
12/8/2021	Occupancy Inspection		PO BOX 228, CURTISVILLE, PA, 15032	98 LIBERTY ST.	1838-P-146	Completed	William Payne
12/8/2021	Occupancy Inspection		4805 Cottonwood Ct., Allison Park, PA, 15101	4805 COTTONWOOD CT	1079-B-026	Passed	William Payne
12/8/2021	Occupancy Inspection		1257 Patton Dr., Russellton, PA, 15076	1257 PATTON DR	1218-M-297	Passed	William Payne
12/8/2021	Occupancy Inspection		1320 YUTES RUN RD, TARENTUM, PA, 15084	171 BESSEMER ST	1838-R-235	Passed	William Payne
12/8/2021	Occupancy Inspection		4812 Bayfield Rd., Allison Park, PA, 15101	4812 BAYFIELD RD	1214-P-015	Passed	William Payne
12/9/2021	Complaint Follow Up		745 Parkway Dr, Harwick, PA, 15049	274 DEER CREEK VALLEY	1838-G-160	Completed	William Payne

West Deer Township
109 East Union Road
Cheswick, PA 15024

WD Inspection Report
From 12/01/2021 To 12/31/2021

Inspection Date	Inspection Type	Parcel Owner	Parcel/Owner Mailing	Legal Address	Parcel ID	Status	Inspector
12/14/2021	Complaint Follow Up		164 EAST UNION, CHESWICK, PA, 15024	460 SYCAMORE ST	2013-N-073	Completed	William Payne
12/14/2021	Site Inspection		303 McIntyre Rd., Gibsonia, PA, 15044	303 MCINTYRE RD	1667-B-187	Completed	William Payne
12/14/2021	Fireblocking		1261 MIDDLE EXT RD, GIBSONIA, PA, 15044	1261 MIDDLE EXT RD	1835-J-163	Passed	William Payne
12/14/2021	Insulation		1261 MIDDLE EXT RD, GIBSONIA, PA, 15044	1261 MIDDLE EXT RD	1835-J-163	Passed	William Payne
12/15/2021	Occupancy Inspection		114 Reaghard Dr., Cheswick, PA, 15024	114 REAGHARD DR	1511-J-156	Passed	William Payne
12/15/2021	Occupancy Inspection		114 Reaghard Dr., Cheswick, PA, 15024	114 REAGHARD DR	1511-J-156	Passed	William Payne
12/15/2021	Footer		2674 NIXON ST., LOWER BURRELL, PA, 15068	25 MILLERSTOWN CULMERVILLE RD	2013-M-257	Passed	William Payne
12/16/2021	Complaint Follow Up		3522 W STAG DR, GIBSONIA, PA, 15044	3522 W STAG DR	1507-S-242	Completed	William Payne
12/17/2021	Occupancy Inspection		1320 YUTES RUN RD, TARENTUM, PA, 15084	171 BESSEMER ST	1838-R-235	Passed	William Payne
12/17/2021	Occupancy Inspection		1320 YUTES RUN RD, TARENTUM, PA, 15084	171 BESSEMER ST	1838-R-235	Passed	William Payne
12/20/2021	Occupancy Inspection		164 East Union Road, Cheswick, PA, 15024	46 MICHAEL RD	1218-A-247	Passed	William Payne
12/20/2021	Footer		555 VALENCIA RD., MARS, PA, 16046	1903 SAXONBURG BLVD	1670-H-315	Passed	William Payne
12/21/2021	Final		284 West Starz Road, Cheswick, PA, 15024	284 WEST STARZ RD	1359-C-262	Passed	William Payne
12/21/2021	Final		284 West Starz Road, Cheswick, PA, 15024	284 WEST STARZ RD	1359-C-262	Passed	William Payne
12/21/2021	Final		284 West Starz Road, Cheswick, PA, 15024	284 WEST STARZ RD	1359-C-262	Passed	William Payne
12/21/2021	Electrical/Plumbing		284 West Starz Road, Cheswick, PA, 15024	284 WEST STARZ RD	1359-C-262	Passed	William Payne
12/21/2021	Electrical/Plumbing		284 West Starz Road, Cheswick, PA, 15024	284 WEST STARZ RD	1359-C-262	Passed	William Payne
12/21/2021	Electrical/Plumbing		284 West Starz Road, Cheswick, PA, 15024	284 WEST STARZ RD	1359-C-262	Passed	William Payne
12/21/2021	Floodplain		284 West Starz Road, Cheswick, PA, 15024	284 WEST STARZ RD	1359-C-262	Passed	William Payne
12/21/2021	Floodplain		284 West Starz Road, Cheswick, PA, 15024	284 WEST STARZ RD	1359-C-262	Passed	William Payne
12/21/2021	Floodplain		284 West Starz Road, Cheswick, PA, 15024	284 WEST STARZ RD	1359-C-262	Passed	William Payne

West Deer Township
109 East Union Road
Cheswick, PA 15024

WD Inspection Report
From 12/01/2021 To 12/31/2021

Inspection Date	Inspection Type	Parcel Owner	Parcel Owner Mailing	Legal Address	Parcel ID	Status	Inspector
12/22/2021	Occupancy Inspection		1122 Stonecrest Dr., Tarentum, PA, 15084	1122 STONECREST DR	1670-K-097	Completed	William Payne
12/22/2021	Occupancy Inspection		215 McClure Rd., Cheswick, PA, 15024	215 MCCLURE RD	1511-P-262	Passed	William Payne
12/22/2021	Occupancy Inspection		215 McClure Rd., Cheswick, PA, 15024	215 MCCLURE RD	1511-P-262	Passed	William Payne
12/22/2021	Occupancy Inspection		1122 Stonecrest Dr., Tarentum, PA, 15084	1122 STONECREST DR	1670-K-097	Completed	William Payne
12/22/2021	Footer		142 MICHAEL RD, RUSSELLTON, PA, 15076	142 MICHAELS RD	1361-R-169	Passed	William Payne

West Deer Township
109 East Union Road
Cheswick, PA 15024

WD Inspection Report
From 12/01/2021 To 12/31/2021

Count by Type

Type	Count
Complaint Follow Up	4
Electrical/Plumbing	1
Final	1
Fireblocking	1
Floodplain	1
Footer	3
Framing	2
Insulation	1
Occupancy Inspection	13
Site Inspection	1
Total	28

West Deer Township
109 East Union Road
Cheswick, PA 15024

WD Inspection Report
From 12/01/2021 To 12/31/2021

Count by Status

Status	Count
Completed	6
Passed	22
Total	28

WEST DEER TOWNSHIP

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WEST DEER TOWNSHIP

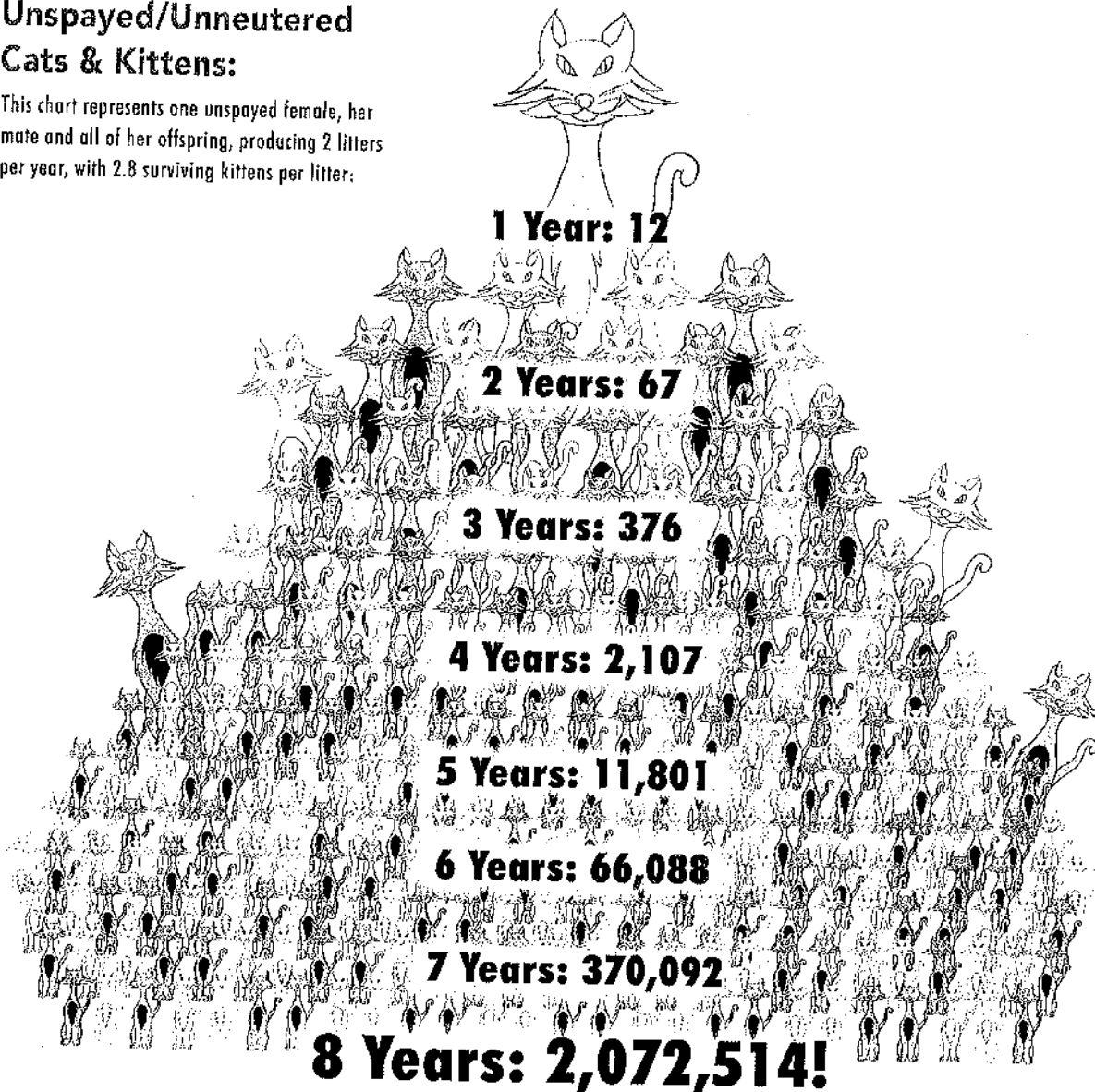
	OCCUPANCY PERMITS	
YEAR	# ISSUED	APPROX. TOTAL COLLECTED
2014	253	\$4,550.00
2015	235	\$5,275.00
2016	267	\$5,875.00
2017	274	\$5,100.00
2018	282	\$5,750.00
2019	261	\$5,104.00
2020	245	\$4,875.00
2021	243	\$5,301.00
2022		
2023		
2024		
2025		
2026		
2027		
2028		
2029		
2030		

DID YOU KNOW?

Each day over 70,000 puppies and kittens are born in the US, and because of overpopulation, more than 3.7 millions animals are still being euthanized each year in shelters across the country. You can help.

Unspayed/Unneutered Cats & Kittens:

This chart represents one unspayed female, her mate and all of her offspring, producing 2 litters per year, with 2.8 surviving kittens per litter:



© 2011 North Shore Animal League America

By spaying and neutering just one male and one female cat, more than 2,000 unwanted births can be prevented in just four years – and more than 2 million in 8 years!

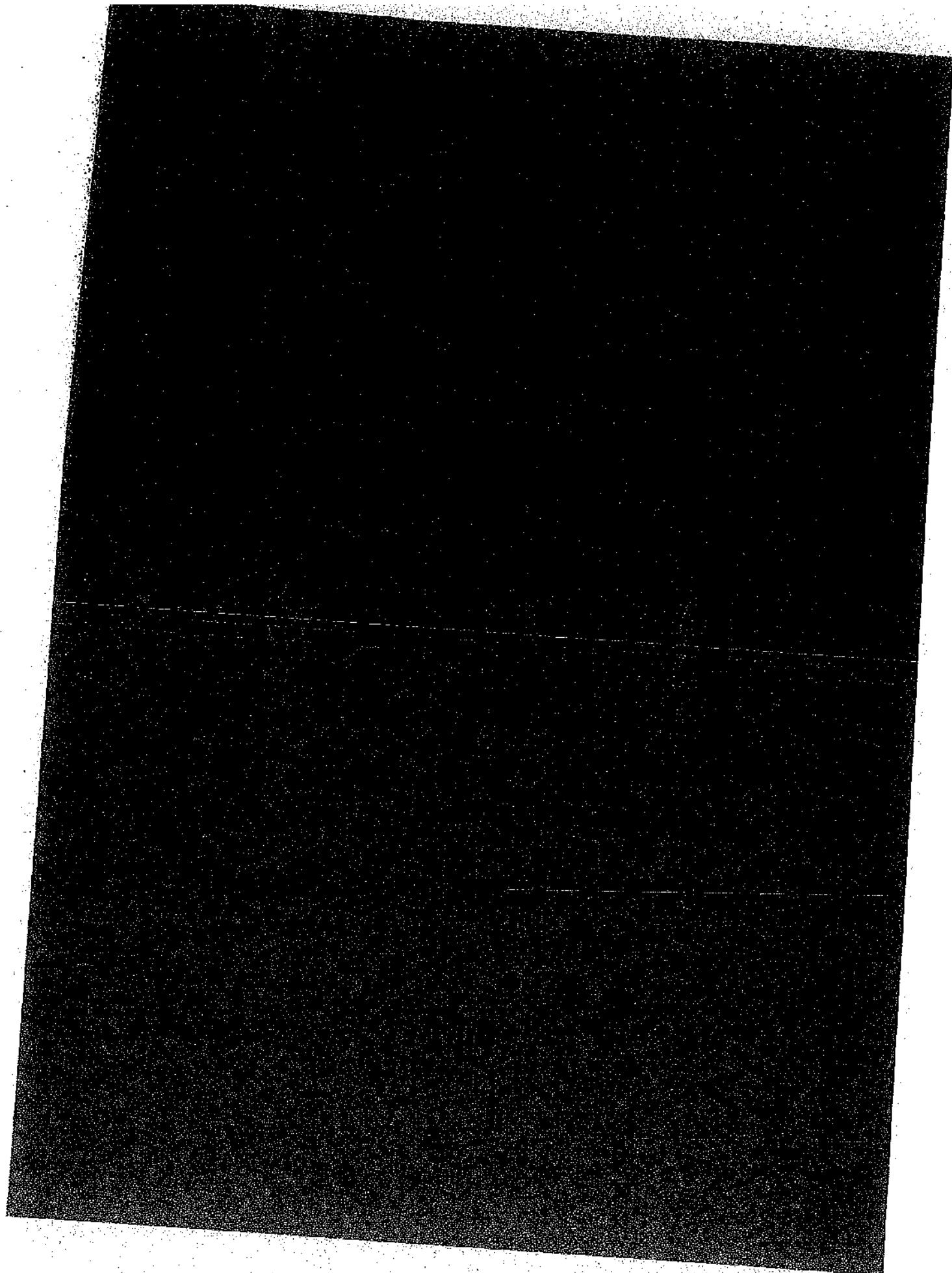
Prevent A Litter - Spay and Neuter Your Pets.



For referrals to low cost spay/neuter programs contact Spay USA:
1-800-248-SPAY. www.SPAYUSA.org



This chart is based on theory and the actual numbers of the lives saved could be more or less.



PARKS AND RECREATION BOARD REPORT

ATTACHED IS THE PARKS AND RECREATION BOARD REPORT.

ARE THERE ARE ANY QUESTIONS REGARDING THE REPORT?

Parks & Recreation Report

January 19th, 2022

Proposed 2022 Events (hopefully more will be added and these are subject to change)

- TBD - Community Days at Bairdford Park
- April 10th – Easter Egg Hunt at Bairdford Park
- June 3rd – Movie in the Park at Bairdford Park
- June 16th - Food Truck Event at Nike Site
- July 1st - Movie in the Park at Bairdford Park
- July 21st - Food Truck Event at Nike Site
- August 5th - Movie in the Park at Bairdford
- August 18th - Food Truck Event at Nike Site
- September 2nd - Movie in the Park at Bairdford Park
- September 15th - Food Truck Event at Nike Site
- October 15th - Trunk or Treat at East Union Church
- December 11th - Breakfast with Santa at #1 VFD

Fall Festival Recap - 10/16/21

5K Run/Walk - Raised \$5,792 for Adagio Health. Winners were Lisa Wisniewski and Tom Ulewicz.

Jim Beacom donated almost \$170 worth of pumpkins.

We lost 12 canopies so they will need to be replaced. We also need to purchase 6 more tables.

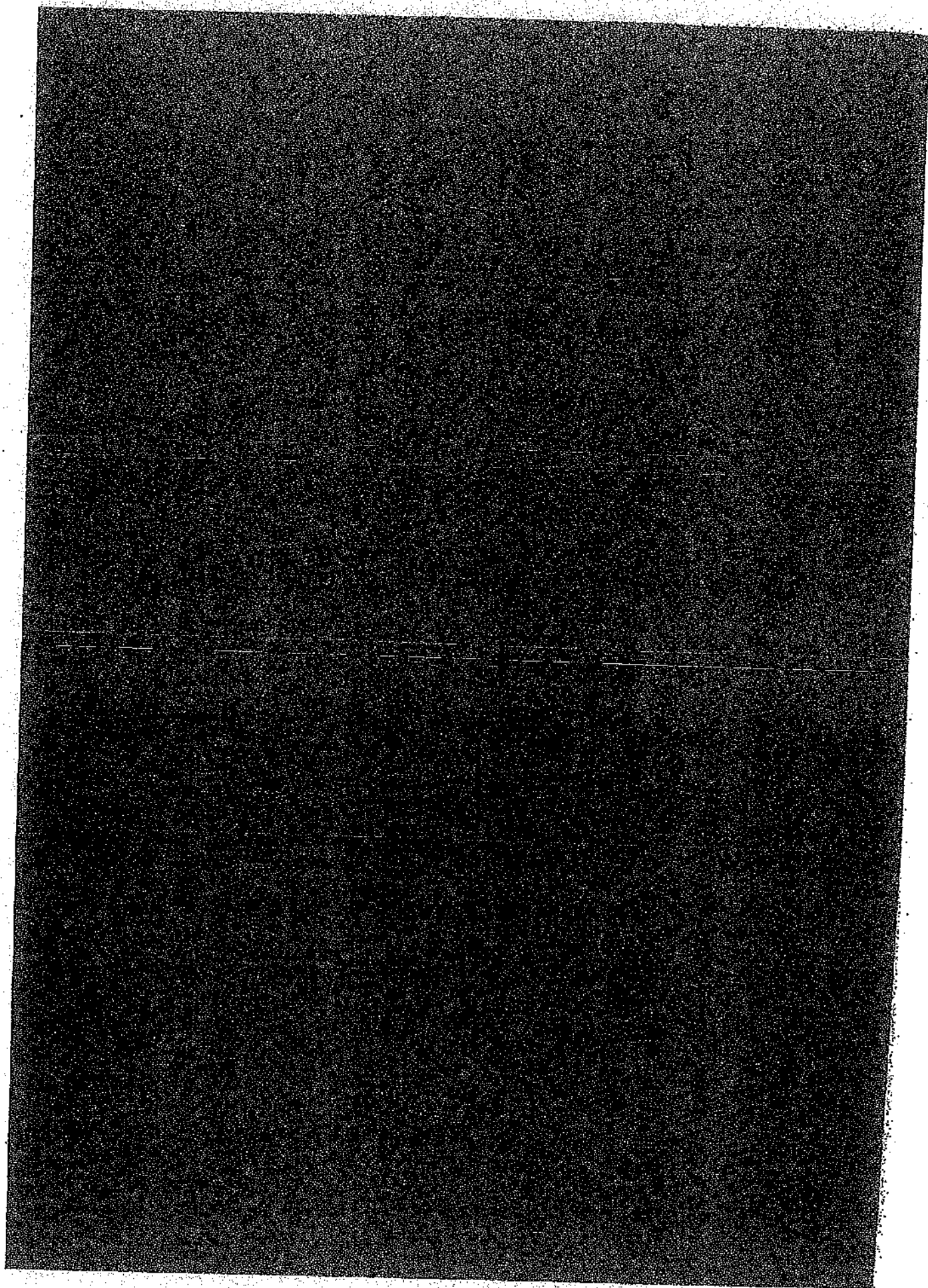
Budget - \$30,000

◦ Fireworks	\$8,000
◦ Petting Zoo	\$1,600
◦ DJ	\$350
◦ Rides	\$10,800
◦ Face Painting	\$245
◦ Port-a-Johns	\$250

◦ Lights	\$400
◦ Golf Carts	\$250
◦ Hay Rides	\$800
◦ Wild Animals	\$500
◦ Balloons	\$350
◦ Pumpkin Dec.	\$81.96
◦ Drinks	\$82.44
◦ Misc.	\$69.62
Total:	\$23,779.02

Other events being discussed are the bluebird house building, a family fishing day, senior luncheon and a hunter/trapper safety course. Our first meeting of the year will be January 26, 2022.

If anyone has any new ideas, we would love to hear them.



WEST DEER #1 VFC REPORT

ATTACHED IS THE WEST DEER #1 VFC REPORT.

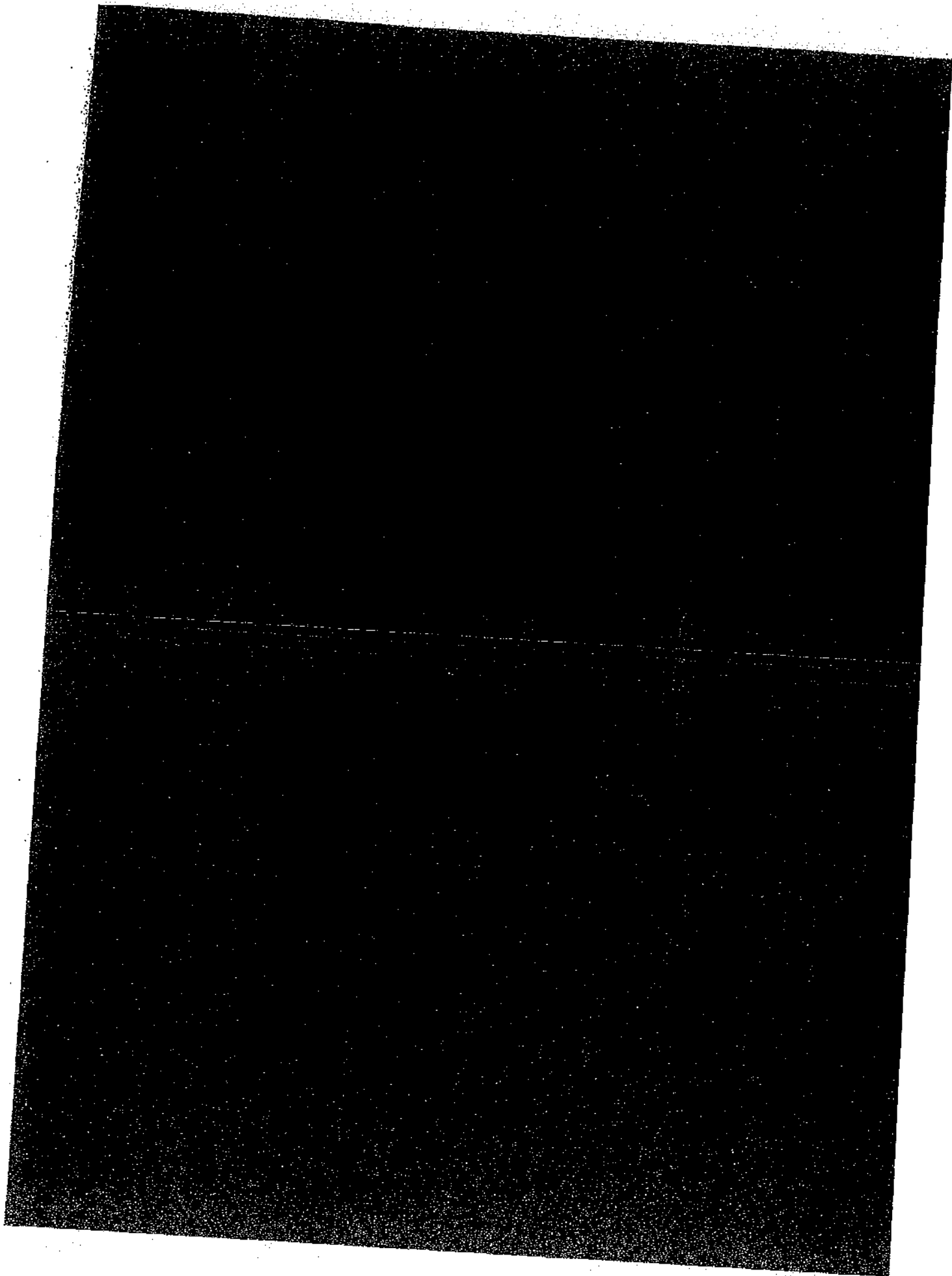
ARE THERE ANY QUESTIONS REGARDING THE REPORT?

WEST DEER VFD #1

1520 Saxonburg Blvd Tarentum PA 15084

DECEMBER 2021 REPORT

1. 10 firecalls
2. Engine 1 was inspected
3. Took Santa out in our area on the fire trucks
4. 1 social hall rental



WEST DEER #2 VFC REPORT

ATTACHED IS THE WEST DEER #2 VFC REPORT.

ARE THERE ANY QUESTIONS REGARDING THE REPORT?

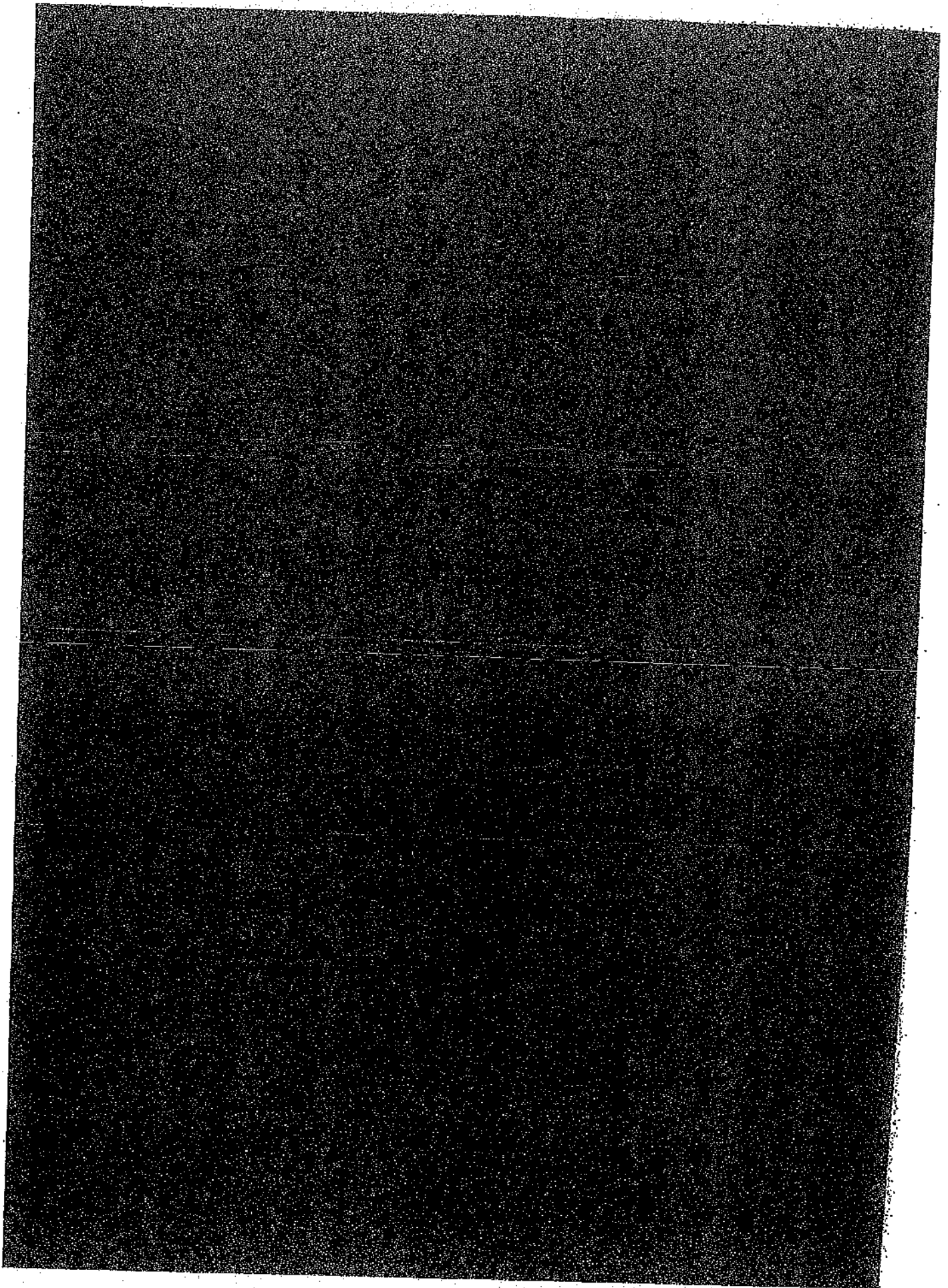
West deer #2 monthly report for Dec 7th 2021 to Jan 11th 2022

For the month of Dec/Jan we responded to 15 calls

- 7 false fire alarms
- 1 possible residential fire
- 1 trash/illegal fires
- 4 car crashes
- 1 co alarm
- 1 odor of gas

West deer # 2 has responded to a total of 222 calls for 2021. We have responded to 4 so far for 2022

We certified 2 more drivers on the new tanker with additional 1 finishing up training. We certified 2 more guys for our brush truck .Crews trained on ropes, hose line deployment, portable tank set up and pumps.



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

January 2022

Call Report for December – 95 total calls

65 - QRS Calls with response, 4 - QRS calls with no response (5%)

26 - Fire Calls

2 - Commercial Structure Fire

7 - Commercial Fire Alarm

2 - Residential Structure Fire

0 - Residential Fire Alarm

6 - MVC

0 - MVC w/ entrapment

5 - Misc. (flooding/wires down/trees down)

1 - EMS/Lift assist

1 - Landing Zone

1 - False Call

2 - Hampton

10 - Richland

1 - Indiana

13 - West Deer

14 - 0500-1700

12 - 1700-0500

- Equipment/truck checklists – All completed, except medical equipment

- January Operations meeting cancelled

Upcoming events:

- 1/18 – Annual SCBA Donning review

- 1/25 – Work Night

- Smoke Detector Program – Replaced 4 smoke detectors and batteries in 3 CO detectors

- Fire Station project

- Man door contract signed

- Meeting with General Contracts for bid specifications

- Act 13 grant was denied

- Awaiting delivery of rope equipment from Firehouse Subs Grant

- Hose testing needs completed

- Rescue recertification started, needs completed ASAP

- Command Vehicle needs state inspection this month

- Township Fire Study information needs completed

- ISO Fire Study pending

- January will be gear inspection, SCBA donning, CPR/First Aid recertification

- February will be Hazmat Operations refresher TBA

- COVID mitigation – Changes effective immediately – Surgical masks in station and in vehicles when social distancing cannot be achieved. N-95 required on all medical calls. Truck cabs need disinfected after each use.

West Deer Twp. VFC # 3
FIRE CHIEF'S REPORT
January 2022

Year-end call report

Call Report for 2021 – 999 total calls

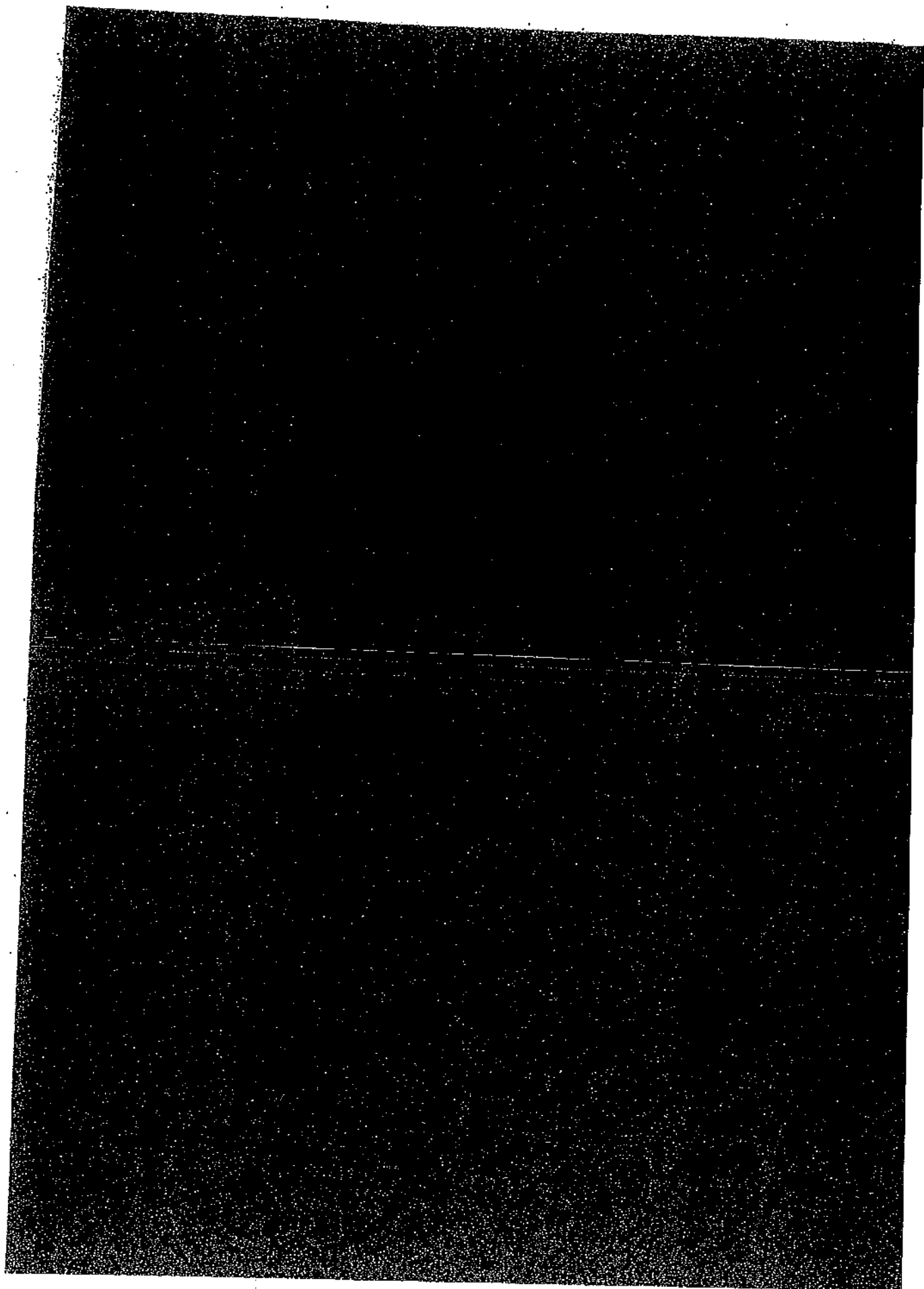
594 - QRS Calls with response, 66 - QRS calls with no response (6%)

339 - Fire Calls

- 19 - Commercial Structure Fire
- 78 - Commercial Fire Alarm
- 27 - Residential Structure Fire
- 30 - Residential Fire Alarm
- 74 - MVC
- 8 - MVC w/ entrapment
- 3 - Rescue, other than MVC
- 9 - CO Alarm
- 2 - Fire Police Detail
- 63 - Misc. (flooding/wires down/trees down)
- 4 - EMS/Lift assist
- 1 - Landing Zone
- 3 - False Call
- 8 - Vehicle Fire
- 10 - Brush Fire
 - 1 - Pine
 - 1 - Marshall
 - 45 - Hampton
 - 107 - Richland
 - 4 - Indiana
 - 179 - West Deer
 - 1 - Middlesex
 - 1 - Saxonburg
 - 209 - 0500-1700
 - 130 - 1700-0500

Respectfully submitted by:

Josh Wiegand, Fire Chief



WEST DEER EMS REPORT

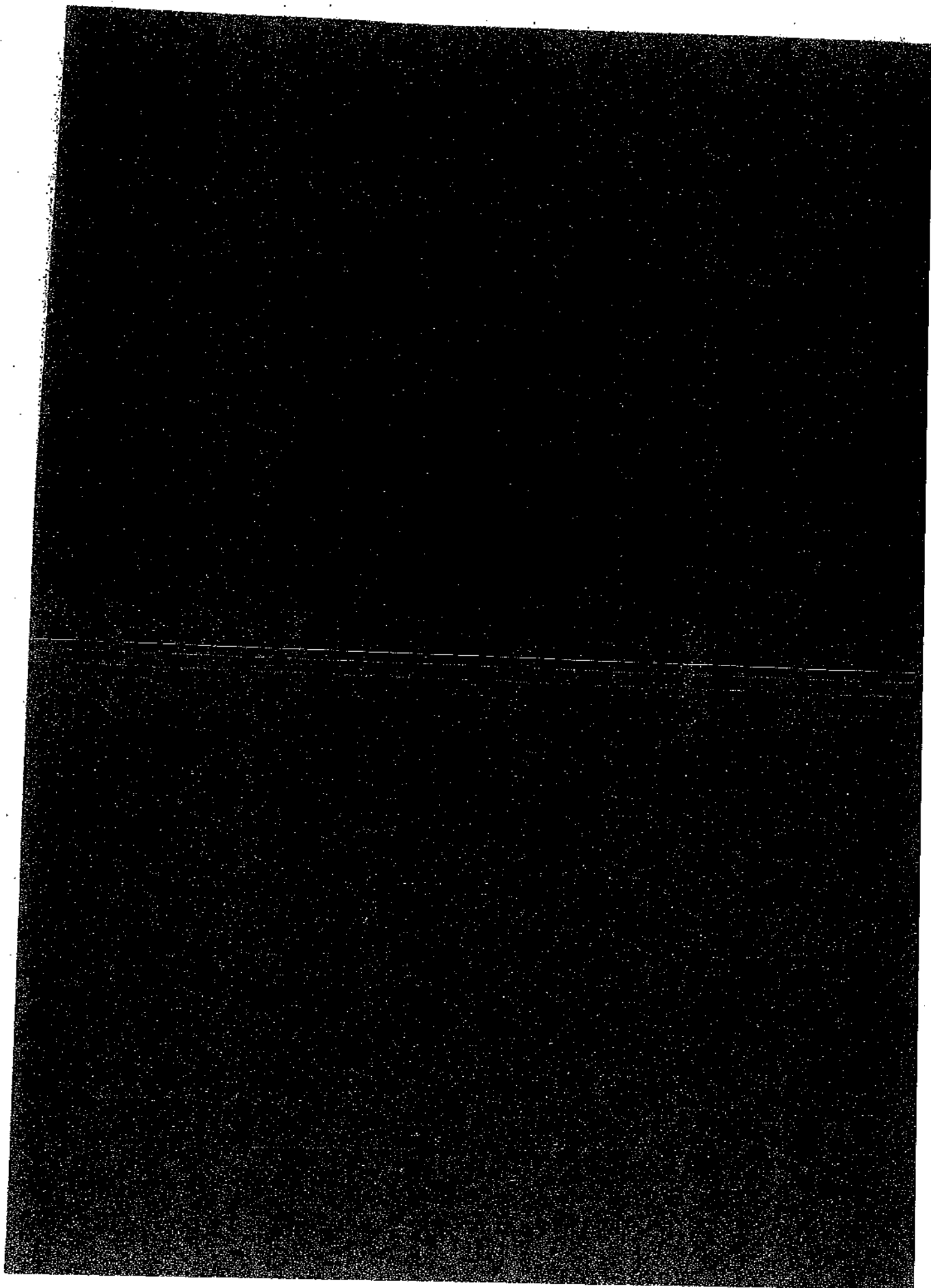
ATTACHED IS THE WEST DEER EMS REPORT.

ARE THERE ANY QUESTIONS REGARDING THE REPORT?

West Deer EMS

December 2021

- 161 Total requests for service. This includes responses in West Deer as well as mutual aid requests to surrounding communities.
- Subscription responses have pretty much wrapped for the year. Response was decent.
- Income for December was \$33,101 from all sources. Expenses were \$63,023. We are still able to supplement the loss of income with our subscription response for now.
- The new ambulance we ordered is currently delayed due to supply issues by the manufacturer.
- We are considering a capital fund drive to be mailed to the residents in the township at some point this year. The goal would be to raise funds to help purchase the ambulance or other needed equipment.
- There is a nationwide issue with ambulance funding. We are recovering less from each call while expenses continue to rise. Simply put, Gross patient billing for 2021 was roughly \$885,000 for all calls for service that could be billed. Our net income was just over \$439,000 from patient billing. Most of this is due to insurance regulations. At some point, the discussion will have to be started about additional funding options for EMS in order for the services to survive.



2022 BOARD APPOINTMENTS

AS OF DECEMBER 31, 2021, THERE ARE VACANCIES ON THE DEER CREEK DRAINAGE BASIN AUTHORITY, PLANNING COMMISSION, ZONING HEARING BOARD, & THE PARKS AND RECREATION BOARD.

SOME OF THE APPLICANTS ATTENDED THE REORGANIZATION MEETING ON JANUARY 3, 2022 TO MEET THE BOARD OF SUPERVISORS AND TO INTRODUCE THEMSELVES.

• DEER CREEK DRAINAGE BASIN AUTHORITY (ONE APPOINTMENT)

IN 2021, WEST DEER TOWNSHIP HAD FIVE MEMBERS AND INDIANA TOWNSHIP HAD FOUR MEMBERS SERVE ON THE DEER CREEK DRAINAGE BASIN AUTHORITY.

IN 2022, WEST DEER TOWNSHIP WILL HAVE FOUR MEMBERS AND INDIANA TOWNSHIP WILL HAVE FIVE MEMBERS SERVE ON THE DEER CREEK DRAINAGE BASIN AUTHORITY.

TWO MEMBERS' TERM EXPIRED ON DECEMBER 31, 2021.

- DONALD SIMONETTI
- DANIEL COLUCCIO

MR. DONALD SIMONETTI REQUESTED REAPPOINTMENT – A LETTER IS ATTACHED – AND THE BOARD ALSO RECEIVED THE ATTACHED LETTER OF INTEREST FROM GENO STELLO.

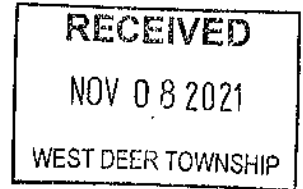
Continued on next page...

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO APPOINT _____ AS A MEMBER OF
THE DEER CREEK DRAINAGE BASIN AUTHORITY FOR A FIVE
YEAR TERM TO EXPIRE DECEMBER 31, 2026.

	MOTION	SECOND	AYES	NAYES
MR. SMULLIN	_____	_____	_____	_____
MR. FREY	_____	_____	_____	_____
MRS. HOLLIBAUGH	_____	_____	_____	_____
DR. MANN	_____	_____	_____	_____
MRS. JORDAN	_____	_____	_____	_____

DONALD SIMONETTI
62 MICHAEL ROAD
CHESWICK, PA 15024
(724) 265-1220



November 8, 2021

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

**RE: 5-YEAR TERM OF OFFICE REAPPOINTMENT
DEER CREEK DRAINAGE BASIN AUTHORITY**

Dear Mr. Mator,

Please be advised that I would like to express my interest for reappointment to serve as a board member of the Deer Creek Drainage Basin Authority for another five (5) year term beginning January 1, 2022.

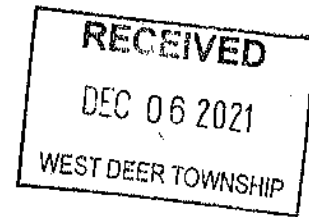
I would sincerely appreciate the support and reappointment by the West Deer Township Board of Supervisors.

Sincerely,

A handwritten signature in cursive script that reads "Donald Simonetti".

Donald Simonetti

To whom it may concern,



My name is Geno Stello and I am a lifelong West Deer resident and small business owner in the area. I would like the opportunity to serve as a board member for the Deer Creek Drainage and Basin Authority. Thank you for your consideration.

Sincerely,

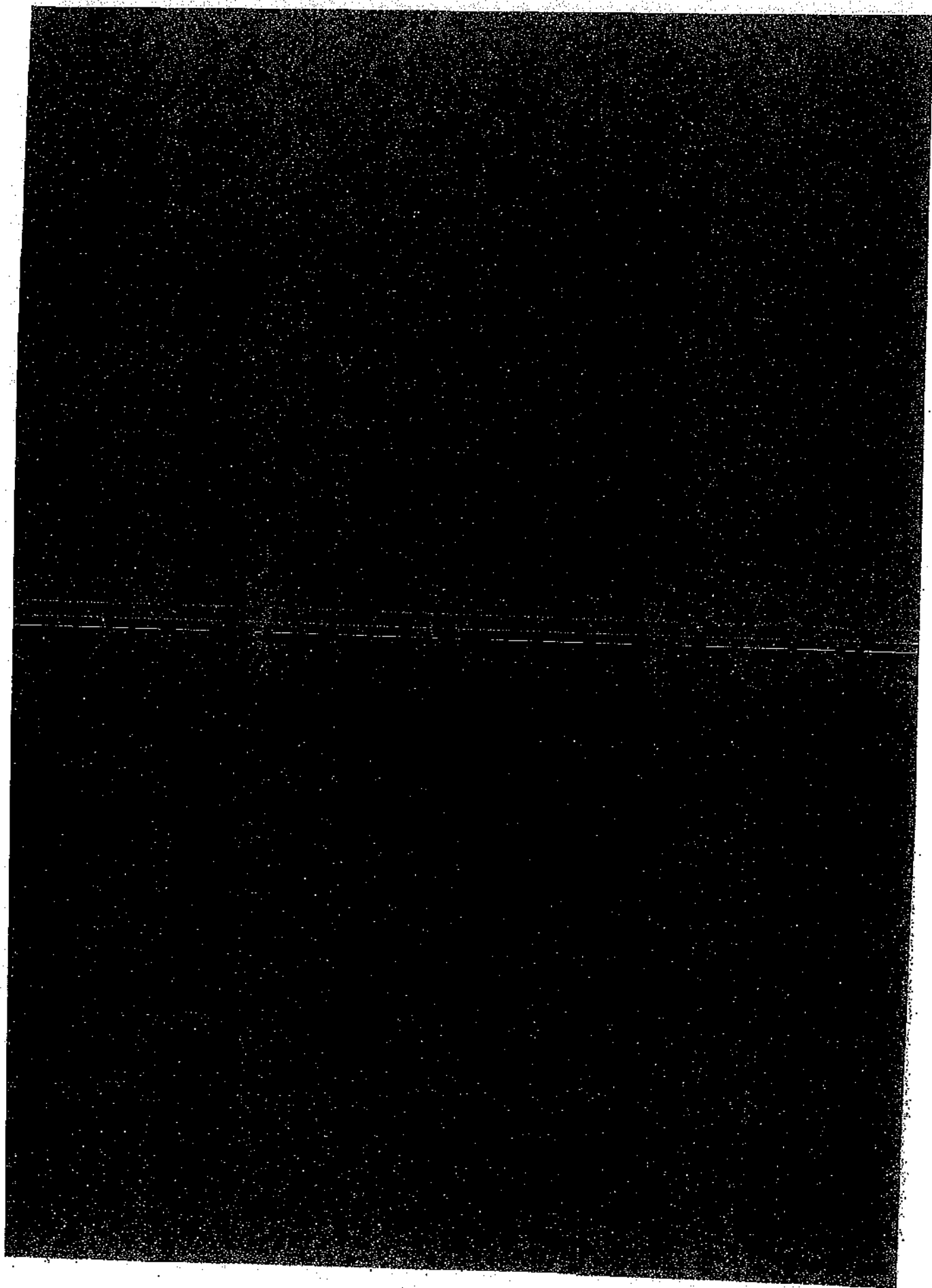
A handwritten signature in cursive script, appearing to read "Geno Stello".

Geno Stello

20 Tarentum Culmerville Road

Tarentum, Pa 15084

(724) 882-6525



• **PLANNING COMMISSION – TWO APPOINTMENTS**

TWO MEMBERS' TERM EXPIRED ON DECEMBER 31, 2021.

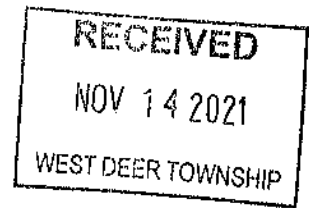
- MARK SCHMIDT
- JOHN BUTALA

MR. SCHMIDT REQUESTED REAPPOINTMENT – A LETTER IS ATTACHED – AND THE TOWNSHIP ALSO RECEIVED LETTERS OF INTEREST FROM NINA JONNET AND RICHARD HOLLIBAUGH

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO APPOINT _____ AND
_____ AS MEMBERS OF THE PLANNING COMMISSION
FOR FOUR YEAR TERMS TO EXPIRE DECEMBER 31, 2025.

	MOTION	SECOND	AYES	NAYES
MR. FREY	_____	_____	_____	_____
MRS. HOLLIBAUGH	_____	_____	_____	_____
DR. MANN	_____	_____	_____	_____
MR. SMULLIN	_____	_____	_____	_____
MRS. JORDAN	_____	_____	_____	_____



**Mark B. Schmidt, P.L.S.
25 Joseph Street
Cheswick, PA 15024
(412) 767-9742**

14 November 2021

Board of Supervisors
West Deer Township
P.O. Box 2
Russellton, PA 15076

RE: Planning Commission Reappointment

To the Board of Supervisors

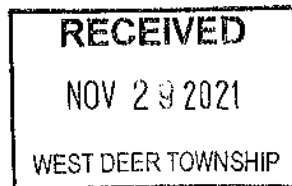
I hereby request reappointment for another term on the West Deer Township Planning Commission. I believe that I can make significant contributions with another term. We have made great strides in updating Township Ordinances. We continue to work on revisions to maintain these regulations in top form. I would appreciate the opportunity to serve on the Planning Commission for another term.

Respectfully submitted,

Mark B Schmidt

Mark B. Schmidt, P.L.S.

November 28th, 2021



Nina Jonnet
11 Fiddlers Green Lane
Tarentum, PA 10584
njonnet13@gmail.com
412-584-1002

To Whom it May Concern,

My name is Nina Jonnet, I have lived in the community since 2013. I want to express my interest in becoming a part of West Deer Township's Planning Commission. In the time I have lived in West Deer I have worked at a few local businesses, including Smullin Asphalt, where I assisted with analyzing blueprints and estimating. I have also been a part of the Parks and Recreation Board since 2019.

During my time on the Parks and Recreation Board we unfortunately had to navigate through Covid-19. This made event planning difficult. However, with a great team we were still able to have some events that were considered safe for our community. I worked on two new events this year- the fall festival and two food truck events this past summer.

For the last two years, after leaving Smullin Asphalt, I started working in real estate. I feel that with my background and current interests I would be a good fit for the planning commission. I do love my community, and I feel that during my time here it is very important to be involved.

Thank you for your time and consideration.

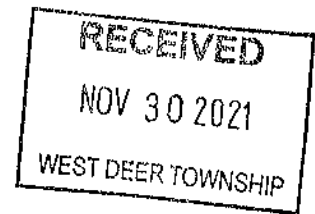
Respectfully,

Nina Jonnet

RLHollibaugh

Residential Design/Commercial Design/Landscape Design/Specification Writing/Construction Management
"You can use an eraser on the drafting table or a sledge hammer on the construction site." Frank Lloyd Wright

November 30, 2021



RE: Admission to West Deer Planning Commission

TO: Bill Payne, Jodi French & The West Deer Board of Supervisors

Dear Supervisory Board and associated staff:

It has been brought to my attention that there will be a seat opening on the West Deer Planning Commission.

I held a position on the Planning Commission in the early 2000's for 6 years, my reason for leaving was work load and raising a family at that time.

I am interested in the opportunity to serve again and would appreciate your consideration.

History & Experience

Graduate of Deer Lakes High School 1980

Graduate of Carnegie Mellon University w/ B.S. in Architecture

Previous Experience on West Deer Planning Commission.

Worked for different firms, Pittsburgh, New York, Los Angeles in the 1980's & 1990's.

In Private Design Practice here in West Deer since 1995.

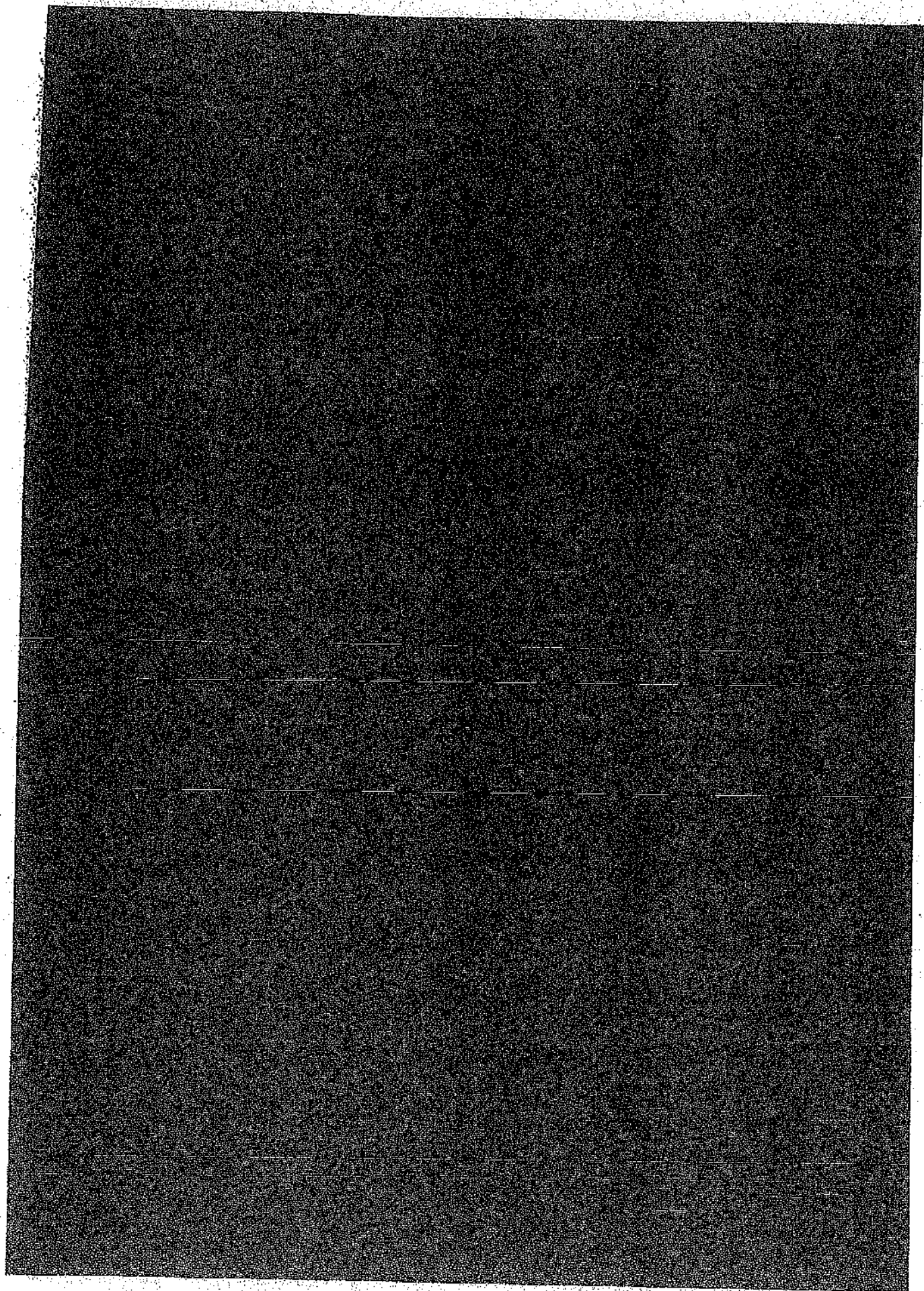
Construction Management for Massaro Corporation and other large Residential builders.

Current practice consists of Residential & Commercial Work.

If you have any questions about my qualifications, please do not hesitate to call.

Thank you,

Richard L. Hollibaugh
724-265-3936



• ZONING HEARING BOARD – TWO APPOINTMENTS

TWO MEMBERS' TERMS EXPIRED ON DECEMBER 31, 2021.

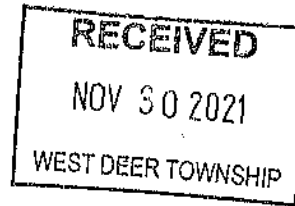
- NEIL TRISTANI
- JAMES SMULLIN/ALTERNATE

MR. TRISTANI REQUESTED REAPPOINTMENT – A LETTER IS ATTACHED – AND THE TOWNSHIP RECEIVED A LETTER OF INTEREST FROM DANIEL SMULLIN.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO APPOINT _____ AS A MEMBER AND _____ AS AN ALTERNATE MEMBER OF THE ZONING HEARING BOARD FOR A FIVE YEAR TERM TO EXPIRE DECEMBER 31, 2026.

	MOTION	SECOND	AYES	NAYES
MRS. HOLLIBAUGH	_____	_____	_____	_____
DR. MANN	_____	_____	_____	_____
MR. SMULLIN	_____	_____	_____	_____
MR. FREY	_____	_____	_____	_____
MRS. JORDAN	_____	_____	_____	_____



To: West Deer Twp.

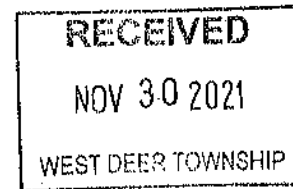
I am reapplying for a seat on the zoning hearing board. Since having served two terms I am hoping my experience and knowledge will better serve the community.

Sincerely,

A handwritten signature in black ink, appearing to read "Neil Tristani".

Neil Tristani

11-30-21

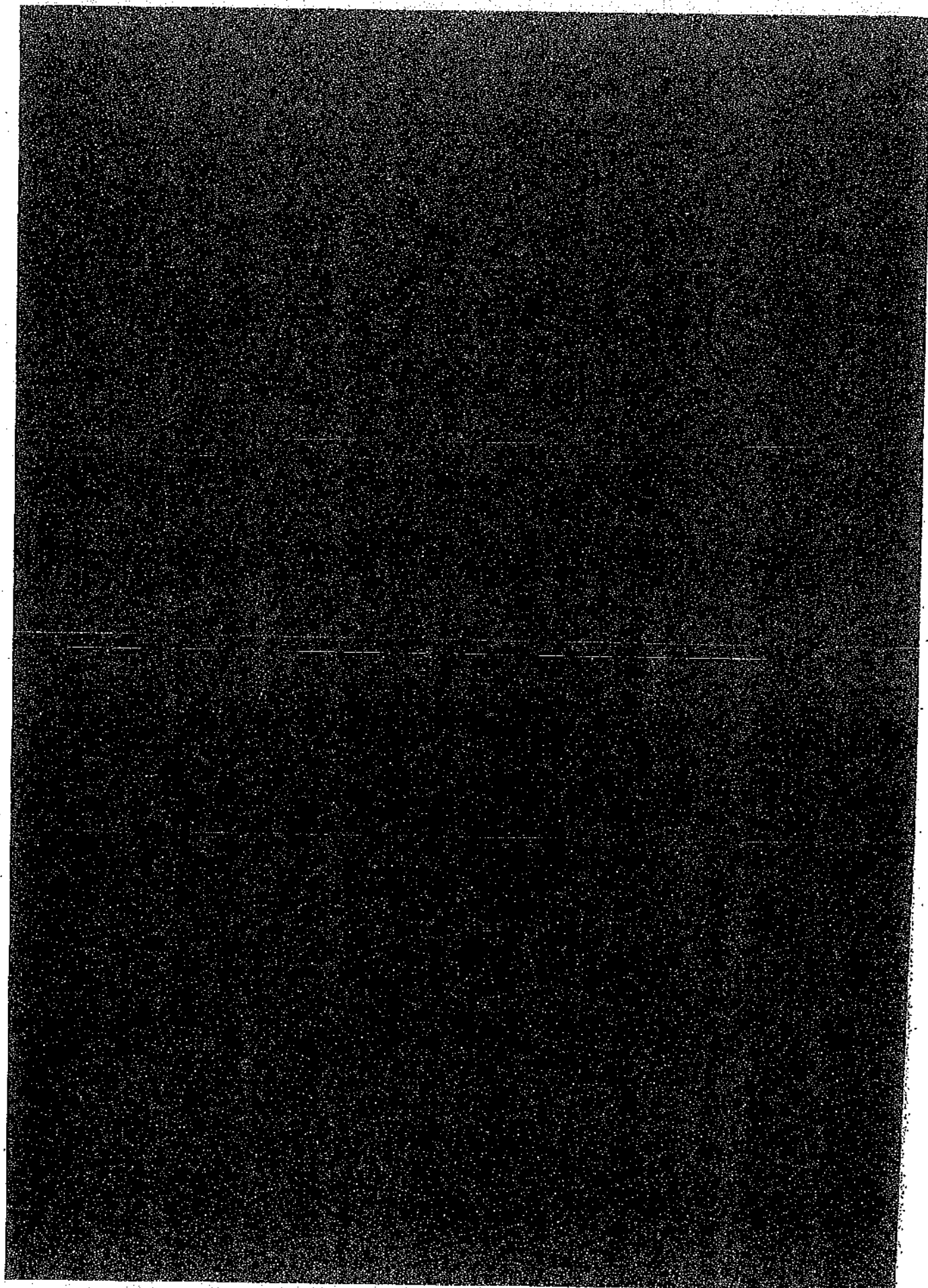


I Daniel Smullin am requesting the Board of Supervisors to appoint me to the vacant position for the West Deer Zoning Hearing Board. My family business, Smullin Asphalt and Concrete has operated in West Deer Township for over 35 years. I am a lifelong resident and understand the importance of the Zoning Hearing Board for instances that are typical to the zoning ordinance.

Thank you

A handwritten signature in black ink, appearing to be "Daniel Smullin", written over a horizontal line.

Daniel Smullin
724-594-7491
2170 Saxonburg Blvd
Cheswick PA 15024



• **PARKS & RECREATION BOARD – TWO APPOINTMENTS**

TWO MEMBERS' TERMS EXPIRED ON DECEMBER 31, 2021.

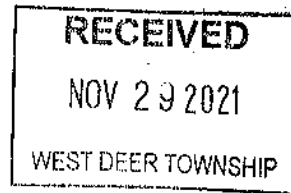
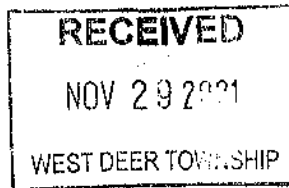
- CAROL MCCASKEY
- NINA JONNET

MS. MCCASKEY REQUESTED REAPPOINTMENT – A LETTER IS ATTACHED – AND THE TOWNSHIP RECEIVED A LETTER OF INTEREST FROM JENNIFER MORROW.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO APPOINT _____ AND _____ AS A MEMBERS OF THE PARKS & RECREATION BOARD FOR A FIVE YEAR TERM TO EXPIRE DECEMBER 31, 2026.

	MOTION	SECOND	AYES	NAYES
DR. MANN	_____	_____	_____	_____
MR. SMULLIN	_____	_____	_____	_____
MR. FREY	_____	_____	_____	_____
MRS. HOLLIBAUGH	_____	_____	_____	_____
MRS. JORDAN	_____	_____	_____	_____



November 28, 2021

Dear Board of Supervisors,

I have been serving on the West Deer Parks and Recreation Board for many years and I would like to continue to be a part of this Board for five more years.

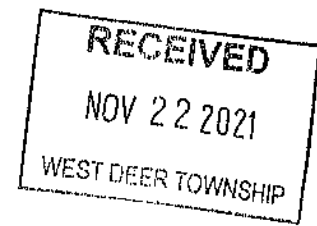
Thank you in advance for considering me for the position.

Sincerely,

Carol McCaskey

camc@consolidated.net

Jennifer Morrow
P.O Box 96
Russellton, PA 15076



November 22, 2021

West Deer Township
109 East Union Rd
Cheswick, PA 15024

To Whom It My Concern:

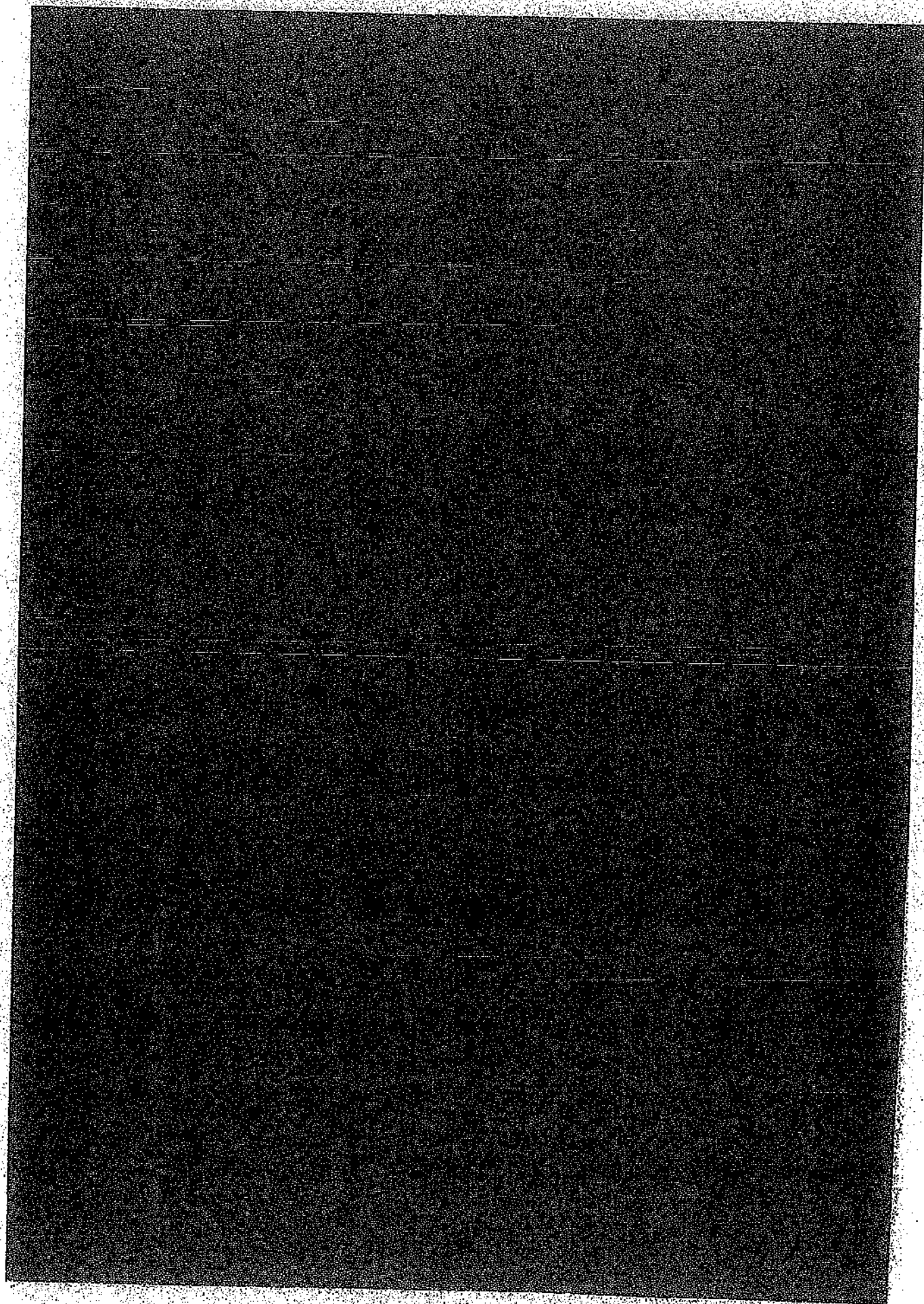
I would like to be considered for the opening on the West Deer Parks and Recreation as a Board Member.

I have been a resident of West Deer my entire life. I want to see our community keep growing and would like to be involved in helping our township keep the closeness of its residents. I manage the West/East Deer Current Events group on social media. I operate the Our Neck of the Woods monthly publication. I try to help all local businesses and others as much as I can.

Thank you for allowing me to introduce myself and look forward to hearing from you. If you have any other questions, feel free to contact me at 724.816.1252 or tedybear86@comcast.net.

Sincerely,

Jennifer Morrow



ADOPTION: RESOLUTION NO. 2022-01 (APPOINTED AUDITOR FOR THE 2021 AUDIT)

RESOLUTION NO. 2022-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WEST DEER, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, APPOINTING THE CERTIFIED AND COMPETENT PUBLIC ACCOUNTANCY FIRM OF MARK C. TURNLEY, CPA TO REPLACE THE ELECTED AUDITORS IN MAKING THE EXAMINATION OF ALL OF THE ACCOUNTS OF THE TOWNSHIP FOR THE 2021 FISCAL YEAR.

PLEASE SEE THE ATTACHED.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO ADOPT RESOLUTION NO. 2022-01 APPOINTING THE CERTIFIED AND COMPETENT PUBLIC ACCOUNTANCY FIRM OF MARK C. TURNLEY, CPA TO REPLACE THE ELECTED AUDITORS IN MAKING THE EXAMINATION OF ALL OF THE ACCOUNTS OF THE TOWNSHIP FOR THE 2021 FISCAL YEAR.

	MOTION	SECOND	AYES	NAYES
MR. SMULLIN	—	—	—	—
MR. FREY	—	—	—	—
MRS. HOLLIBAUGH	—	—	—	—
DR. MANN	—	—	—	—
MRS. JORDAN	—	—	—	—

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

RESOLUTION NO. 2022-XX

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WEST DEER, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, APPOINTING THE CERTIFIED AND COMPETENT PUBLIC ACCOUNTANCY FIRM OF MARK C. TURNLEY, CPA TO REPLACE THE ELECTED AUDITORS IN MAKING THE EXAMINATION OF ALL OF THE ACCOUNTS OF THE TOWNSHIP FOR THE 2021 FISCAL YEAR.

WHEREAS, Section C-1149 of the Home Rule Charter ("Charter") of the Township of West Deer ("Township") provides that three auditors ("Board of Auditors") shall be elected and serve in accordance with the Laws of Pennsylvania relating to non-charter townships of the second class;

WHEREAS, the Second Class Township Code provides that the Township's Board of Supervisors may by resolution appoint a certified or competent public accountant or a firm of certified or competent public accountants – either of which shall be registered in this Commonwealth – to make an examination of all of the accounts of the Township for the fiscal year stated in this Resolution;

WHEREAS, when an accountant or firm is appointed under the Second Class Township Code, the Board of Auditors shall not audit, settle, or adjust the accounts audited by the appointee but shall perform the other duties of the office;

WHEREAS, the appointed accountant or firm has the powers given to the Board of Auditors under the Second Class Township Code, except the audit shall be made in accordance with generally accepted auditing standards, the appointed accountant or firm shall not have the power to determine compensation, and the appointed accountant or firm is subject to the same penalties as the elected auditors under the Second Class Township Code;

WHEREAS, the Board of Supervisors has advertised in a newspaper of general circulation the intent to appoint a certified or competent public accountant or a firm of certified or competent public

accountants to replace the elected auditors in performing the audit at least thirty days prior to voting on this Resolution;

WHEREAS, the Board of Supervisors of the Township of West Deer has determined that appointing Mark C. Turnley, CPA, a firm of certified or competent public accountants who are registered in this Commonwealth, to make an examination of all the accounts of the township for 2021 fiscal year and approving and authorizing the execution of a contract with Mark C. Turnley, CPA to provide these auditing service, in substantially the form attached hereto as **Exhibit A**, will further the health, safety and welfare of the current and future residents of the Township;

NOW THEREFORE, BE IT RESOLVED, by the Board of Supervisors of the Township of West Deer, that, the Board hereby appoints Mark C. Turnley, CPA to make an examination of all the accounts of the Township for 2021 fiscal year in accordance with the requirements of the Second Class Township Code and approves and authorizes the execution of a contract with Mark C. Turnley, CPA in substantially the form attached hereto as **Exhibit A**.

RESOLVED this 19th day of January 2022 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

Mark C. Turnley

Certified Public Accountant

1000 3rd Avenue
New Brighton, Pennsylvania 15066
(724) 384-1081
FAX (724) 384-8908

December 14, 2021

**Daniel Mator, Jr., Township Manager
and Township Supervisors
Township of West Deer
P.O. Box 2
Russellton, PA 15076**

Dear Mr. Mator:

I am pleased to confirm my understanding of the services I am to provide the Township of West Deer for the year ended December 31, 2021.

Audit Scope and Objectives

I will audit the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information, and the disclosures, which collectively comprise the basic financial statements of the Township of West Deer as of and for the year ended December 31, 2021. Accounting standards generally accepted in the United States of America (GAAS) provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the Township of West Deer's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Management has chosen not to present the management's discussion and analysis (MD & A), as required by U.S. generally accepted accounting principles (GAAP).

I have also been engaged to report on supplementary information other than RSI that accompanies the Township of West Deer's financial statements. I will subject the following supplementary information to the auditing procedures applied in my audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with GAAS, and I will provide an opinion on it in relation to the financial statements as a whole, in a report combined with my auditor's report on the financial statements:

1. Detailed schedule of budgeted and actual receipts – General Fund
2. Detailed schedule of budgeted and actual disbursements – General Fund
3. Combining Balance Sheet – Non-major governmental funds
4. Combining Statement of Revenues, Expenditures, and Changes in Fund Balances – Non-major governmental funds

Audit Scope and Objectives (Continued)

The objectives of my audit are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error; issue an auditor's report that includes my opinion about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP (with the exception of Exhibit A – Statement of Net Position and Exhibit B – Statement of Activities, which are presented in conformity with the modified accrual basis of accounting) and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

Auditor's Responsibilities for the Audit of the Financial Statements

I will conduct my audit in accordance with GAAS and will include tests of the accounting records and other procedures I consider necessary to enable me to express such opinions. As part of an audit in accordance with GAAS, I exercise professional judgment and maintain professional skepticism throughout the audit.

I will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. I will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. I will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because I will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by me, even though the audit is properly planned and performed in accordance with GAAS. In addition, an audit is not designed to detect immaterial misstatements, or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, I will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to my attention. I will also inform the appropriate level of management of any violations of laws or governmental regulations that come to my attention, unless clearly inconsequential. My responsibility as auditor is limited to the period covered by my audit and does not extend to any later periods for which I am not engaged as auditor.

I will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for a reasonable period of time.

My procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of receivables and certain assets and liabilities by correspondence with selected customers, creditors, and financial institutions. I will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry.

Audit Procedures—Internal Control

I will obtain an understanding of the government and its environment, including internal control relevant to the audit, sufficient to assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for my opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. Accordingly, I will express no such opinion. However, during the audit, I will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, I will perform tests of Township of West Deer's compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of my audit will not be to provide an opinion on overall compliance, and I will not express such an opinion.

Other Services

I will also prepare the financial statements of Township of West Deer in conformity with U.S. generally accepted accounting principles (with the exception of Exhibits A & B, which are presented in conformity with the modified accrual basis of accounting) based on information provided by you.

I will perform the services in accordance with applicable professional standards. The other services are limited to the financial statement services previously defined. I, in my sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Responsibilities of Management for the Financial Statements

My audit will be conducted on the basis that you acknowledge and understand your responsibility for designing, implementing and maintaining internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with accounting principles generally accepted in the United States of America.

Management is responsible for making drafts of financial statements, all financial records and related information available to me and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers). You are also responsible for providing me with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions and other matters; (2) additional information that I may request for the purpose of the audit; and (3) unrestricted access to persons within the government from whom I determine it necessary to obtain audit evidence. At the conclusion of my audit, I will require certain written representations from you about the financial statements and related matters.

Responsibilities of Management for the Financial Statements (Continued)

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to me in the management representation letter that the effects of any uncorrected misstatements aggregated by me during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing me about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing me of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws and regulations.

You are responsible for the preparation of the supplementary information in conformity with accounting principles generally accepted in the United States of America. You agree to include my report on the supplementary information in any document that contains and indicates that I have reported on the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes my report thereon. Your responsibilities include acknowledging to me in the representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to me any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

You agree to assume all management responsibilities for financial statement preparation services and any other nonattest services I provide; oversee the services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of the services; and accept responsibility for them.

Engagement Administration, Fees, and Other

I understand that your employees will locate any documents selected by me for testing.

The audit documentation for this engagement is the property of Mark C. Turnley, CPA and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to the Pennsylvania Department of Community and Economic Development (DCED) or its designee.

I will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Mark C. Turnley, CPA personnel. Furthermore, upon request, I may provide copies of selected audit documentation to the DCED or its designee. The DCED or its designee may intend or decide to distribute the copies or information contained therein to others, including other governmental agencies.

Engagement Administration, Fees, and Other (Continued)

I am the engagement partner and am responsible for supervising the engagement and signing the report or authorizing another individual to sign it. **My fee for these services will be \$6,300.** My invoices for these fees will be rendered each month as work progresses and are payable on presentation. If I cannot confirm your bank balances with a written confirmation, your bank may charge me for confirming your bank balances on-line. I will bill you for this charge. Additional fees at my standard hourly rate of \$95 per hour will be charged for technical assistance, beyond the scope of the normal audit, if specifically requested by management. In accordance with my firm policy, work may be suspended if your account becomes sixty (60) days or more overdue and may not be resumed until your account is paid in full. If I elect to terminate my services for nonpayment, my engagement will be deemed to have been completed upon written notification of termination, even if I have not completed my report. You will be obligated to compensate me for all time expended and to reimburse me for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, I will discuss it with you and arrive at a new fee estimate before I incur the additional costs.

Reporting

I will issue a written report upon completion of my audit of the Township of West Deer's financial statements. My report will be addressed to the management and the Township Supervisors. Circumstances may arise in which my report may differ from its expected form and content based on the results of my audit. Depending on the nature of these circumstances, it may be necessary for me to modify my opinions or add an emphasis-of-matter or other-matter paragraph to my auditor's report, or if necessary, withdraw from this engagement. If my opinions are other than unmodified, I will discuss the reasons with you in advance. If, for any reason, I am unable to complete the audit or am unable to form or have not formed opinions, I may decline to express opinions or withdraw from this engagement.

I appreciate the opportunity to be of service to the Township of West Deer and believe this letter accurately summarizes the significant terms of my engagement. If you have any questions, please let me know. If you agree with the terms of my engagement as described in this letter, please sign the attached copy and return it to me.

Sincerely,



Mark C. Turnley, CPA

RESPONSE:

This letter correctly sets forth the understanding of Township of West Deer.

Township Manager Signature: _____

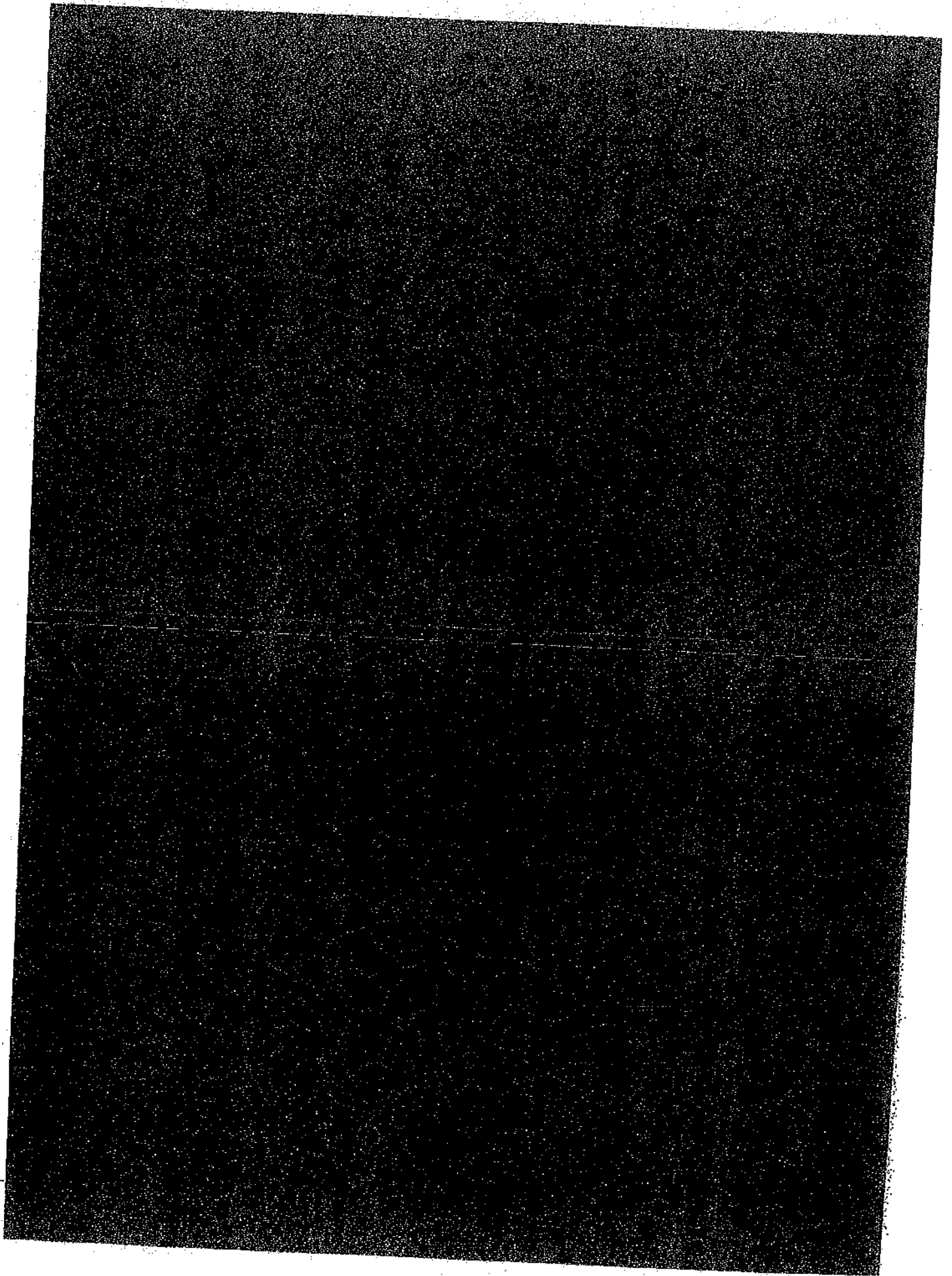
Printed Name: _____

Date: _____

Supervisor's Signature: _____

Printed Name and Title: _____

Date: _____



**ADOPTION: RESOLUTION NO. 2022-02 (DOLLAR GENERAL SEWAGE
PLANNING MODULE PLAN)**

RESOLUTION NO. 2022-02

A RESOLUTION APPROVING THE PA DEP SEWAGE FACILITIES
PLANNING MODULE FOR THE PLAN LOCATED AT 201 STARR ROAD
CHESWICK, PA IN THE C-2 ZONING DISTRICT.

MR. SHOUP...

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO ADOPT RESOLUTION 2022-02 APPROVING THE PA DEP
SEWAGE FACILITIES PLANNING MODULE FOR THE RUSSELLTON
DOLLAR GENERAL SEWAGE PLANNING MODULE PLAN.

	MOTION	SECOND	AYES	NAYES
MR. FREY	___	___	___	___
MRS. HOLLIBAUGH	___	___	___	___
DR. MANN	___	___	___	___
MR. SMULLIN	___	___	___	___
MRS. JORDAN	___	___	___	___

RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

Resolution No. 2022-02

RESOLUTION OF THE (SUPERVISORS) (COMMISSIONERS) (COUNCILMEN) of West Deer Township
(TOWNSHIP) (BOROUGH) (CITY), 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 PTV 1201, LLC has proposed the development of a parcel of land identified as
land developer

Russellton Dollar General, 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) (Commissioners) (Councilmen) of the (Township) (Borough) (City) of West Deer Township 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 Township
(Signature)

Township Board of Supervisors (Borough Council) (City Councilmen), hereby certify that the foregoing is a true copy of the Township (Borough) (City) Resolution # 2021-29, adopted, December 15, 2021.

Municipal Address:

109 East Union Road
Cheswick, PA 15024

Seal of
Governing Body

Telephone 724-265-3680



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)
Thomas E. Flanagan | Sewage Planning Specialist Supervisor
400 Waterfront Drive
Pittsburgh, PA 15222

Date _____

Dear Sir/Madam:

Attached please find a completed sewage facilities planning module prepared by Herbert, Rowland & Grubic, Inc

Consulting Engineer

(Title)

for Russellton Dollar General

(Name)

(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.

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

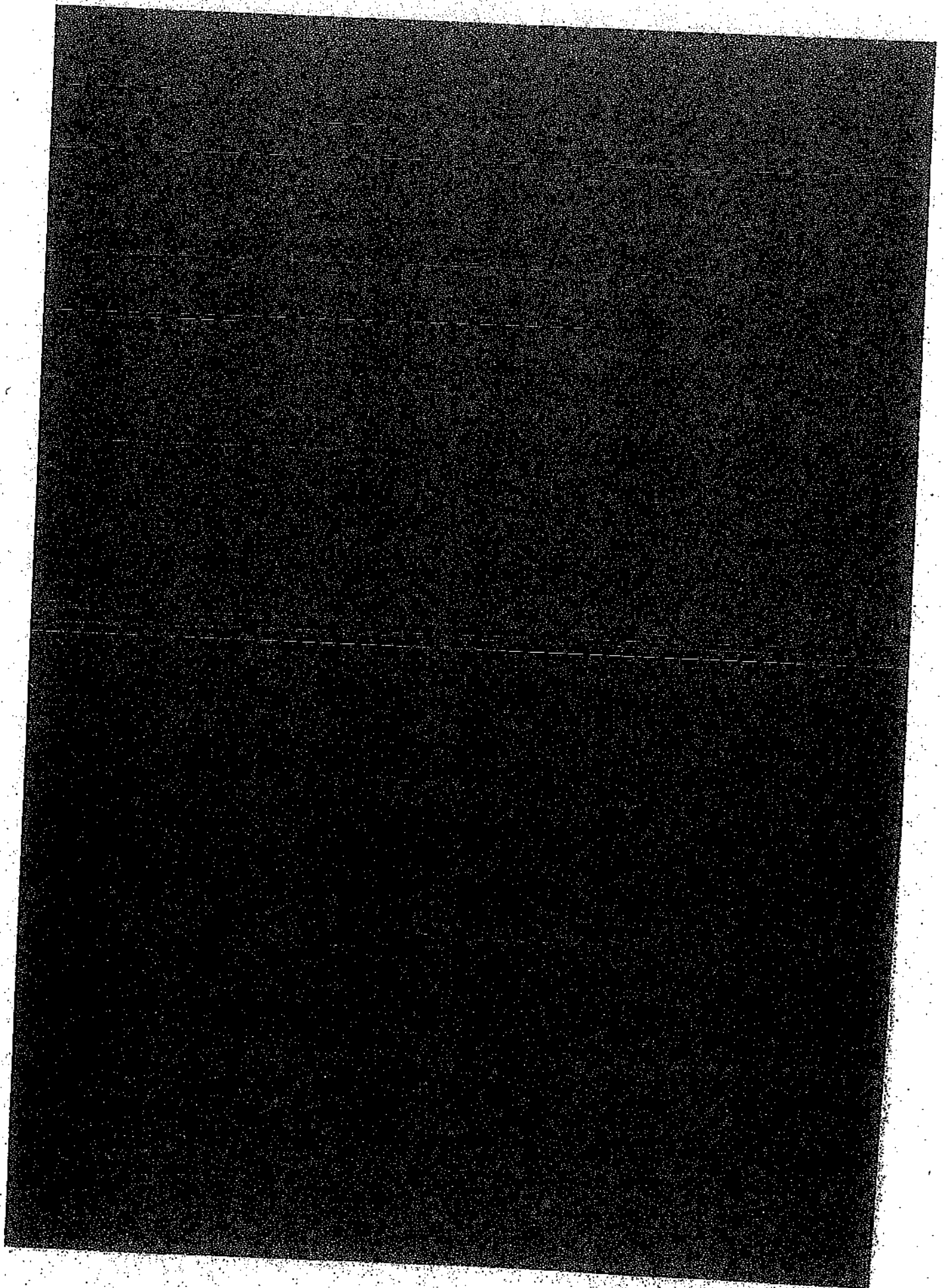
- ☒ 3 Sewage Collection/Treatment Facilities
☐ 3s Small Flow Treatment Facilities

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

Daniel J. Mator, Jr.
Municipal Secretary (print)

Signature

December 15, 2021
Date



ADOPTION: RESOLUTION NO. 2022-03 (SECRETARIAL COLLECTIVE BARGAINING AGREEMENT)

RESOLUTION NO. 2022-03

ATTACHED IS RESOLUTION NO. 2022-03, WHICH RATIFIES THE TENTATIVE AGREEMENT BETWEEN TEAMSTERS LOCAL UNION 205 (SECRETARIAL 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 WISH TO TAKE.

I MOVE TO ADOPT RESOLUTION NO. 2022-03 RATIFYING THE TENTATIVE AGREEMENT BY AND BETWEEN WEST DEER TOWNSHIP AND THE TEAMSTERS LOCAL UNION 205 (SECRETARIAL 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	___	___	___	___
DR. MANN	___	___	___	___
MR. SMULLIN	___	___	___	___
MR. FREY	___	___	___	___
MRS. JORDAN	___	___	___	___

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

RESOLUTION NO. 2022-03

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 205 (SECRETARIAL 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.

WHEREAS, the Township of West Deer and the Teamsters Local Union No. 205 (Secretarial Union) have an existing agreement which expired 31 December 2020, but was extended by a one-year memorandum of understanding that expired 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 Secretarial 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 Secretarial 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 19th day of January 2022 by the Board of Supervisors of the Township of West Deer.

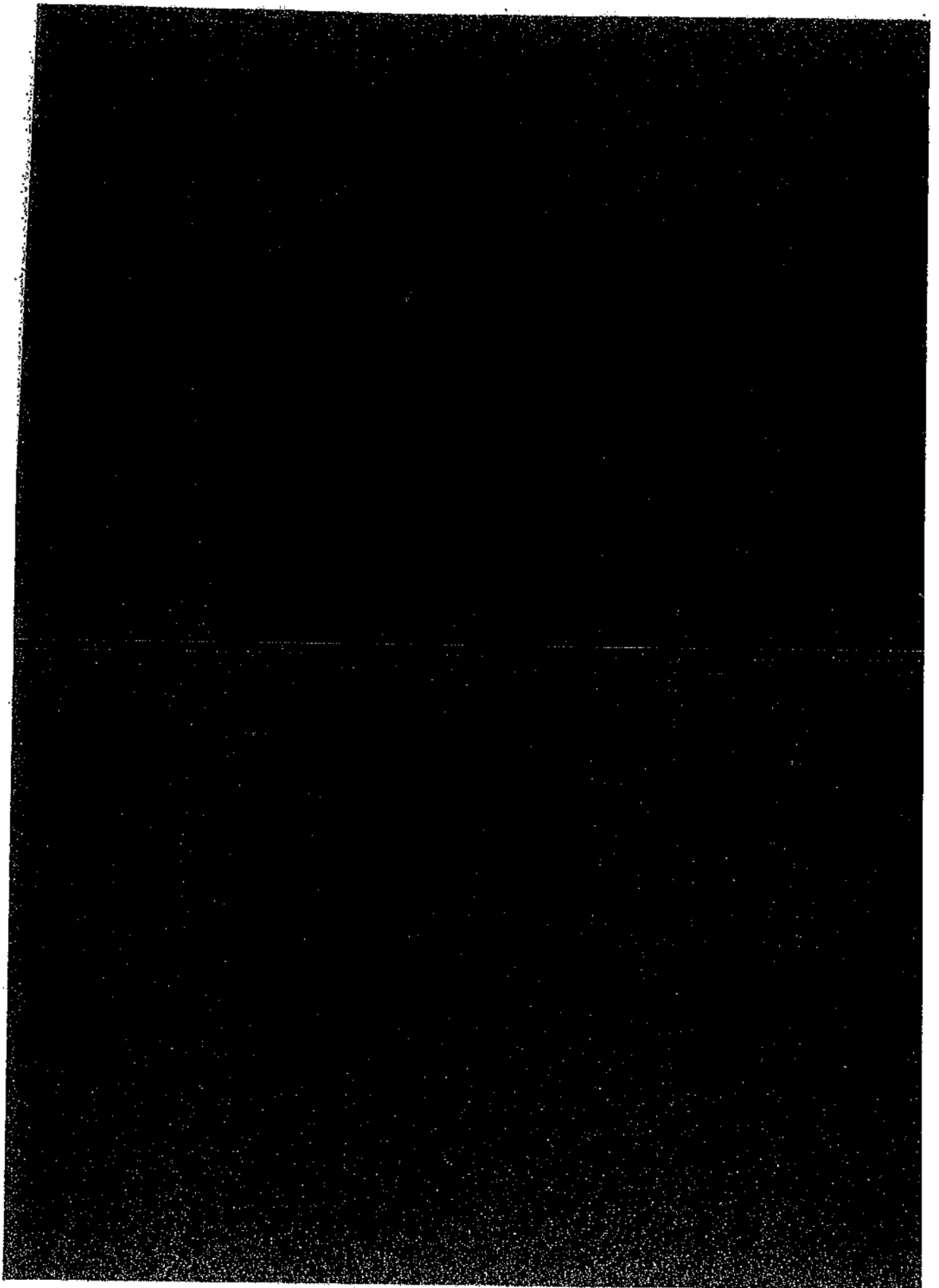
Attest:

Township of West Deer

Daniel J. Mator, Jr., Township Manager

Beverly S. Jordan, Chairperson
Board of Supervisors

DRAFT



APPROVAL/DENIAL: TRADITIONS OF AMERICA CONDITIONAL USE APPLICATION

THE PUBLIC HEARING IS FOR A CONDITIONAL USE FOR A PLANNED RESIDENTIAL DEVELOPMENT (PRD) FOR THE APPLICANT, TRADITIONS OF AMERICA ROSE RIDGE, LLC TO CONSTRUCT 234 SINGLE FAMILY DETACHED HOMES AND 12 SINGLE FAMILY ATTACHED HOMES ON 176.49 ACRES LOCATED ON GIBSONIA ROAD ALLISON PARK, PA.

NAME OF PLAN: TRADITIONS OF AMERICA ROSE RIDGE
LOT/BLOCK NUMBERS: 1216-E-281 & 1215- R-121.
ZONING DISTRICT: R-2 SEMI-SUBURBAN RESIDENTIAL

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO APPROVE/DENY THE TRADITIONS OF AMERICA ROSE RIDGE PLAN CONDITIONAL USE AND THE TENTATIVE APPLICATION FOR A PLANNED RESIDENTIAL DEVELOPMENT AS PER THE RECOMMENDATION BY THE PLANNING COMMISSION WITH THE ABOVE LISTED CONDITIONS AND COMMENTS LISTED BY SHOUP ENGINEERING.

	MOTION	SECOND	AYES	NAYES
DR. MANN	___	___	___	___
MR. SMULLIN	___	___	___	___
MR. FREY	___	___	___	___
MRS. HOLLIBAUGH	___	___	___	___
MRS. JORDAN	___	___	___	___



West Deer Township Planning Commission
Meeting Report for October 28, 2021

Project Name:

TRADITIONS OF AMERICA – ROSE RIDGE – TENTATIVE PRD –
CONDITIONAL USE

Property Location: West Deer Township.
Allegheny County: 4769 Gibsonia Rd., Allison Park, PA 15101
Parcel # 1216-E-281 and 1215-R-121
Zoned: R2 – Semi-Suburban Residential

First motion by Mr. Stark and second motion by Ms. Rojik to **RECOMMEND APPROVAL**, voting was unanimous, of the Traditions of America-Rose Ridge Tentative PRD-Conditional Use with the following conditions:

1. Installation of a reasonable walking trail system in lieu of sidewalks on both sides of the roadways. This reasonable trail system will be confirmed in the final approval in land development phase of the application.
2. Eliminate the 2' grass strip between the sidewalk and roadway and increase the driveway pad to 22'.
3. Provide additional screening when the buffer yard does not provide Type A screening in relation to existing residential homes.
4. Provide Geotechnical reports for all areas where all ponds and wetlands are to be eliminated or filled.
5. Fulfillment of any outstanding issues in Shoup Engineering letter dated October 23 2021.
6. Identify sanitary sewer easements for neighboring properties where applicable based on the Township engineers' recommendations.
7. Allow 15' separation between structures in lieu of 30' separation.
8. Allow grading in buffer area provided landscape screening is added to those areas which is similar to Type A screening in relation to the property line.
9. Allow driveway parking to count for off street parking. Provide details on the HOA covenant package which includes the requirement to use the garage spaces for storage of vehicles and a clear method of enforcement of the HOA documents that does not involve the Township.
10. Provide full landscape, lighting, and all other plans in final approval of the land development process.



SHOUP ENGINEERING

FOR OVER 50 YEARS

329 Summerfield Drive, Baden, PA 15005

Phone: 724-869-9560

info@shoupengineering.com

December 9, 2021

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

Via Email

Re: Rose Ridge
Application for Tentative Approval - PRD (plans revised December 7, 2021)

Dear Mr. Payne,

I have reviewed the above -referenced application for tentative approval of a PRD located in the R-2 Zoning District and the following comments should be considered:

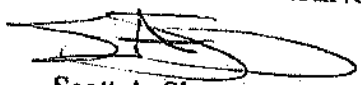
1. A PRD is a Conditional Use in the R-2 Zoning District and as such will require a public hearing in front of the Board of Supervisors.
2. There are three modifications to the PRD provisions of the zoning ordinance that are being requested. The applicant has submitted written requests with justifications, all dated October 28, 2021 for the following modifications:
 - A. Code Section 210-75.B(1) - Requires a building separation of 30 feet. The applicant is proposing a minimum building separation of 15 feet.
 - B. Code Section 210-75.D(2)(b) - Requires one 10 feet by 18 feet off-street visitor parking space, excluding driveways for every two dwelling units. The applicant is proposing visitor parking on driveways.
 - C. Code Section 210-75.B(2) - Requires a 50 feet permit buffer within, which no construction or disturbance of existing vegetation can occur. The applicant is proposing to grade one area along the southern property line a maximum distance of 25 feet into the perimeter buffer.
3. The phasing limits should be identified on the plans on Drawing Sheet C-300. The applicant has indicated that phasing will be shown on the final plans.
4. The locations and grading of access drives to the stormwater detention ponds should be shown on the plans.
5. While compliant with the Subdivision Ordinance, I would request that the applicant's engineer review the feasibility of lengthening the crest vertical curve on Freedom Lane at Station 42+75.

6. During Final Plan preparation the applicant's engineer should consult with the Deer Creek Drainage Basin Authority to determine if sanitary sewer right-of-ways to the plans perimeter should be provided for future extensions.
7. The applicant is advised that the following items and perhaps other items will need to be provided with any applications for Final PRD approval:
 - A. Final Stormwater Management Plan including details on the Aqua Mist Spray System and inlet capacity calculations
 - B. Recording Plans with full metes and bounds.
 - C. Final covenants and homeowners association documents.
 - D. Landscape Plan
 - E. Sales office and equipment parking area plan
8. The applicant is further advised that any final approvals granted by the Township will be conditioned upon the applicant providing the following:
 - A. Pennsylvania Department of Transportation Highway Occupancy Permit (HOP).
 - B. Pennsylvania Department of Environmental Protection Sewage Facilities Planning Module Approval. It is noted that for the planning module already submitted the number of units (and corresponding flow) and the municipal contact (Section B should be Daniel Mator - Township Manager) will need to be revised in Component 3.
 - C. Pennsylvania Department of Environmental Protection and U.S. Army Corp of Engineers permitting for impacts to streams and wetlands.
 - D. NPDES General Permit from the Allegheny County Conservation District.
 - E. Post Construction Stormwater Management Agreement with West Deer Township.
 - F. Developer's Agreement with West Deer Township.

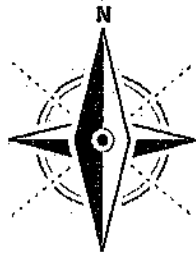
A written response should be provided by the applicant indicating how the each of the above comments has been addressed with submission of revised plans.

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
Rocco Magrino, P.E. PVE, via email



SHOUP ENGINEERING

FOR OVER 50 YEARS

329 Summerfield Drive, Baden, PA 15005

Phone: 724-869-9560

info@shoupengineering.com

October 23, 2021

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

Via Email

RE: Rose Ridge
Application for Tentative Approval - PRD (plans dated September 30, 2021)

Dear Mr. Payne,

I have reviewed the above referenced application for tentative approval of a PRD located in the R-2 Zoning District and the following comments should be considered:

1. A PRD is a Conditional Use in the R-2 Zoning District and as such will require a public hearing in front of the Board of Supervisors.
2. There are a number of modifications of the PRD provisions of the Zoning Ordinance being proposed. All modification requests must be in writing. It appears at a minimum the following modifications all are proposed.
 - A. Code Section 210-75.B(1) - Building separation of 30 feet. Minimum building separation proposed is 15 feet.
 - B. Code Section 210-75.D(2)(b) - One 10 feet by 18 feet off-street visitor parking space, excluding driveway, is required for every two dwelling units. Visitor parking is proposed on driveways.
3. A narrative should be provided by the applicant describing the proposed project including the planning objectives and character of the development. Code Section 210-73.B(2)(a)[2].
4. Code Section 210-73.B(2)(c)[3] requires that preliminary elevations and architectural renderings must be submitted.
5. Code Section 210-73.B(2)(c)[4] requires the location and area of open space be identified on the plan. See also Code Section 210-74.C(1)(a).
6. Is the project being phased? If so, the phasing limits should be identified on the plans on Drawing Sheet C-300.
7. On Drawing Sheet C-200, the adjoining property owner to the south should be identified.
8. A small portion of the property is located on the west side of Route 910. Is this property intended as open space?

9. If the Subdivision and Land Development Ordinance is applicable to this PRD, sidewalks on both sides of the street and street tree requirements may need to be addressed.
10. On the site plan drawings there are cross-hatched circles in the center of each cul-de-sac. What to these circles represent?
11. The applicant should verify that the development is proposed as a condominium development.
12. The Planning Commission should review with the applicant whether "turnaround" break(s) in the island on Liberty Boulevard should be added.
13. Code Section 210-75.B(2) requires that a 50 feet wide perimeter buffer be provided in which no construction or disturbance may occur. The grading plans propose disturbance in this buffer behind buildings 309 through 314 on Victory Lane.
14. The locations and grading of access drives to the stormwater detention ponds should be shown on the plans.
15. While compliant with the Subdivision Ordinance, I would request that the applicant's engineer review the feasibility of lengthening the crest vertical curve on Freedom Lane at Station 42+75.
16. A note should be placed on the plans indicating that the open space, stormwater management ponds and storm sewers located outside of the road rights-of-ways will be owned and maintained by the Homeowner's Association.
17. The lengths of several storm sewer runs on Drawing Sheets C-502 and C-503 are missing.
18. On Drawing Sheet C-509 the storm sewer profile between Yard Drain 11 and Inlet 27 has storm sewer diameters (with certain slopes) which appear to be in error.
19. During Final Plan preparation the applicant's engineer should consult with the Deer Creek Drainage Basin Authority to determine if sanitary sewer right-of-ways to the plans perimeter should be provided for future extensions.
20. The concrete sidewalk detail on Drawing Sheet C-801 should note that the sidewalk width along streets shall be 4 feet.
21. The location of the cluster box unit mailboxes should be identified on the site plans.
22. The applicant is advised that the following items and perhaps other items will need to be provided with any applications for Final PRD approval:
 - A. Final Stormwater Management Plan including details on the Aqua Mist Spray System and inlet capacity calculations.

Bill Payne
Rose Ridge - PRD
October 23, 2021
Page 3

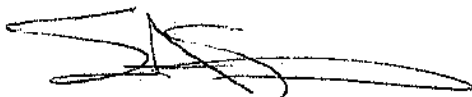
- B. Recording Plans with full metes and bounds.
 - C. Final covenants and homeowners association documents.
 - D. Landscape Plan
 - E. Sales office and equipment parking area plan
23. The applicant is further advised that any final approvals granted by the Township will be conditioned upon the applicant providing the following:
- A. Pennsylvania Department of Transportation Highway Occupancy Permit (HOP).
 - B. Pennsylvania Department of Environmental Protection Sewage Facilities Planning Module Approval. It is noted that for the planning module already submitted the number of units (and corresponding flow) and the municipal contact (Section B should be Daniel Mator - Township Manager) will need to be revised in Component 3.
 - C. Pennsylvania Department of Environmental Protection and U.S. Army Corp of Engineers permitting for impacts to streams and wetlands.
 - D. NPDES General Permit from the Allegheny County Conservation District.
 - E. Post Construction Stormwater Management Agreement with West Deer Township.
 - F. Developer's Agreement with West Deer Township.

A written response should be provided by the applicant indicating how the each of the above comments has been addressed with submission of revised plans.

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
Rocco Magrino, P.E. PVE via email



CONDITIONAL USE APPLICATION

TOWNSHIP OF WEST DEER
ALLEGHENY COUNTY,
PENNSYLVANIA

Address of Property 4769 Gibsonia Road Allison Park, PA 15101

County Department of Real Estate Parcel Number(s) 1216-E-281 and 1215-R-121

Acreage of Property 176.49 Acres Name of Development: Traditions Of America - Rose Ridge

Present Use of Property Former Golf Course

Zoning Classification of Property R-2

Proposed Use of the Property (As defined by the Zoning Ordinance of West Deer Township)
Planned Residential Development

Name of Applicant TOA Rose Ridge, LLC

Address of Applicant 1235 Westlakes Drive, Suite 300 Berwyn, PA 19312

Telephone No. 215-706-8242 E-mail Address dbiddison@traditionsofamerica.com

Name of Landowner Leonard R. Constantini III
(If different than Applicant)

Address of Landowner 4769 Gibsonia Road Allison Park, PA 15101

Telephone No. _____ E-mail Address _____

NOTE: If the applicant is not the landowner, an option agreement or other evidence of authorization to act on behalf of the landowner must be submitted with the conditional use application.

This application must be accompanied by electronic copies of the completed application, plans, drawings, studies and project narrative as needed to establish compliance with the Zoning Ordinance of West Deer Township, along with seven (7) full-sized copies of a site plan and supporting data and reports which show the size, location and topography of the site, the use of adjacent land, the proposed function of all yards, open spaces, parking areas, driveways, storage areas and accessory structures and the location of all utilities. No application will be accepted as complete unless all of the necessary plans and all supporting documents are submitted, along with the filing fee.

Page 2 of 2

Name PVE-LLC c/o Rocco Magrino

Address 2000 Georgetown Drive Sewickley, PA 15143

Telephone No. 724.444.1100 ext 528 E-mail Address rmagrino@pve-llc.com

Has there been a previous application for a conditional use submitted for this property?
 _____ Yes _____ No

If yes, give date when said previous conditional use was submitted and the results (granted or denied). The applicant is unaware of a previous conditional use application submitted for the subject site.

Does applicant consent to on-site observation by Township Officials and/or appointees?
☒ Yes ☐ No

List any variance, modifications or waivers requested for the site:

I, Daniel Patis, hereby depose and say that all above statements and the statements contained in the application and supporting materials submitted are true to the best of my knowledge and belief.


Signature of Applicant

9.30.202
Date

Date application received by Township: _____

Site Plan and Supporting Materials Submitted? Yes No

Application Fee Paid? Yes No

Date Application Fee Paid: _____ Check No. _____

Application # _____

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: Former Site of Rose Ridge Golf Club, Gibsonia Road (S.R. 910)

Parcel Lot and Block No.: 1216-E-281 and 1215-R-121

Name of Subdivision/Land Development: Traditions Of America - Rose Ridge

Name of Applicant: TOA Rose Ridge, LLC

E-Mail Address: dbiddison@traditionsofamerica.com

Address: 1235 Westlakes Drive, Suite 300
Berwyn, PA 19312

Telephone No.: 215-706-8242

Name of Property Owner(s): Leonard R. Constantini III

E-Mail Address: _____

Address: 4769 Gibsonia Road
Allison Park, PA 15101

Telephone No.: _____

Surveyor/Engineer: PVE-LLC c/o Rocco Magrino

Address: 2000 Georgetown Drive
Sewickley, PA 15143

Telephone No.: 724.444.1100 ext 528 E-Mail: rmagrino@pve-llc.com

Purpose of Development: PRD

Proposed Use: Single Family ☒ Two Family ☒ Multi Family ☐
Townhouse ☐ Commercial ☐ Industrial ☐
Other Community Center and Recreational Amenities

Total Acreage of Tract: 176.49 Acres

No. of Acres to be Developed: 75.9 Number of Lots: N/A

Percentage of Lot Coverage: Approximately 10% Min. Lot Size: N/A

Estimated Start of Construction: October, 2022

Zoning District: R-2

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 +/- 11,500 LF

Proposed for Dedication: ☒ Yes ☐ No

Existing Use: Former Golf Course

Number of Existing Lots: 2

Existing Acreage: 176.49

Location of Existing Buildings: Two existing buildings are located on the western portion of the site, off the access drive from Gibsonia Rd.

Current Parking Spaces: Parking spaces for the former golf course are not well defined.

Existing Parking Surface Area: +/- 0.70 Acres

Access Driveway Location: East side of Gibsonia Road, approximately 553' North of Cedar Ridge Road Width: Approximately 18' +/-

Proposed Use: Planned Residential Development

Description of Building(s): Single Family Homes, Duplex Homes, and a Community Center

Additional Parking Spaces: 490 Resident Spaces, 490 Driveway Visitor Spaces, +/- 25 Spaces at Community Center

Access Driveway Location: East side of Gibsonia Rd, 510' South of Cedar Ridge Road Width: Two 20' Wide Lanes

Current Employees: N/A New Employees: N/A

Percentage of Lot Coverage: Approximately 10%

Phase:

Total Number of Phases: TBD

Phase Number of this Application: _____

Total Acres: _____

Acres this Phase: _____

Total Lots: _____

Lots this Phase: _____

Total Lineal Feet of Storm Sewer: _____

Total Storm Sewer this Phase: _____

Environmental Standards:

Will the proposed use generate any of the following conditions?

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

Material stored on site: _____

Applications:

Percolation Test	N/A _____ (date)
DER Planning Module Waiver	Currently in Process
Water Authority	Currently in Process
Sewer Authority	Currently in Process
Allegheny Co. Conservation District	Currently in Process
Allegheny Co. Dept. of Economic Development	9/30/2021

Right-of-Way:

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

Describe: _____

Easements:

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

Describe: A sight distance easement has been obtained from the land owner to the south on Gibsonia Road to ensure adequate site distance as required by the Pennsylvania Department of Transportation.

APPLICATION MATERIAL CHECKLIST

DATE 9/30/21

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
- ☐ N/A 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
 - ☐ N/A Architectural Drawings
 - ☐ N/A 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
- ☐ TBD 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

Daniel Pedino
Print Name VP of Land



Pennsylvania
Waterfront Corporate Park III
2000 Georgetown Drive, Suite 101
Sewickley, PA 15143
724.444.1100
www.PVE-LLC.com

Civil Engineering | Structure Design | Environmental | Land Planning | Survey | Municipal | Energy | Landscape Architecture

October 28, 2021

Scott Shoup, P.E.
Shoup Engineering
329 Summerfield Drive
Baden, PA 15005

RE: Rose Ridge PRD

Mr. Shoup, P.E.,

PVE, LLC has received the review letter dated October 23, 2021, for the above referenced project and offer the following responses.

1. A PRD is a Conditional Use in the R-2 Zoning District and as such will require a public hearing in front of the Board of Supervisors.
Response: Acknowledged.
2. There are a number of modifications of the PRD provisions of the Zoning Ordinance being proposed. All modification requests must be in writing. It appears at a minimum the following modifications all are proposed.
 - A. Code Section 210-75.B(1) - Building separation of 30 feet. Minimum building separation proposed is 15 feet.
Response: A modification request for the minimum building separation has been submitted.
 - B. Code Section 210-75.D(2)(b) - One 10 feet by 18 feet off-street visitor parking space, excluding driveway, is required for every two dwelling units. Visitor parking is proposed on driveways.
Response: A modification request for the visitor parking requirement has been submitted.
3. A narrative should be provided by the applicant describing the proposed project including the planning objectives and character of the development. Code Section 210-73.B(2)(a)[2].
Response: A narrative has been provided for review.
4. Code Section 210-73.B(2)(c)[3] requires that preliminary elevations and architectural renderings must be submitted.
Response: Preliminary elevations and architectural renderings are included within the resubmission.
5. Code Section 210-73.B(2)(c)[4] requires the location and area of open space be identified on the plan. See also Code Section 210-74.C(1)(a).
Response: The open space areas have been labeled and are now shown within the plan set.

New York
25 West 39th Street
12th Floor
New York, NY 10018
646.602.4999

Hudson Valley
48 Springside Avenue
Poughkeepsie, NY 12603
845.454.2544

California
535 Mission Street
14th Floor
San Francisco, CA 94105
628.243.6445

Ohio
1156 E. State Street
Salem, OH 44460
330.332.5200

Texas
3250 Briarpark Drive
Suite 140
Houston, TX 77042
713.375.1400



-
6. Is the project being phased? If so, the phasing limits should be identified on the plans on Drawing Sheet C-300.
Response: Preliminary approval is sought on the entire Planned Residential Development. Specific phasing plans will be provided as part of the Final Land Development application.
 7. On Drawing Sheet C-200, the adjoining property owner to the south should be identified.
Response: The adjoining property owner has been identified. See plan C-200
 8. A small portion of the property is located on the west side of Route 910. Is this property intended as open space?
Response: Correct. This area is intended to be open space.
 9. If the Subdivision and Land Development Ordinance is applicable to this PRD, sidewalks on both sides of the street and street tree requirements may need to be addressed.
Response: After review, it is our interpretation that the SALDO is not applicable to this PRD.
 10. On the site plan drawings there are cross-hatched circles in the center of each cul-de-sac. What to these circles represent?
Response: These areas are paved with asphalt and striped with yellow line striping. This design facilitates the removal of snow and permits emergency vehicle turn around.
 11. The applicant should verify that the development is proposed as a condominium development. **Response: The proposed community is being developed under Pennsylvania Planned Community Act.**
 12. The Planning Commission should review with the applicant whether "turnaround" break(s) in the island on Liberty Boulevard should be added.
Response: A turnaround is not suggested as such vehicular moment may constitute an unsafe condition due to the possible confusion such breaks may cause and the 10' width of the island.
 13. Code Section 210-75.B(2) requires that a 50 feet wide perimeter buffer be provided in which no construction or disturbance may occur. The grading plans propose disturbance in this buffer behind buildings 309 through 314 on Victory Lane.
Response: A modification request has been submitted.
 14. The locations and grading of access drives to the stormwater detention ponds should be shown on the plans.
Response: The access drives to the ponds are shown on the plans as requested.
 15. While compliant with the Subdivision Ordinance, I would request that the applicant's engineer review the feasibility of lengthening the crest vertical curve on Freedom Lane at Station 42+75.
Response: This request is being considered.
 16. A note should be placed on the plans indicating that the open space, stormwater management ponds and storm sewers located outside of the road rights-of-ways will be owned and maintained by the Homeowner's Association.
Response: Acknowledged



-
17. The lengths of several storm sewer run on Drawing Sheets C-502 and C-503 are missing.
Response: The plans have been updated to include all storm sewer runs.
18. On Drawing Sheet C-509 the storm sewer profile between Yard Drain 11 and Inlet 27 has storm sewer diameters (with certain slopes) which appear to be in error.
Response: Drawing C-509 has been updated with the correct information depicting the proposed design.
19. During Final Plan preparation the applicant's engineer should consult with the Deer Creek Drainage Basin Authority to determine if sanitary sewer rights-of-way to the plans perimeter should be provided for future extensions.
Response: Acknowledged.
20. The concrete sidewalk detail on Drawing Sheet C-801 should note that the sidewalk width along streets shall be 4 feet.
Response: Acknowledged. The sidewalk detail has been updated as requested. Please see sheet C-801
21. The location of the cluster box unit mailboxes should be identified on the site plans.
Response: The cluster mail-box has been shown on the plans. Please see sheet C-300 where the mailbox cluster is shown by tennis courts.
22. The applicant is advised that the following items and perhaps other items will need to be provided with any applications for Final PRD approval:
- A. Final Stormwater Management Plan including details on the Aqua Mist Spray System and inlet capacity calculations.
Response: Acknowledged
 - B. Recording Plans with full metes and bounds.
Response: Acknowledged
 - C. Final covenants and homeowners' association documents.
Response: Acknowledged
 - D. Landscape Plan.
Response: Acknowledged
 - E. Sales office and equipment parking area plan.
Response: Acknowledged
23. The applicant is further advised that any final approvals granted by the Township will be conditioned upon the applicant providing the following:
- A. Pennsylvania Department of Transportation Highway Occupancy Permit (HOP).
Response: Acknowledged.



- B. Pennsylvania Department of Environmental Protection Sewage Facilities Planning Module Approval. It is noted that for the planning module already submitted the number of units (and corresponding flow) and the municipal contact (Section B should be Daniel Mator - Township Manager) will need to be revised in Component 3.
Response: Acknowledged.
- C. Pennsylvania Department of Environmental Protection and U.S. Army Corp of Engineers permitting for impacts to streams and wetlands.
Response: Acknowledged.
- D. NPDES General Permit from the Allegheny County Conservation District.
Response: Acknowledged.
- E. Post Construction Stormwater Management Agreement with West Deer Township.
Response: Acknowledged.
- F. Developer's Agreement with West Deer Township.
Response: Acknowledged.

Sincerely,

Signature

A handwritten signature in black ink, appearing to read 'Rocco Magrino', is written over a faint, circular, dotted-line stamp. The signature is fluid and cursive.

Rocco Magrino, P.E.
Principal Land Development



Pennsylvania
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2000 Georgetown Drive, Suite 101
Sewickley, PA 15143
724.444.1100
www.PVE-LLC.com

Civil Engineering | Structure Design | Environmental | Land Planning | Survey | Municipal | Energy | Landscape Architecture

October 28, 2021

West Deer Board of Supervisors
C/O Mr. William Payne
Zoning and Code Enforcement Officer
West Deer Township
109 East Union Road
Cheswick, PA 15024

RE: Rose Ridge PRD for Age Restricted Community
Waiver Request – Grading within the Perimeter Buffer per §210-75.B.2

Honorable Board of Supervisors,

On behalf of TOA Rose Ridge, L.P., we are respectfully requesting modification to Section § 211-75.B.2 which requires each Planned Residential Development, in R-2 zoning district, should provide a fifty-foot (50') perimeter buffer within which no construction or disturbance of existing vegetation shall be permitted except as specifically provided for.

The requested waiver is specific to the southern property line where the proposed grading extends into the fifty-foot (50') buffer area a maximum of 25' feet. It should be noted that the only grading is proposed, and no structures or other improvements are intended within the noted buffer area. Further, please note that area intended for grading is devoid of existing trees and screening vegetation as it is within a fairway of the existing golf course, inboard the existing cart path. Thus, the existing vegetation is limited to turf grass which will be replaced with a native grass.

The modification request is directly related to the physical features of the site, specifically the steep topography at the south east of the site. The existing topography, in conjunction with the southern property boundary (and associated buffer), creates an irregularly shaped area which is difficult to develop effectively.

New York
25 West 39th Street
12th Floor
New York, NY 10018
646.602.4999

Hudson Valley
48 Springside Avenue
Poughkeepsie, NY 12603
845.454.2544

California
535 Mission Street
14th Floor
San Francisco, CA 94105
628.243.6445

Ohio
1156 E. State Street
Salem, OH 44460
330.332.5200

Texas
3250 Briarpark Drive
Suite 140
Houston, TX 77042
713.375.1400



The amount of buffer area disturbed by the proposed grading is less than 1% of the buffer area provided, and will not alter the character of the neighborhood, impair the appropriate use or development of adjacent property, nor will the grading be detrimental to public welfare. Rather, such waiver is in the public interest and would promote the conservation of the environment, health, safety, and general welfare of the public by removing and replacing non-native vegetation and re-establishing native plants and grass.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rocco Magrino', written over a circular stamp or seal.

Rocco Magrino, P.E.
Principal Land Development



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Civil Engineering | Structure Design | Environmental | Land Planning | Survey | Municipal | Energy | Landscape Architecture

October 28, 2021

West Deer Board of Supervisors
C/O Mr. William Payne
Zoning and Code Enforcement Officer
West Deer Township
109 East Union Road
Cheswick, PA 15024

RE: Rose Ridge PRD for Age Restricted Community
Waiver Request – Structure Separation per §210-75.B.1

Honorable Board of Supervisors,

On behalf of TOA Rose Ridge, L.P., we are respectfully requesting modification to Section § 210-75.B.1 which stipulates that no structure shall be erected within thirty feet (30') of another structure in the R-2 District.

The requested waiver is specific to the individual home structures planned throughout the community, where a fifteen foot separation is the basis of the design. Traditions of America has refined the layout and design of their active adult communities, now totaling over 5,000 homes, and identified the proximity of homes to one another as an essential element in the success of their developments. By enhancing the connection opportunities, the proposed separation between homes creates a stronger sense of community within the development.

The placement of homes with fifteen feet (15') of separation promotes the conservation of the environment as creating an additional fifteen feet (15') of separation would require a substantial increase in grading, creation of more impervious surface resulting from longer roadways and sidewalks, and create a development that would be situated closer to the property lines without any increase in the number of units as currently proposed. By minimizing the spacing, the applicant is able to maintain more green-space and limit grading and stormwater associated with the development.

It is important to note that the allowable density is 3.0 units/acre, while the proposed density is only 1.39 units/acre. As the project proposes to construct less than 50% of the allowable units on the property, this reduces the amount of infrastructure and impervious surface that otherwise would be permitted for a development seeking to develop the property that meets the permitted density.

Further, the modification request relates to the physical features of the site, specifically the steep topography and stream along the northern and eastern portions of the site, which would require additional grading, infrastructure, and potential environmental impacts to develop.

New York
25 West 39th Street
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48 Springside Avenue
Poughkeepsie, NY 12603
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Salem, OH 44460
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Texas
3250 Briarpark Drive
Suite 140
Houston, TX 77042
713.375.1400



The proposed separation distance between the units will enrich the character of the neighborhood as residents are more closely connected, creating a stronger sense of community. As the proposed density of the development is well below the allowable density, the requested waiver will not impair the appropriate use or development of adjacent property, nor will the separation between the homes be detrimental to public welfare. Rather, such waiver is in the public interest and would promote the conservation of the environment, health, safety, and general welfare of the public by minimizing the size, scope, and scale of the development

Sincerely,

A handwritten signature in black ink, appearing to read 'Rocco Magrino', written over a faint circular stamp or seal.

Rocco Magrino, P.E.
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October 28, 2021

West Deer Board of Supervisors
C/O Mr. William Payne
Zoning and Code Enforcement Officer
West Deer Township
109 East Union Road
Cheswick, PA 15024

RE: Rose Ridge PRD for Age Restricted Community
Waiver Request – Visitor Parking per §210-75.D.2.b

Honorable Board of Supervisors,

On behalf of TOA Rose Ridge, L.P., we are respectfully requesting modification to Section §210-75.D.2.b which stipulates that one (1) ten-foot by eighteen-foot (10'x18') off-street parking, excluding driveway, for every two (2) dwelling units in the PRD for visitor parking be placed within one hundred feet (100') of the dwelling unit generating the need for such parking.

Specifically, this waiver request is to utilize the driveways of the homes for visitor parking. This allows for 400% more visitor parking spaces than required as each unit has a driveway that can accommodate two visitor parking spots. It is important to note that each home will also have a two-car integral garage for the parking of the homeowners' vehicles, allowing visitors to park in the driveway spots.

The Traditions of America's project are Active Adult Communities, limited to residents 55 years of age and older, predominantly "empty nesters" whose children do not live in the age restricted neighborhood. Thus, the number of residents, and consequently the number of resident vehicles, within the community is less than traditional developments. In addition, please note the visitor parking is provided at the community center which provides resort style amenities for residents to host gatherings of family and friends, reducing the need for visitor parking adjacent to the individual homes.

Lastly, the requested waiver reduces the amount of grading, impervious surface and associated infrastructure that would be required to construct the 124 parking stalls oddly spaced throughout the community.

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25 West 39th Street
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713.375.1400

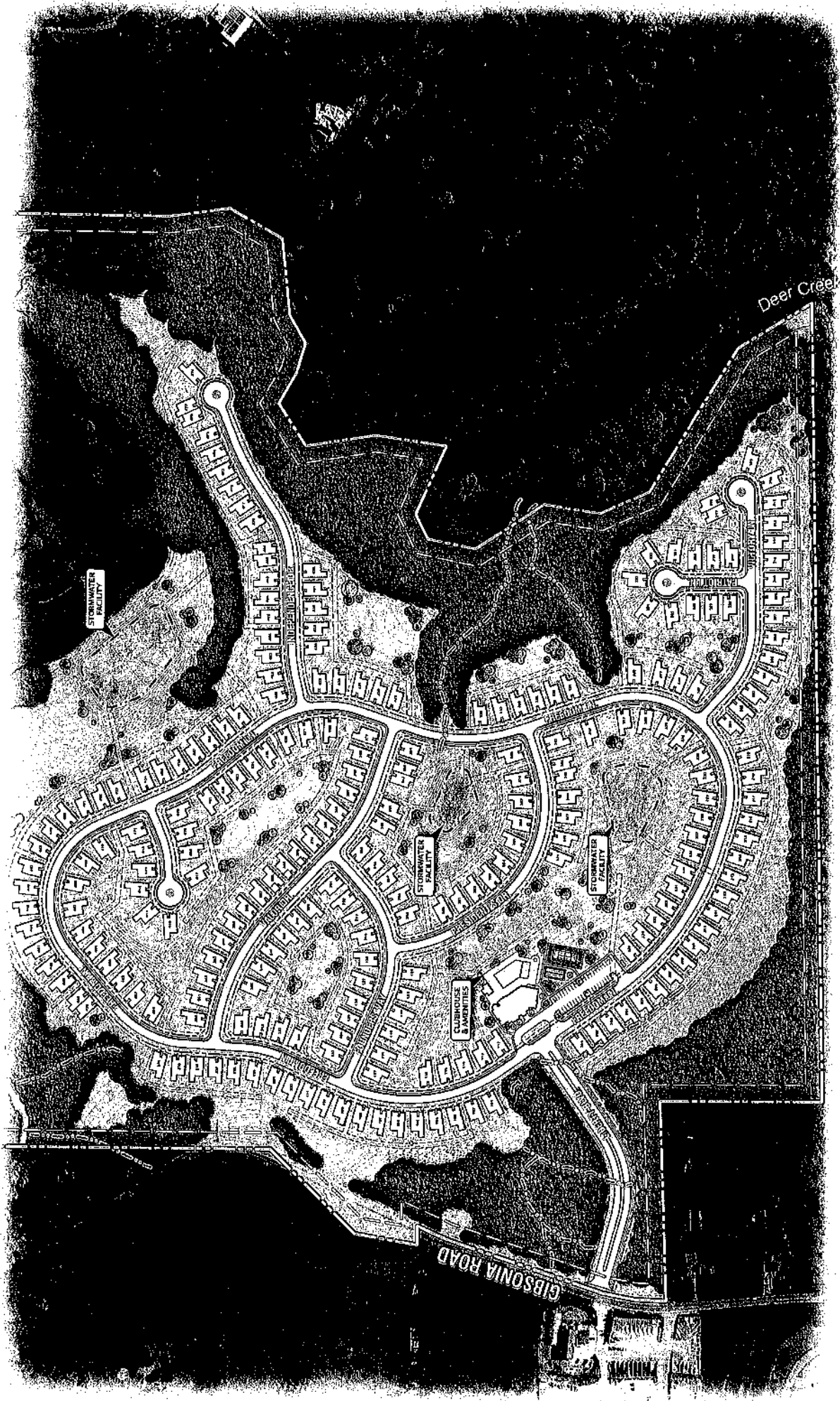


The proposed use of the driveways for visitor parking will enhance the character of the neighborhood by maintaining a cohesive design aesthetic, rather than paving parking areas interspersed throughout the community. Finally, based on the unique dynamics of the age restricted community, the requested waiver will not impair the appropriate use or development of adjacent property, nor will location of visitor parking on the driveways be detrimental to public welfare. Rather, such waiver is in the public interest and would promote the conservation of the environment, health, safety, and general welfare of the public by minimizing the size, scope, and scale of the development.

Sincerely,

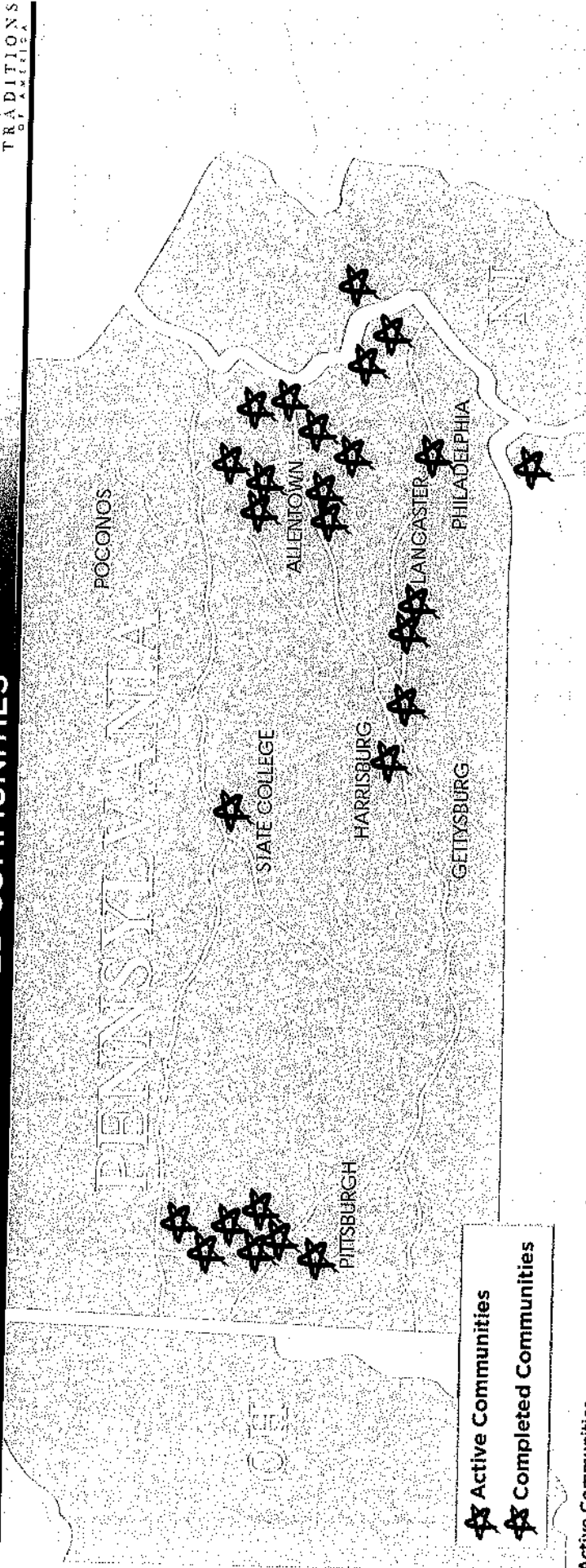
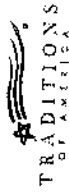
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Rocco Magrino, P.E.
Principal Land Development



TRADITIONS OF AMERICA
ROSE RIDGE MASTERPLAN RENDERING
WEST DEER TOWNSHIP | ALLEGHENY COUNTY | PA

EXPERIENCE: ACTIVE & COMPLETED COMMUNITIES



Active Communities

Completed Communities

Active Communities

- West Brandywine - 2226 Lots - Downingtown, PA
- Silver Spring - 517 Lots - Mechanicsburg, PA
- East Petersburg - 290 Lots - Lancaster Co., PA
- Green Pond - 229 Lots - Bethlehem, PA
- Locust Valley - 136 Lots - Coopersburg, PA
- Richland - 163 Lots - Pittsburgh, PA
- Southpointe - 352 Lots - Pittsburgh, PA

Completed Communities

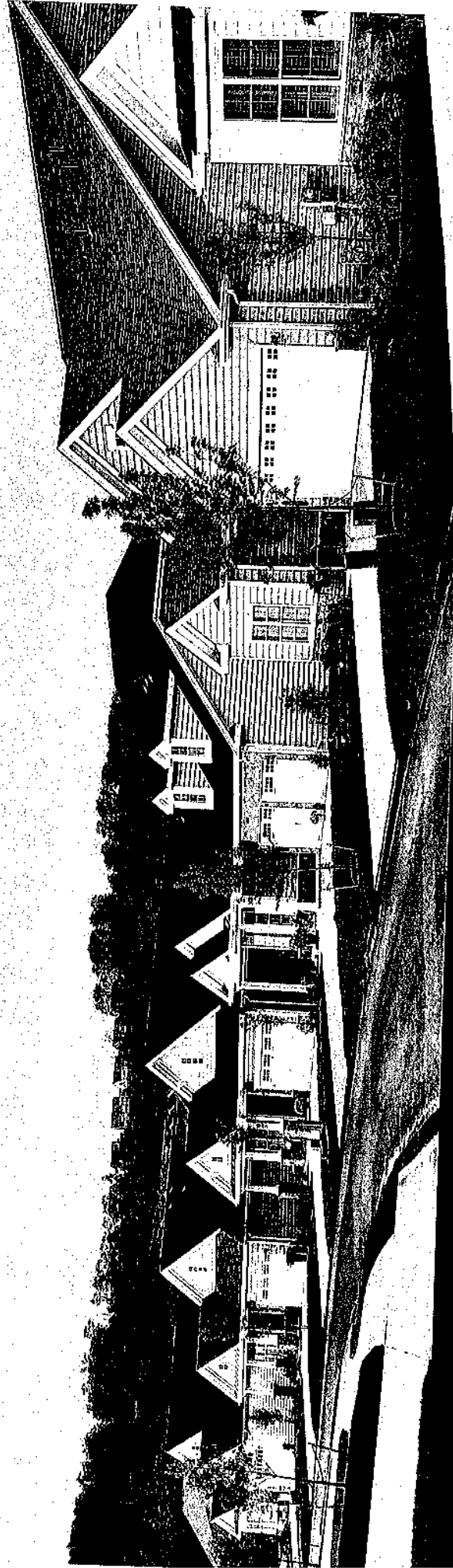
- Pennington Point - 102 Lots - Pennington, NJ
- Southridge - 54 Lots - Newark, DE
- Yardley Point - 30 Lots - Yardley, PA
- Avenrowe - 82 Lots - Falls Twp., PA
- Millbrook Chase - 180 Lots - Macungie, PA
- Wild Cherry Knoll - 205 Lots - Macungie, PA


Completed Communities

- Glenmoor - 182 Lots - Easton, PA
- Highlands of Glenmoor - 251 Lots - Northampton, PA
- Willow Green - 180 Lots - Northampton, PA
- Hanover - 241 Lots - Bethlehem, PA
- Liberty Hill - 282 Lots - Boalsburg, PA
- Liberty Hills - 224 Lots - New Sewickley, PA
- Mount Joy - 121 Lots - Mt. Joy, PA

- Bridle Path - 204 Lots - Bethlehem, PA
- Sewickley Ridge - 241 Lots - Sewickley, PA
- Saucon Valley - 235 Lots - Centre Valley, PA
- Summer Seat - 133 Lots - Pittsburgh, PA
- Pinnacle at Adams - 55 Lots - Adams Twp., PA
- Cranberry - 102 Lots - Cranberry, PA
- Litzitz - 329 Lots - Litzitz, PA

55+ Community Design

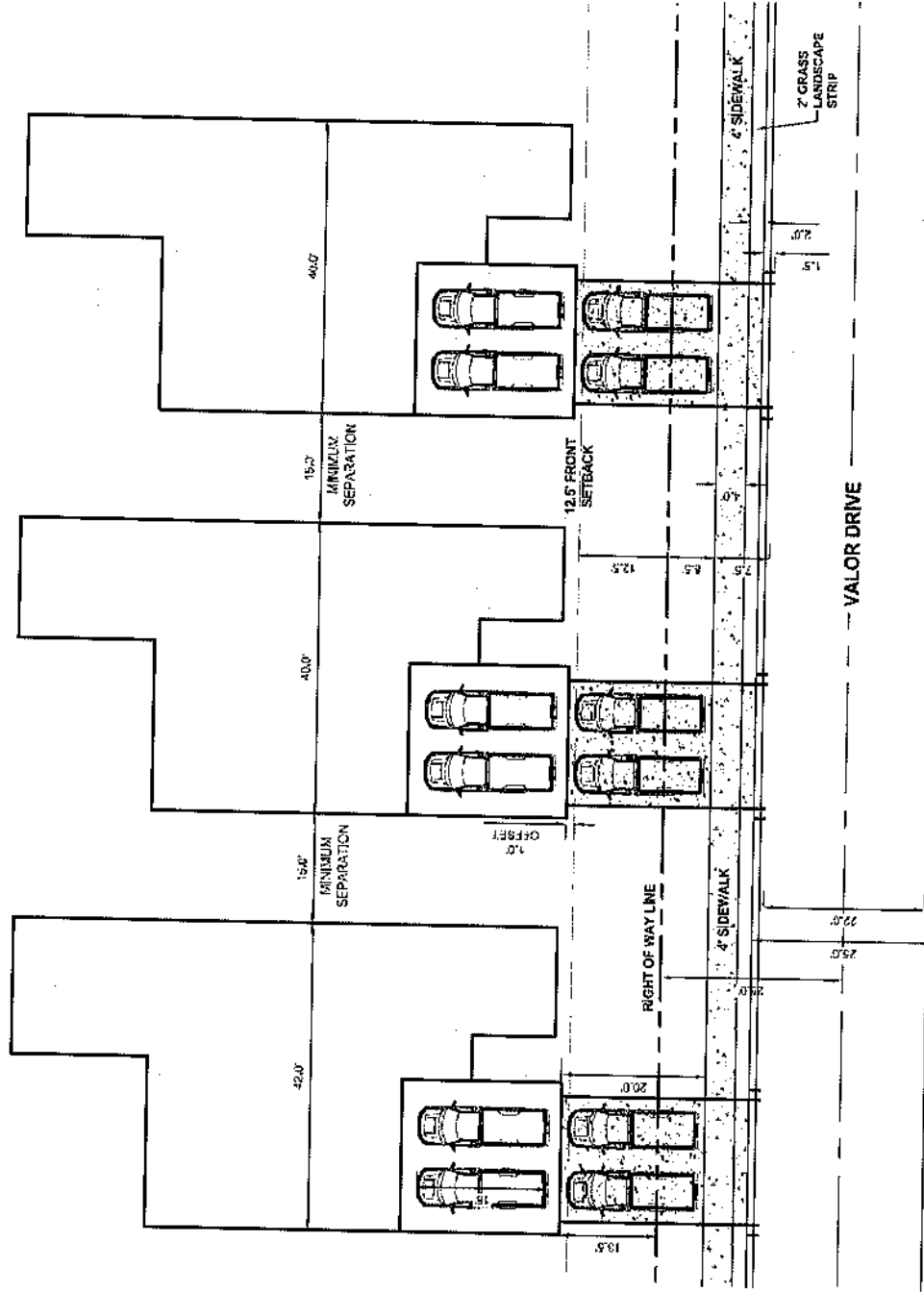


 **TRADITIONS**
OF AMERICA

Positive Fiscal Impact – Overall Tract

• TOA tax benefit (10 yrs)	<u>\$39,853,046</u>
• <i>School District</i>	\$29,735,798
• <i>County</i>	\$6,198,780
• <i>Township</i>	\$3,918,468
• <i>School impacts</i>	\$0

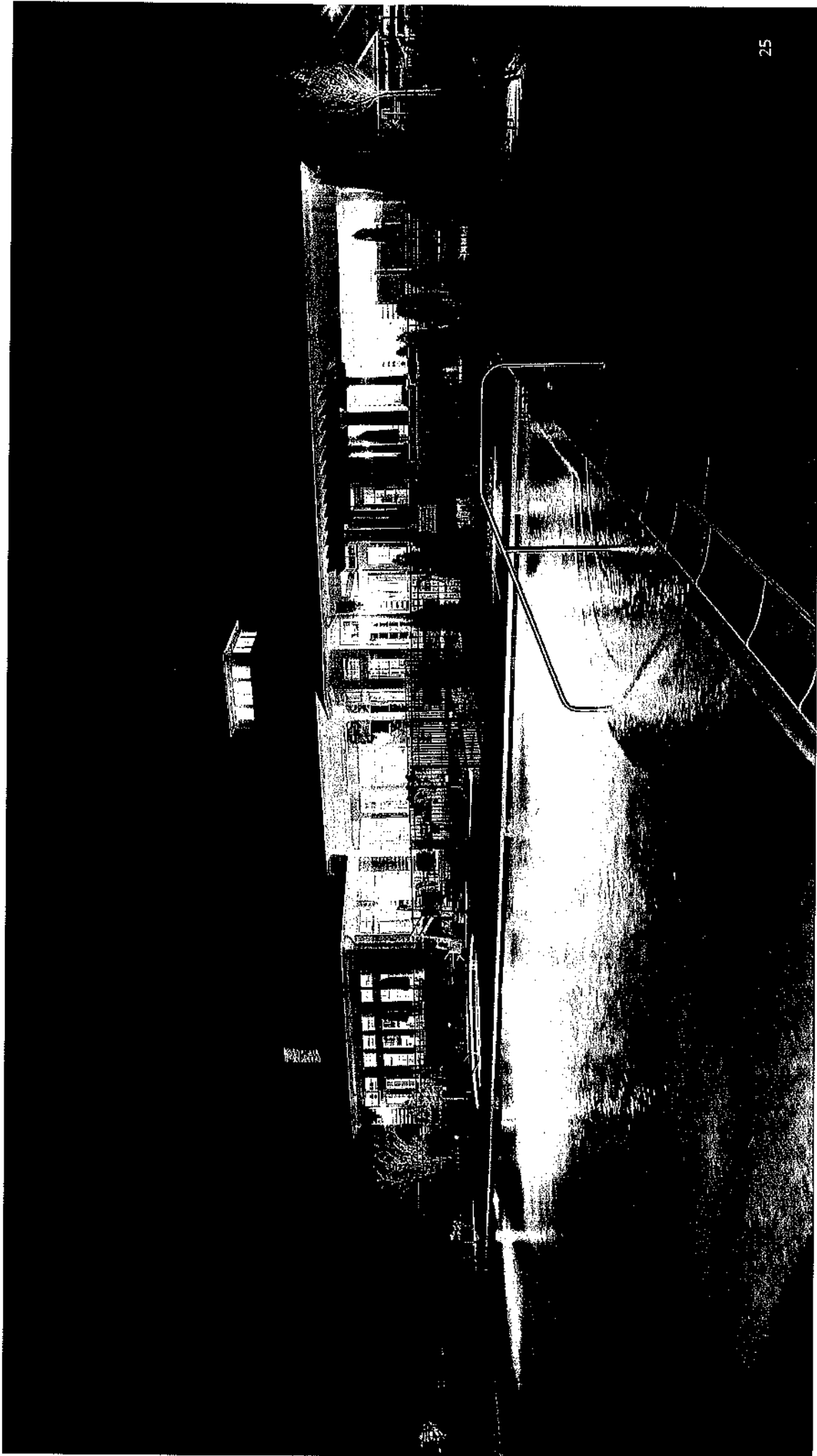
Assumptions: Avg unit price of \$515,000, 246 units



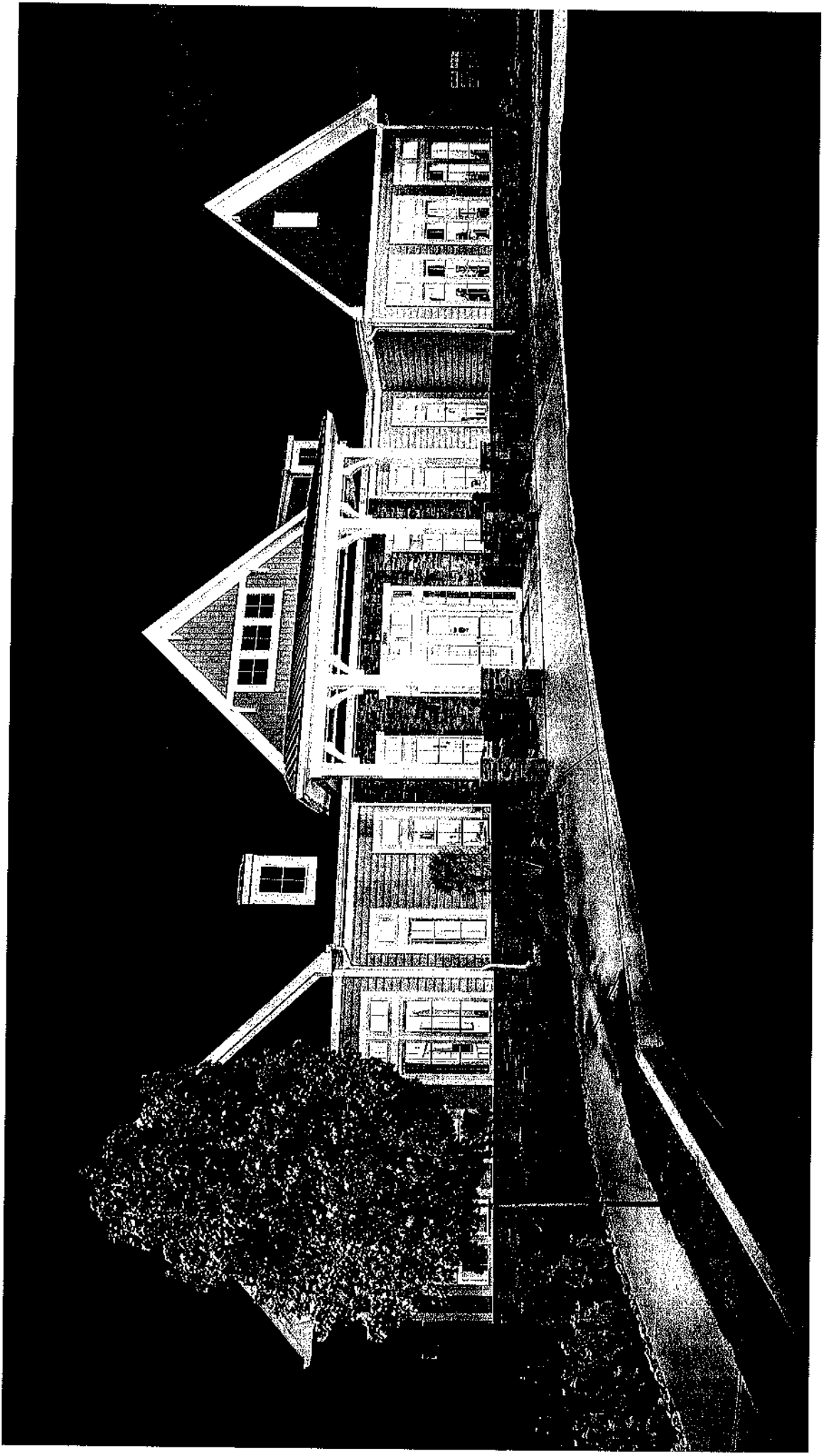
TYPICAL LOT DETAIL

SCALE = 1/4"=20'

TYPICAL CLUBHOUSE



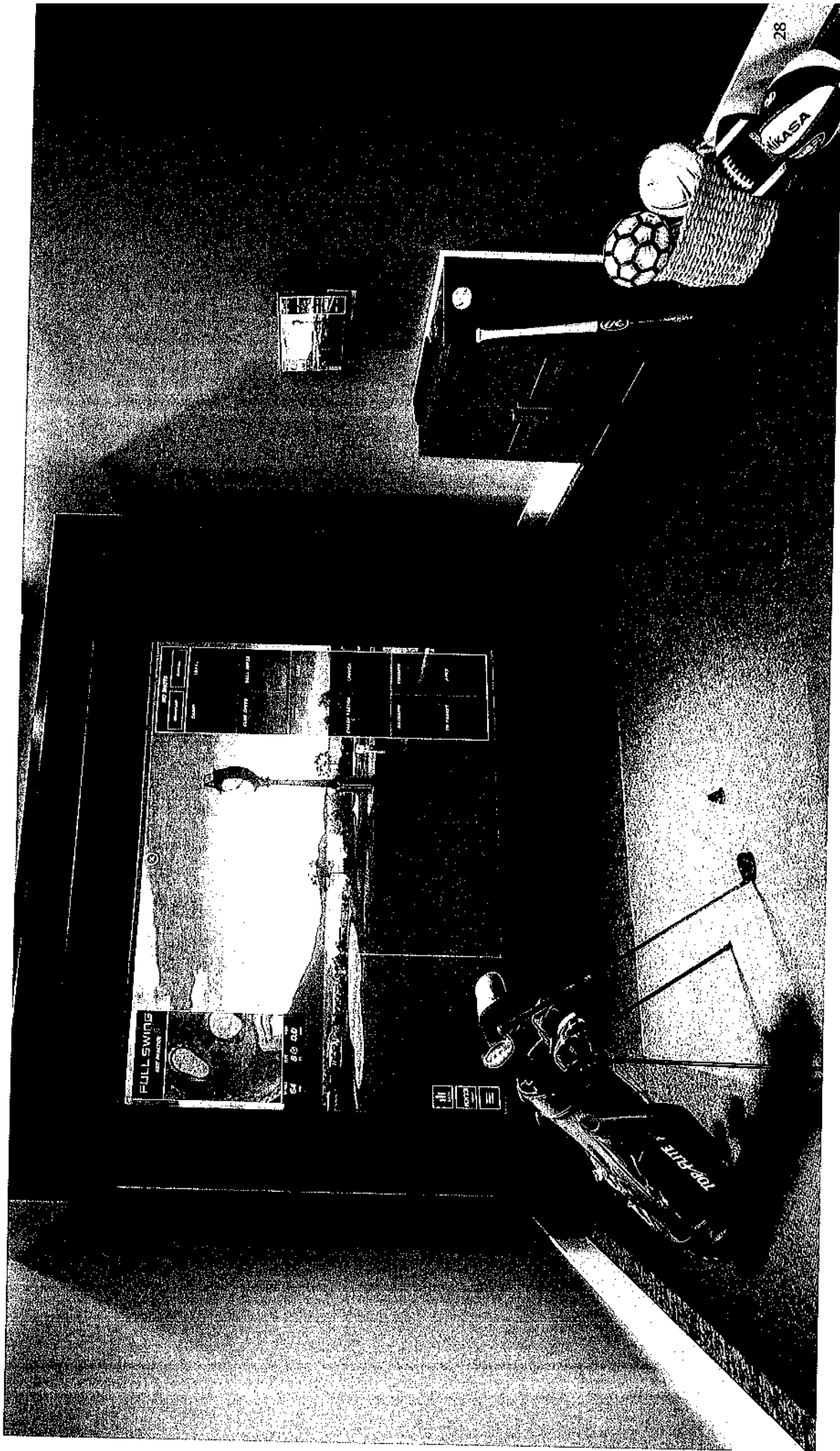
TYPICAL CLUBHOUSE.



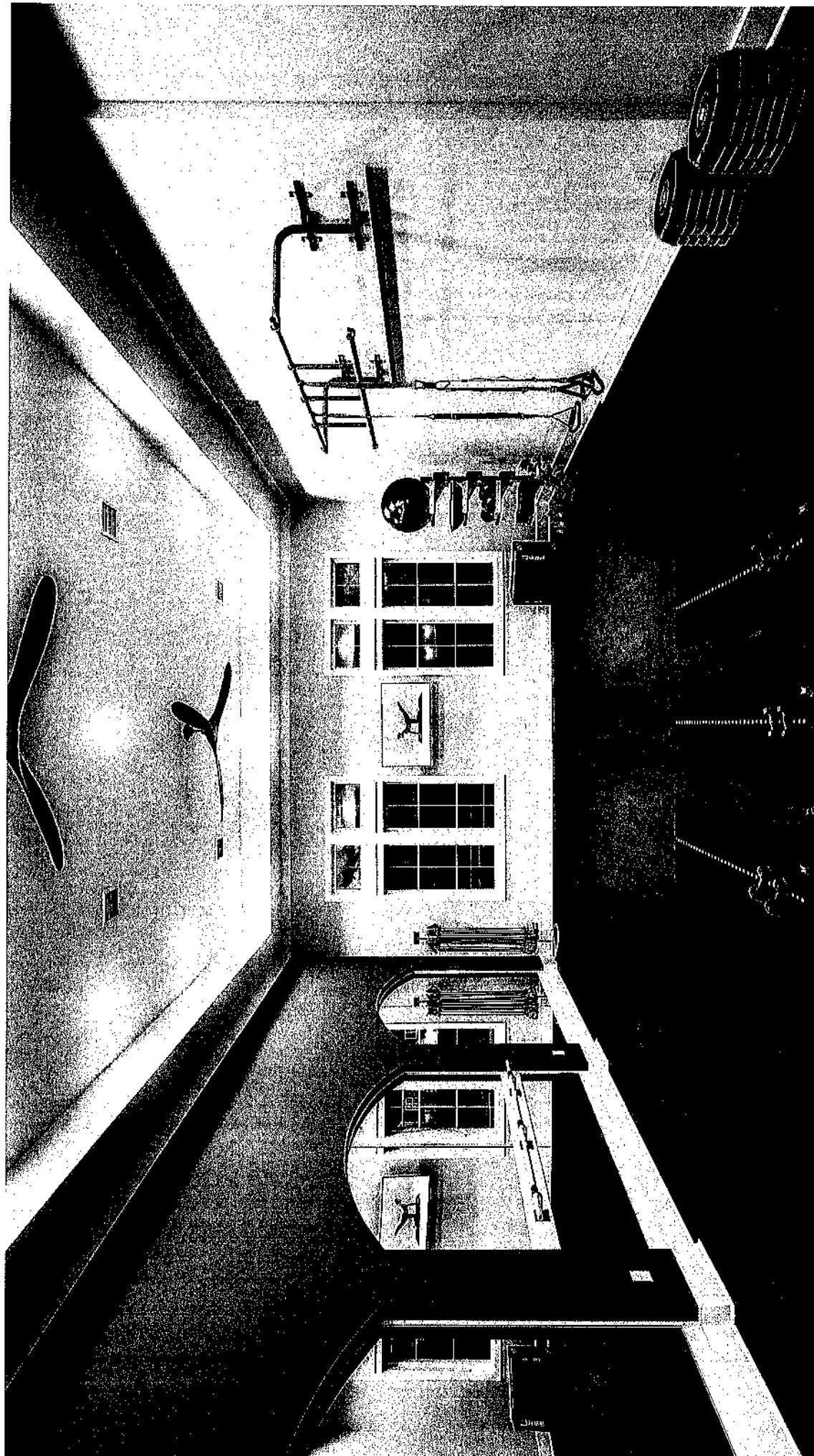
TYPICAL AMENITIES

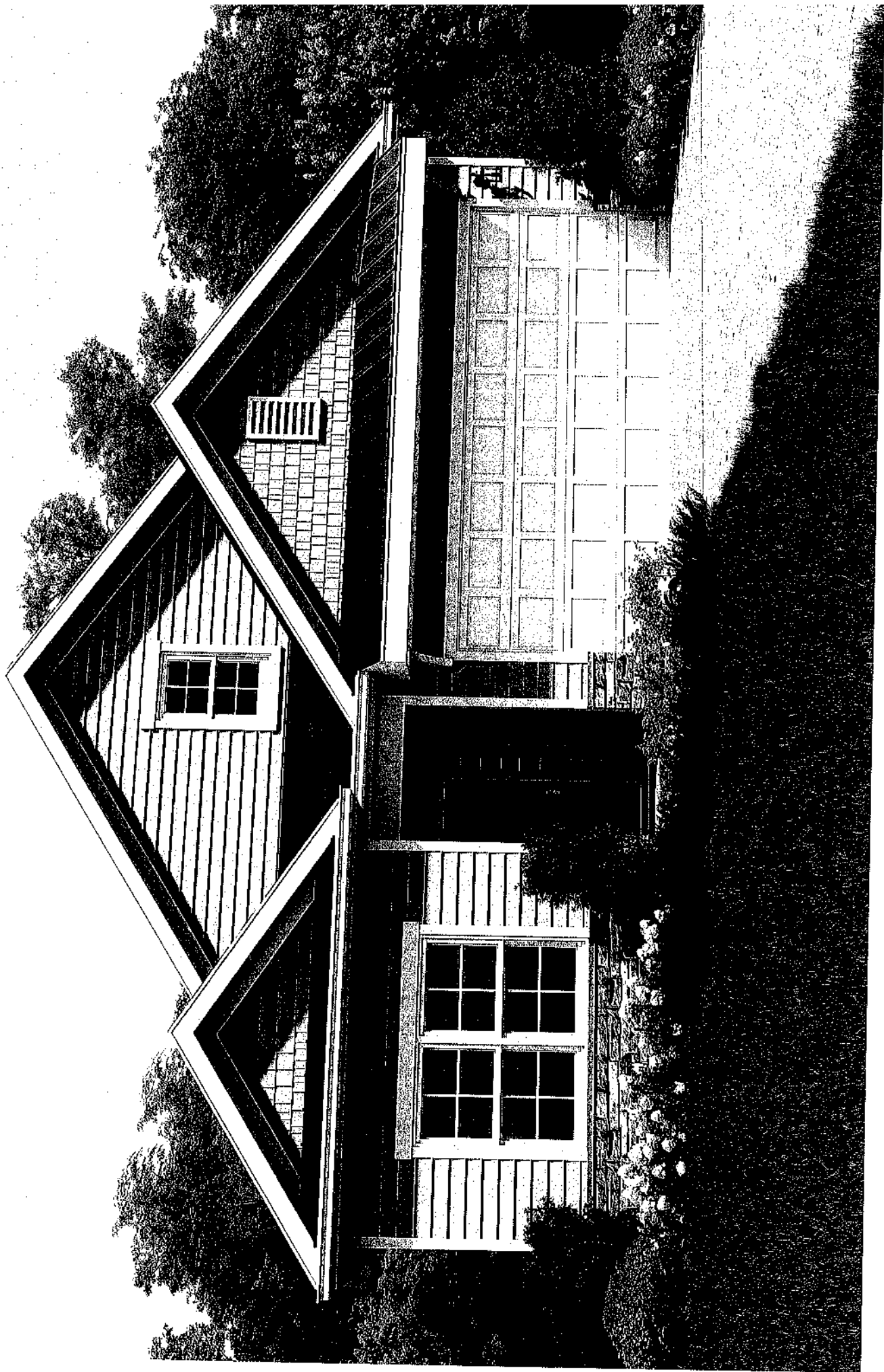


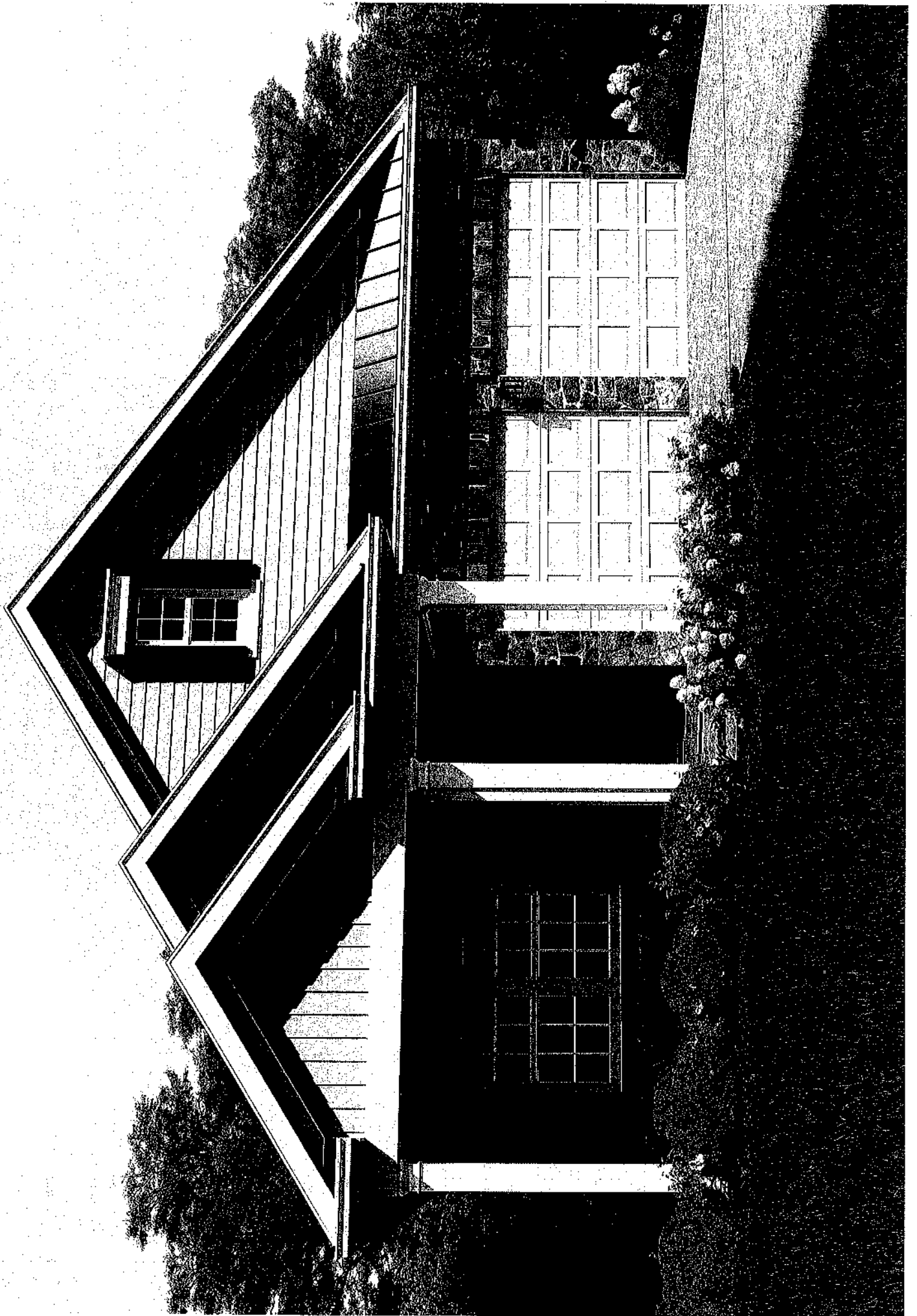
TYPICAL AMENITIES

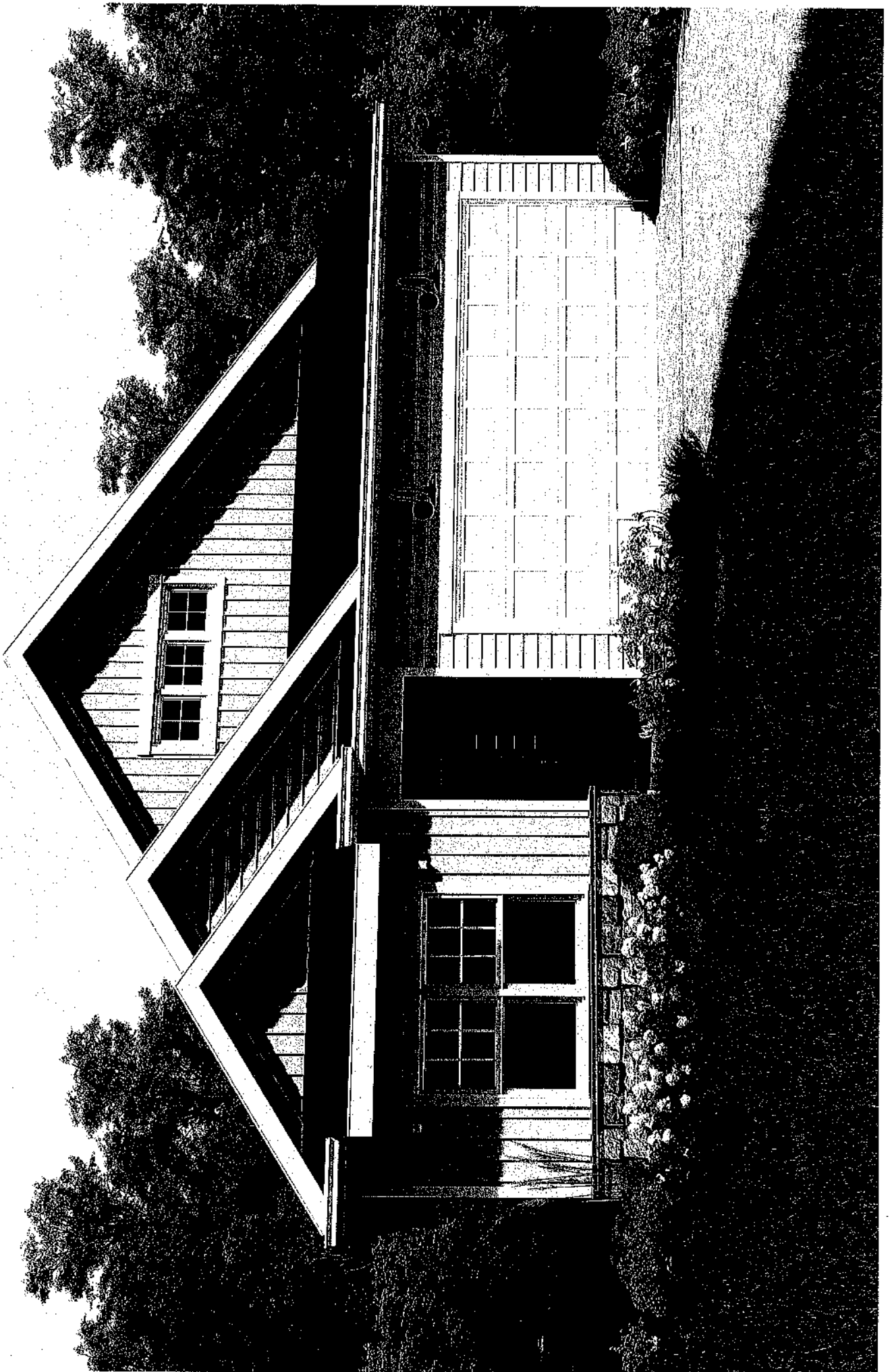


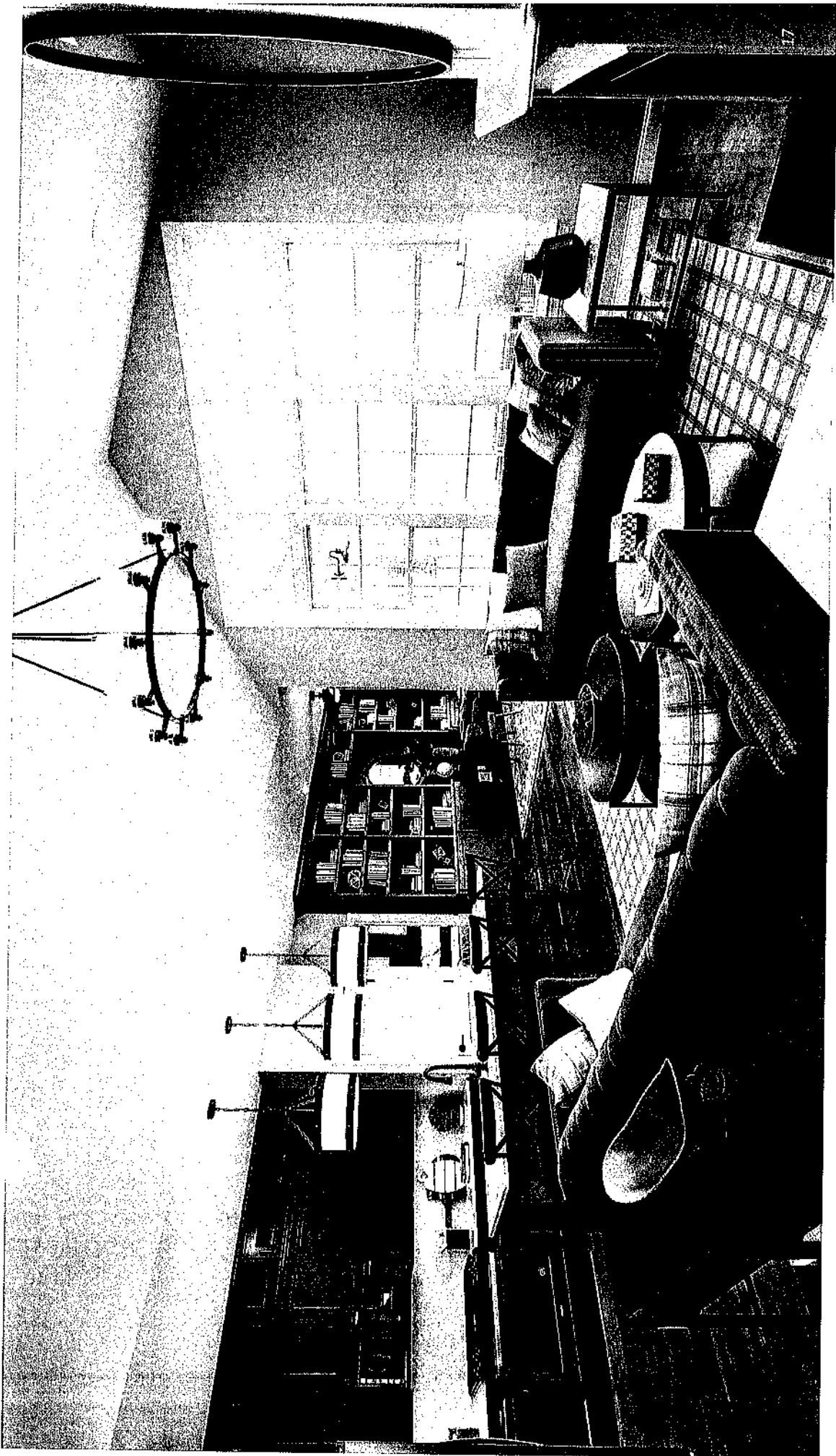
TYPICAL AMENITIES.

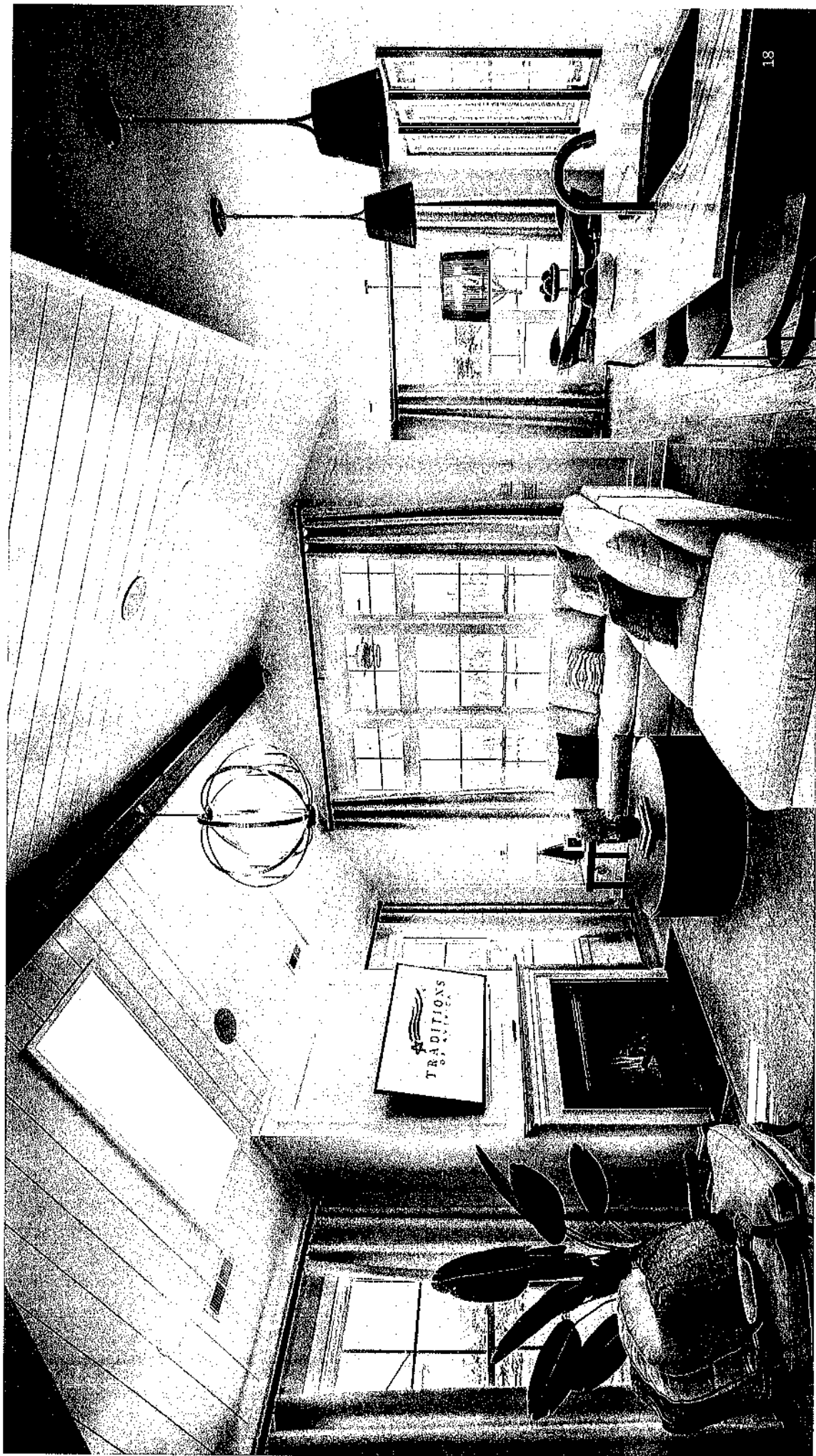


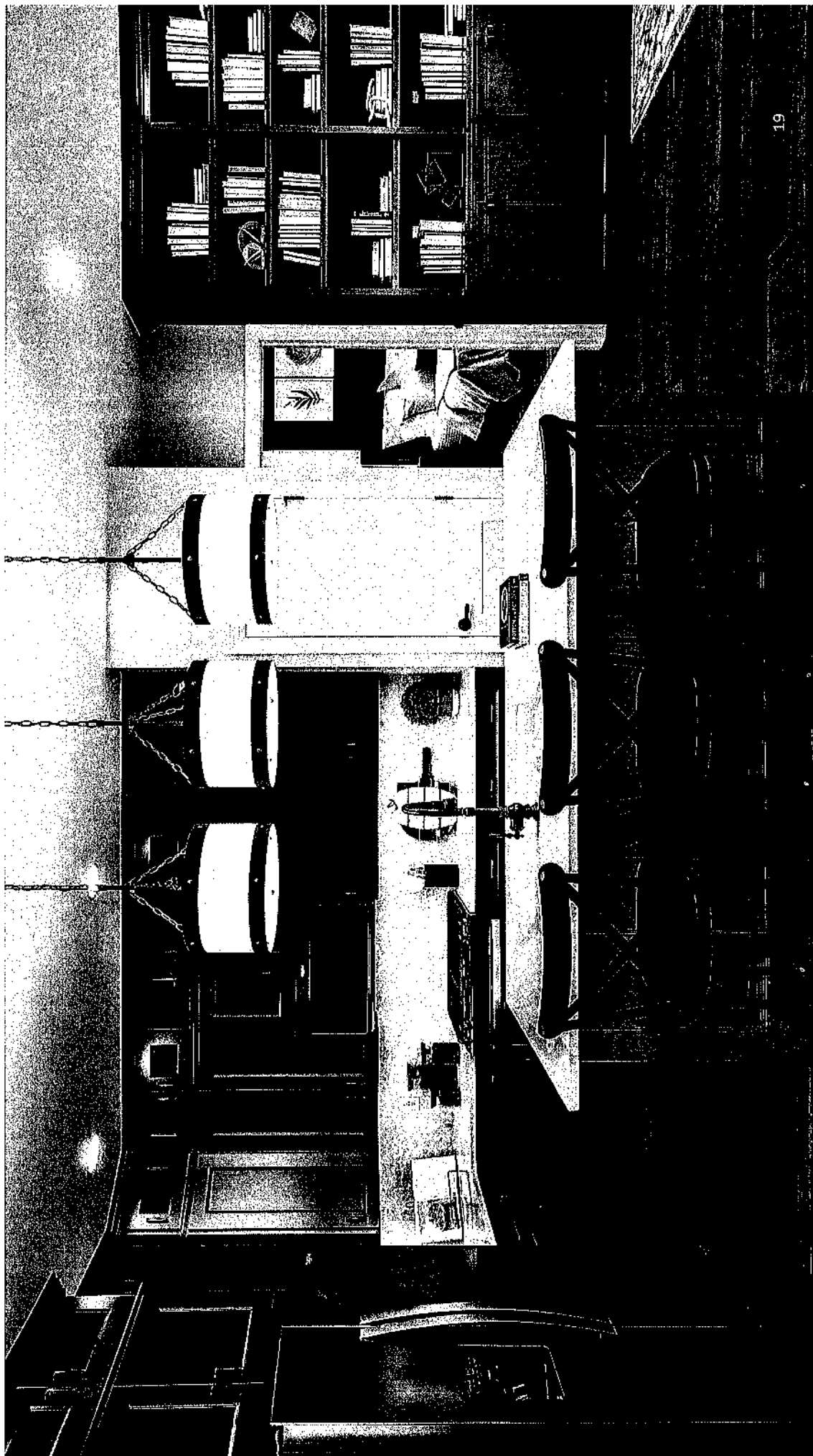


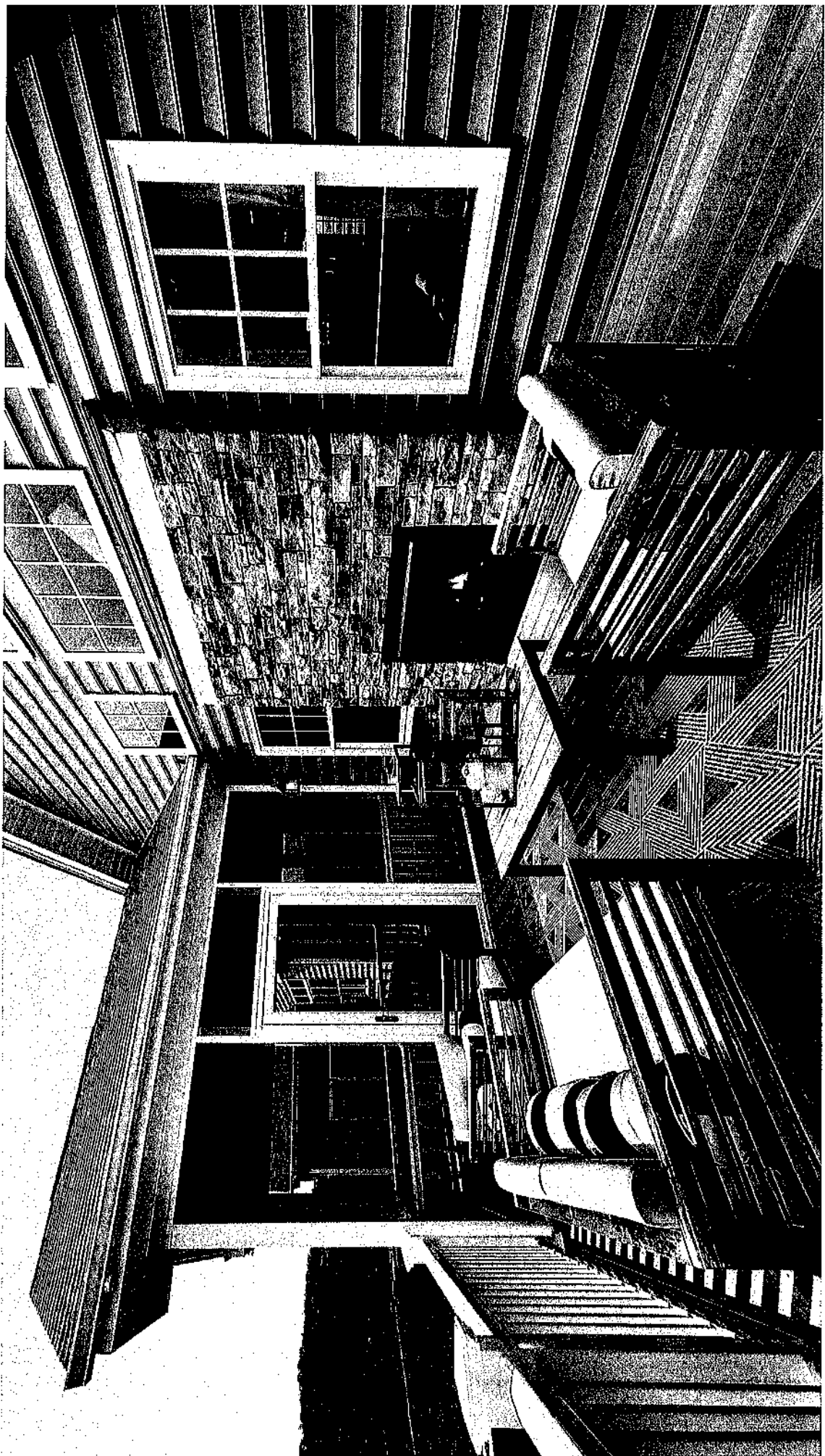












IN THE UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF PENNSYLVANIA

6/4/21

IN RE:

LEONARD R. COSTANTINI, III,

Debtor.

Bankruptcy No 20-23376-CMB

Chapter 11

LEONARD R. COSTANTINI, III,

Movant,

Document No.

vs.

Related to Doc. Nos.: 92, 99,
100, 104, 106, 114, 115, 117,
133

H&M HOLDINGS GROUP LLC,
DEER LAKES SCHOOL DISTRICT,
COUNTY OF ALLEGHENY,
TOWNSHIP OF WEST DEER and
MIDLAND FUNDING LLC,

Hearing Date and Time:
May 26, 2021 at 1:30 p.m.

Respondents.

**AMENDED ORDER CONFIRMING SALE OF REAL PROPERTY
FREE AND CLEAR OF ALL LIENS, CLAIMS AND ENCUMBRANCES**

AND NOW, this 3rd day of June, 2021, on consideration of the Debtor's Motion for Sale of Real Property Free and Clear of All Liens, Claims and Encumbrances of 4769 Gibsonia Road, Allison Park, County of Allegheny, PA 15101, Parcel ID #1216-E-00281-0000-00 and #1215-R-00121-0000-00, for \$2,900,000.00 to TOA Rose Ridge LLC ("Buyer"), after hearing held via Zoom on this date, the Court finds:

(1) That service of the Notice of Hearing and Order setting hearing on said Motion for private sale of real property free and clear of all liens, claims and encumbrances of the above-named Respondents, was affected on the following secured creditors whose liens are recited in said Motion for private sale, viz:

DATE OF SERVICE

April 21, 2021

NAME OF LIENOR AND SECURITY

Levin Real Estate Management Co., as
assignee in interest of H&M Holdings,
LLC
(mortgage)

April 21, 2021	County of Allegheny (Tax Lien)
April 21, 2021	Township of West Deer (Tax Lien)
April 21, 2021	Deer Lakes School District (Tax Lien)
April 21, 2021	Midland Funding LLC (Judgment)

(2) That sufficient general notice of said hearing and sale, together with the confirmation hearing thereon, was given to the creditors and parties in interest by the moving party as shown by the certificate of service duly filed and that the named parties were duly served with the Motion.

(3) That said hearing was duly advertised in the Pittsburgh Legal Journal on May 7, 2021 and in the Pittsburgh Tribune-Review on May 6, 2021, as shown by the Proof of publications duly filed.

(4) That at the sale hearing the highest/best offer received was that of the Buyer and no objections to the sale were made which would result in cancellation of said sale.

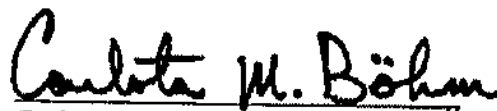
(5) That the price of \$2,900,000.00 offered by TOA Rose Ridge, LLC was a full and fair price for the property in question.

(6) That the Buyer has acted in good faith with respect to the within sale in accordance with *In re Abbotts Dairies of Pennsylvania, Inc.*, 788 F2d. 143 (3d Cir. 1986).

(7) The terms of the Sale are fair and reasonable and in the best interests of this Estate.

Now therefore, **IT IS ORDERED, ADJUDGED AND DECREED** that a final confirmation hearing on the sale of real property described hereon shall be held on July 13, 2021 at 1:30 p.m., via Zoom Video Conference Application. To join the Zoom Hearing, please initiate by using the following link 15 minutes prior to your scheduled hearing time: <https://www.zoomgov.com/j/16143800191>, or alternatively, attend by using the following Meeting ID: 161 4380 0191. ALL HEARING PARTICIPANTS ARE REQUIRED TO REVIEW AND COMPLY WITH THE ZOOM PROCEDURES, which can be found at <https://www.pawb.uscourts.gov/sites/default/files/pdfs/cmb-proc-videohrg.pdf>.

FILED
6/3/21 8:51 am
CLERK
U.S. BANKRUPTCY
COURT - WDPA


Carlota M. Böhm ^{gfb}
Chief United States Bankruptcy Judge

VXHTIT

Date: 12/13/2021 02:30 pm

In re: Leonard R. Costantini, III

12/15/21

Bankruptcy No. 20-23376-CMB
Chapter: 11-NOT A SMALL BUSINESS
Doc. # 88

Appearances: BY ZOOM: Sy Lampl; Lauren Michaels; Jill Locknikar; John Kamin

Nature of Proceeding: #88 Continued Hearing Re: Plan Confirmation Hearing Re: Chapter 11 Plan
Dated 04/20/2021

Additional Pleadings: #89 Disclosure Statement To Accompany Plan Dated 04/20/2021

#98 Amended Plan Summary

#141 Order Signed 06/03/2021 Approving Disclosure Statement

#152 Objection by USA, IRS

#158 Plan Ballot Summary

#161 Proceeding Memo from 07/13/2021 Zoom Hearing - Continued to 09/15

/2021 at 1:30 p.m.

#170 Proceeding Memo from 09/15/2021 Zoom Hearing - Continued to 10/27

/2021 at 2:30 p.m.

#186 Proceeding Memo from 10/27/2021 Zoom Hearing - Continued to 12/13

/2021 at 2:30 p.m. Attorney Lampl to file the Proposed Orders on or before 12/06/2021

Judge's Notes:

OUTCOME: Hearing held. Plan confirmed. Stipulation between Debtor and IRS to be filed on or before 12/20/2021. Proposed order confirming plan to be filed on or before 12/20/2021.

Carlota Böhm
Chief U.S. Bankruptcy Judge

FILED
12/14/21 4:55 pm
CLERK
U.S. BANKRUPTCY
COURT - WDPA

EXHIBIT F

Date: 12/13/2021 02:30 pm

In re: Leonard R. Costantini, III

12/15/21

Bankruptcy No. 20-23376-CMB
Chapter: 11-NOT A SMALL BUSINESS
Doc. # 92

Appearances: BY ZOOM: Sy Lampl; Lauren Michaels; Jill Locknikar; Jon Kamin

Nature of Proceeding: #92 Continued Hearing Re: Motion For Sale of Real Property Free and Clear of All Liens, Claims and Encumbrances

Additional Pleadings: #104 Limited Response by The County of Allegheny and Township of West Deer

#106 Proof of Publication in The Pittsburgh Legal Journal

#114 Objection by H & M Holdings, LLC

of Revenue

#115 Limited Objection by the Commonwealth of Pennsylvania, Department

#117 Proof of Publication in the Pittsburgh Post-Gazette

#133 Proceeding Memo from 05/26/2021 Hearing on #92

#140 Amended Proposed Sale Order

Sale for 07/13/2021 at 1:30 p.m. via Zoom

#155 Second Amended Proposed Order Confirming Sale of Real Property

Free and Clear of All Liens, Claims and Encumbrances

/2021 at 1:30 p.m. #160 Proceeding Memo from 07/13/2021 Zoom Hearing - Continued to 09/15

/2021 at 2:30 p.m. #169 Proceeding Memo from 09/15/2021 Zoom Hearing - Continued to 10/27

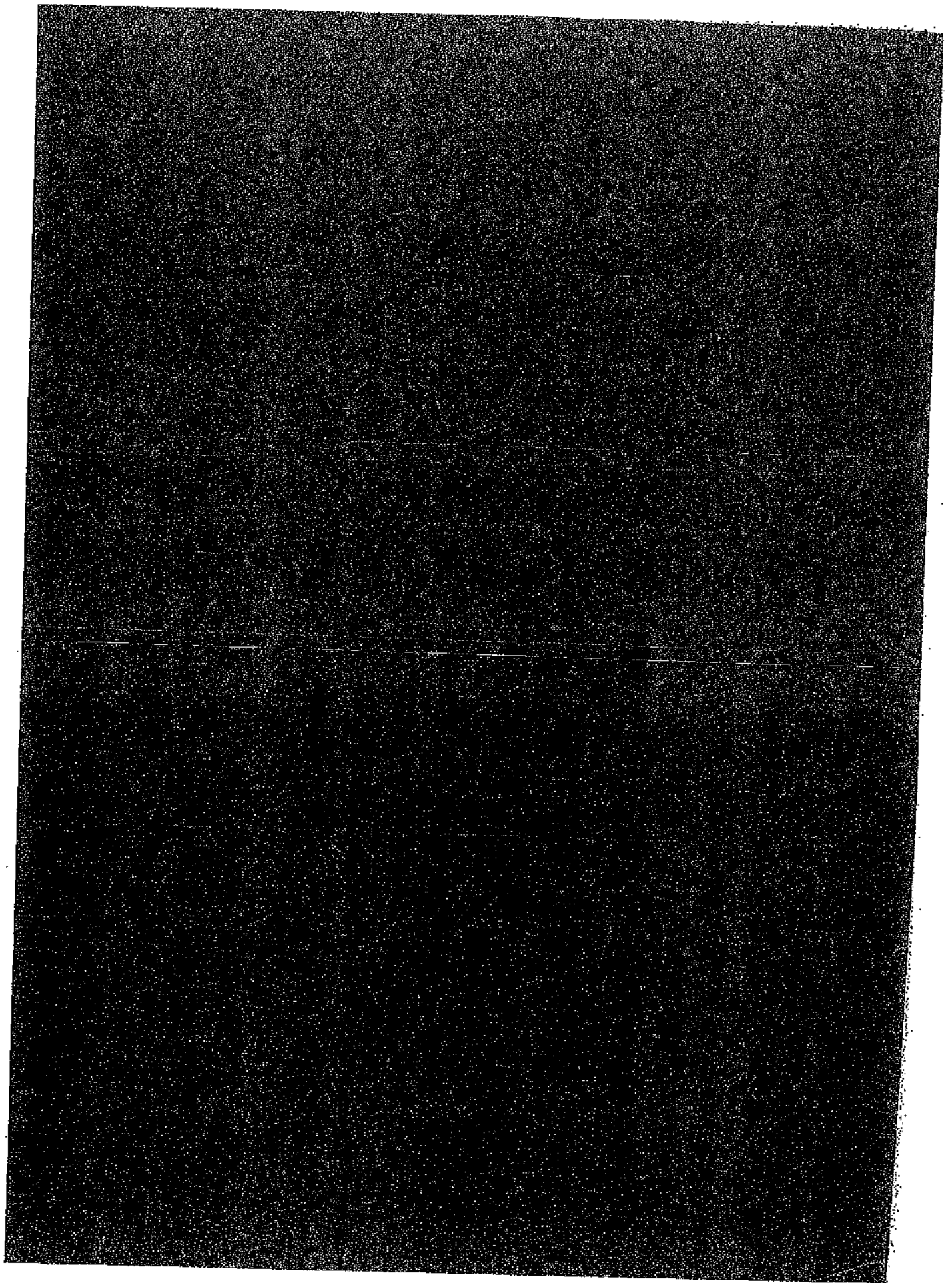
/2021 at 2:30 p.m. #185 Proceeding Memo from 10/27/2021 Zoom Hearing - Continued to 12/13
/2021 at 2:30 p.m. Attorney Lampl to file the Proposed Orders on or before 12/06/2021

Judge's Notes:

OUTCOME: Hearing held. Sale confirmed. Proposed order to be filed by 12/20/2021.

Carlota Böhm
Chief U.S. Bankruptcy Judge

FILED
12/14/21 4:50 pm
CLERK
U.S. BANKRUPTCY
COURT - WDPA



AUTHORIZATION: ADVERTISEMENT – ORDINANCE NO. XXX (ON-STREET PARKING)

ORDINANCE NO. XXX

AN ORDINANCE OF THE TOWNSHIP OF WEST DEER PROHIBITING
THE PARKING OF VEHICLES ON CERTAIN MUNICIPAL STREETS

MR. ROBB, CHIEF LOPER, AND MR. MATOR...

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO AUTHORIZE THE ADVERTISEMENT OF ORDINANCE NO.
XXX PROHIBITING THE PARKING OF VEHICLES ON CERTAIN
MUNICIPAL STREETS.

	MOTION	SECOND	AYES	NAYES
MR. SMULLIN	_____	_____	_____	_____
MR. FREY	_____	_____	_____	_____
MRS. HOLLIBAUGH	_____	_____	_____	_____
DR. MANN	_____	_____	_____	_____
MRS. JORDAN	_____	_____	_____	_____

OFFICIAL

**WEST DEER TOWNSHIP
County of Allegheny
Commonwealth of Pennsylvania**

ORDINANCE NO. 447

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WEST DEER, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, TO REGULATE POLYCYCLIC AROMATIC HYDROCARBONS AND CERTAIN OTHER HAZARDOUS SUBSTANCES

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Board of Supervisors of West Deer Township, regularly assembled, and IT IS HEREBY ORDAINED AND ENACTED by the authority of the same, that:

WHEREAS, the U.S. Environmental Protection Agency ("EPA"), the U.S. Agency for Toxic Substances and Disease Registry ("ATSDR"), and other agencies, foreign and domestic, have determined that exposure to certain Polycyclic Aromatic Hydrocarbons ("PAHs") pose risks to human health (including cancer, cardiovascular disease and poor fetal development) and to the health and well-being of various aquatic and other animal life; and

WHEREAS, products sold to property owners for the purpose of sealing driveways, parking lots and other paved areas are often based on coal tar derivatives and used motor oil and often contain high levels of PAHs; and

WHEREAS, environmental regulatory agencies at the federal and Commonwealth levels are not controlling the use of PAHs for these purposes; and

WHEREAS, the Board of Supervisors believes it to be in the best interest of the Township and its citizens to proscribe the use in the Township of certain PAHs, to require property owners to obtain from their contractors and to provide the Township in advance of application to such areas

material safety data sheets on pavement sealants they propose to install or have installed, and to provide remedies in the event of such use;

WHEREAS, the Township wishes to amend said Code to prohibit Polycyclic Aromatic Hydrocarbons.

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

Section 1. Chapter 181 of the Township of West Deer Code (Solid Waste) is amended by adding a new Article IV to read as follows:

Article IV Polycyclic Aromatic Hydrocarbons

§ 181-34 Title.

This Article shall be known as the "Polycyclic Aromatic Hydrocarbons Ordinance."

§ 181-35 Definitions.

Polycyclic Aromatic Hydrocarbons or PAHs shall mean chemical compounds such as benanthracene, benzoflouranthene, benzoperylene, benzopyrene, crysene and other similar compounds which are believed by competent authorities to pose risks to human health and other animal life.

§ 181-36 Prohibited Activities.

- A. It shall be a violation of this article to use, apply or cause other to apply PAHs to pavement and other surfaces in the Township.
- B. It shall likewise be a violation to fail or to refuse to remove or encapsulate PAHs which are being leached, emitted or otherwise released at a harmful level from a surface on land in the Township owned, leased or otherwise controlled by an individual or entity.

- C. In the event of difference of opinion as to whether the level of release is harmful, the opinion of the property owner's competent testing agency will generally be accepted.
- D. Removal shall include the obligation to control and remove dust or other residue of PAHs from such land and other downstream properties including during removal.

§ 181-37 Injunction Powers.

The Township may petition the Court of Common Pleas of Allegheny County for an injunction, either mandatory or prohibitive, to enforce any of the provisions of this article.

§ 181-38 Right to Enter Upon Land for Testing.

The Code Officer, police and management level personnel of the Borough shall have the right to enter upon land and to cause competent testing contractors to test surfaces in the Borough which they reasonably suspect may have PAHs on or under them.

§ 181-39 Violations and Penalties.

Any person, firm or corporation who shall violate any provision of this article, upon conviction thereof in an action brought before a Magisterial District Judge in the manner provided for the enforcement of summary offenses under the Pennsylvania Rules of Criminal Procedure, shall be sentenced to pay a fine of not more than \$1,000, plus costs, and, in default of payment of said fine and costs, to a term of imprisonment not to exceed 90 days. Each day that a violation of this article continues or each section of this article which shall be found to have been violated shall constitute a separate offense.

Section 4. Repealer. Any and all ordinances and/or resolutions, or parts thereof, conflicting herewith are repealed to the extent of such inconsistency.

Section 5. Severability. The provisions of this Ordinance are severable, and if any clause, sentence, section or subsection hereof shall be adjudged by any court of competent jurisdiction to be illegal, invalid or unconstitutional, such judgment or decision shall not affect, impair, or invalidate the remainder of the Ordinance. It is hereby declared that it is the intent of the Township of West Deer Board of Supervisors that this Ordinance would have been adopted as if such illegal, invalid, or unconstitutional clause, sentence, section, or subsection had not been included therein.

Section 6. Effective Date. This Ordinance is effective immediately upon enactment according to law, and shall remain in effect hereafter until revised, amended, or revoked by action of the Board of Supervisors of the Township of West Deer.

DULY ORDAINED AND ENACTED this 19th day of January 2022.

ATTEST:

TOWNSHIP OF WEST DEER

Daniel J. Mator, Jr.
Township Manager

Arlind Karpuzi, Chairman
Board of Supervisors

CERTIFICATE

I, the undersigned, hereby certify that the foregoing and attached is a true copy of an Ordinance which was duly enacted at a meeting of the Board of Supervisors of West Deer Township on 19 January 2022 and that at such meeting a quorum was present and acting throughout, after due notice to the members of the Board of Supervisors of West Deer Township and to the public and such meeting was at all times open to the public; that the Ordinance was duly recorded in the West Deer Township Minutes Book and that a summary thereof was published as required by law in a newspaper of general circulation in the Township. I further certify that the Township met the advance requirements of Act No. 1998-93 by advertising the date of the meeting and posting a notice of the meeting at the public meeting place of the Board of Supervisors; that the total number of members of the Board of Supervisors is seven; and the vote upon the Ordinance was called and duly recorded upon the minutes and that the members voted in the following manner:

Yes

No

Abstain

Absent

Arlind Karpuzi, Chairperson

Beverly S. Jordan, Vice Chair

Brandon W. Forbes

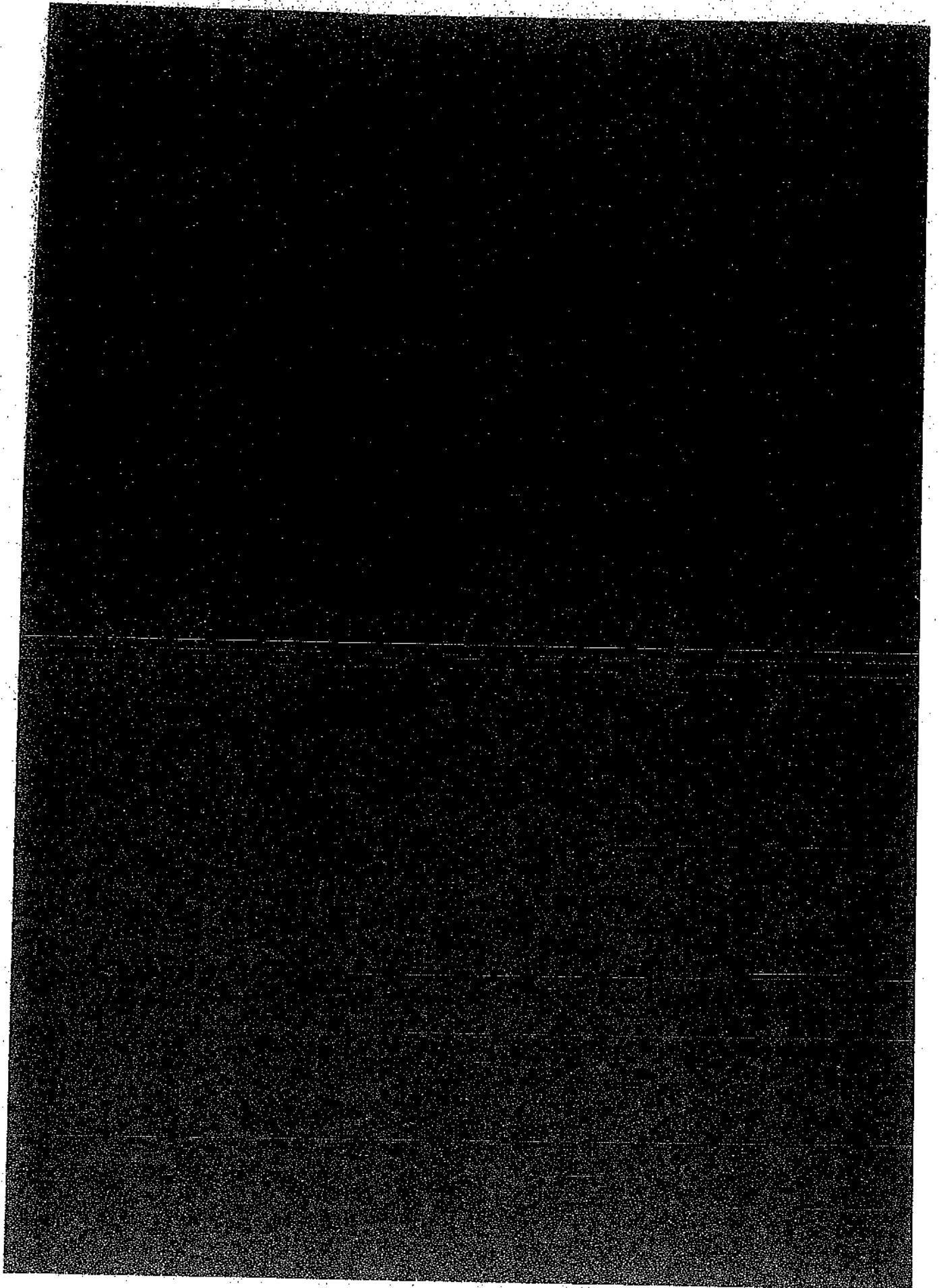
Shirley A. Hollibaugh

Jennifer Mann

[SEAL] WITNESS my hand and the seal of the Township on this 19th day of January 2022.

By: _____

Daniel Mator
Township Manager



AUTHORIZATION: PURCHASE OF IPADS

AS PART OF THE 2022 BUDGET – AND AS AN EFFORT TO
STREAMLINE ADMINISTRATIVE SERVICES – THE BOARD INCLUDED
THE PURCHASING OF IPADS FOR EACH OF THE SUPERVISORS.
THESE IPADS WOULD BE USED FOR TOWNSHIP COMMUNICATIONS
AND MEETING FACILITATION.

MR. MATOR...

WHAT ACTION DOES THE BOARD WISH TO TAKE?

I MOVE TO AUTHORIZE THE TOWNSHIP MANAGER TO PURCHASE
FIVE IPADS AT A COST NOT TO EXCEED \$5,000.

	MOTION	SECOND	AYES	NAYES
MR. FREY	___	___	___	___
MRS. HOLLIBAUGH	___	___	___	___
DR. MANN	___	___	___	___
MR. SMULLIN	___	___	___	___
MRS. JORDAN	___	___	___	___

Your Cart

Update


Send Cart

Checkout

Part Number

Add

Remove All x

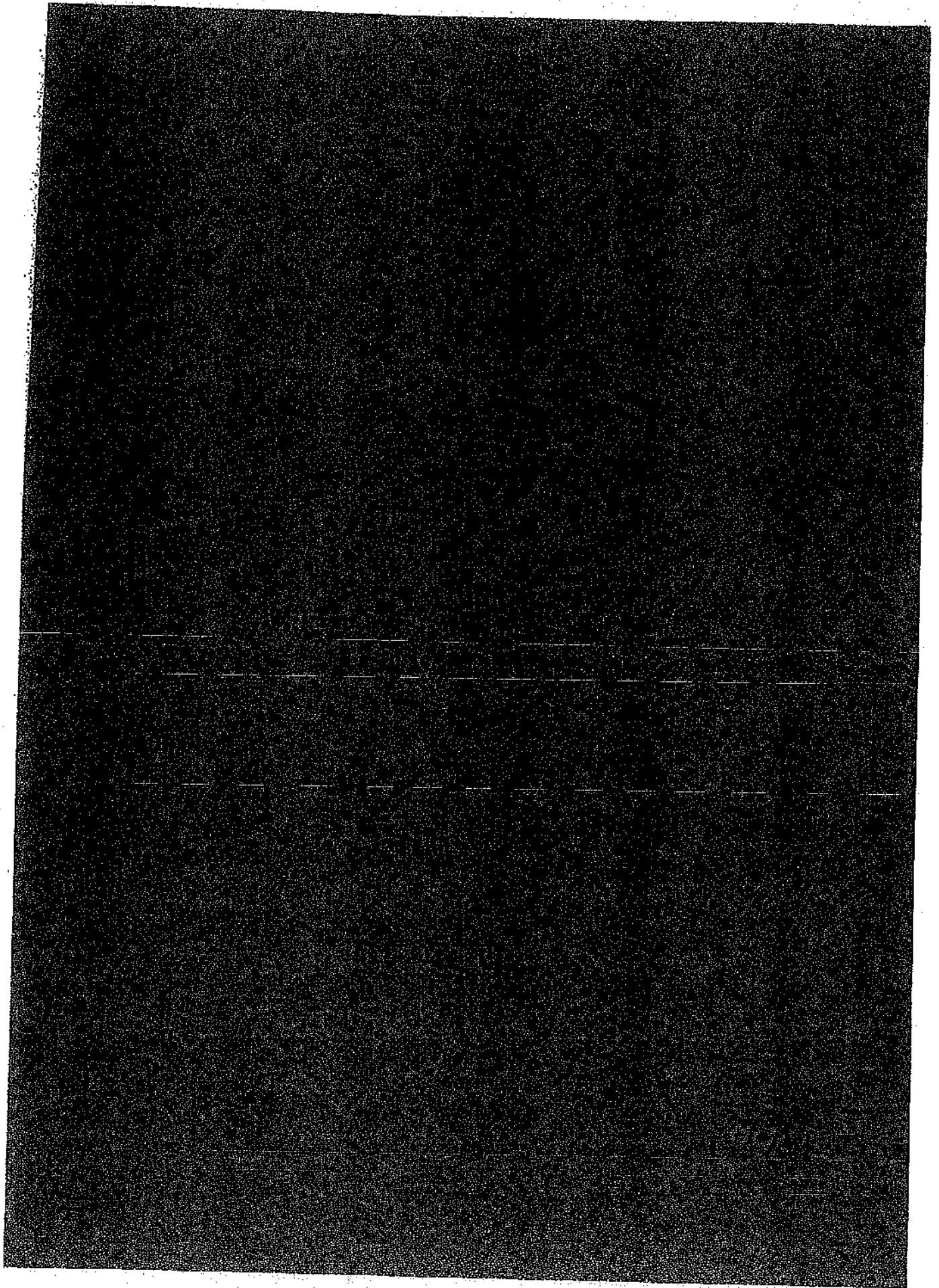
Item Picture	Description	Quantity	Total	
			Quantity	Unit Price Total Price
	12.9-inch iPad Pro Wi-Fi 128GB - Space Gray ↗ MHNF3LL/A Engrave > Remove Item x Estimated Shipping: In Stock	<div>Quantity</div> 5	5	999.00 USD 4,995.00 USD
	AppleCare+ for 12.9-inch iPad Pro (5th gen.) ↗ S9859LL/A			
	<input type="checkbox"/> I want to include this AppleCare product. (Check this box and press "Update" to have contract pricing reflected in the cart.) Applicable terms and conditions can be viewed by clicking the AppleCare product link above			

* All orders placed on the Apple store for STATE & LOCAL GOVERNMENT will be reviewed for tax-exempt status

State
Alabama

Zip Code

Subtotal :	4,995.00 USD
Estimated Tax :	0.00 USD
Total :	4,995.00 USD



AUTHORIZATION: PURCHASE OF PUBLIC WORKS TRUCK

THE TOWNSHIP BUDGETED FOR A 2022 FORD F-600 SUPER DUTY DUMP TRUCK AND ASSOCIATED EQUIPMENT. THE ATTACHED QUOTES ARE FOR THE CHASSIS FROM LAUREL FORD UNDER THE PA COSTARS CONTRACT IN THE AMOUNT OF \$53,165.00, AND THE BED AND PLOW FROM U.S. MUNICIPAL IN THE AMOUNT OF \$43,784.00

THESE TOTAL \$96,949.00.

THE TOWNSHIP MANAGER WILL SECURE FINANCING PRIOR TO THE BUSINESS MEETING, AND THAT INFORMATION WILL BE DISTRIBUTED TO THE BOARD OF SUPERVISORS PRIOR TO THEIR VOTE.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO AUTHORIZE THE PURCHASE OF A NEW 2022 FORD SUPER DUTY F-600 DUMP TRUCK FROM LAUREL FORD AS QUOTED IN THE TOTAL AMOUNT OF \$96,949.00, AND THE FINANCING OF SAID VEHICLE TO _____ AT A RATE OF _____ FOR _____ YEARS.

	MOTION	SECOND	AYES	NAYES
MRS. HOLLIBAUGH	_____	_____	_____	_____
DR. MANN	_____	_____	_____	_____
MR. SMULLIN	_____	_____	_____	_____
MR. FREY	_____	_____	_____	_____
MRS. JORDAN	_____	_____	_____	_____



U.S. MUNICIPAL
(800) 222-1980 | www.usmuni.com

10583 Roystown Road
Huntingdon, PA 16652

461 Glennie Circle
King of Prussia, PA 19408

1519 Evans City Road
Evans City, PA 16032

Quotation

Quotation Number: 8330

Date: 1/14/2022

To: West Deer Township

Attn: Kevin Olar

Phone: 724-265-1333

Fax: 724-265-2228

Email: kolar@westdeertownship.com

Customer # 14505

Ship To:		Customer P.O. #	
Street: 109 East Union Road City: Cheswick State: PA Attn: Kevin Phone# 724-265-1333		Purchasing Agent: Salesman: Brian Ruffner County: Allegheny Contract # <input type="text"/> CoStars 025-019 <input type="text"/>	
Ship Via: Best Way			

Part No.	Quantity	Description	Unit Price	Amount
		GALION MODEL 133USD STAINLESS STEEL CROSSMEMBERLESS BODY STANDARD WITH	\$ 43,825.00	\$ 43,825.00
		FORMED LONGMEMBERS, FULLY BOXED TOP RAILS, DIRT SHEDDER LOWER RUBRAIL		
		FULL WIDTH REAR PANEL AND FULL DEPTH REAR BOLSTER AND		
		FACTORY UNDERCOATED AND CONTINUOUS WELD CONSTRUCTION		
		STAINLESS STEEL OVERSHOT LOWER TAILGATE HARDWARE		
		MANUAL TAILGATE RELEASE HANDLE		
		DOUBLE ACTING TAILGATE WITH LONG CHAINS AND BANJO PLATES		
		FULLY BOXED DIRT SHEDDING TOP RAIL, AND LOWER RUBRAIL		
		FULL WIDTH REAR PANEL AND 9" FULL DEPTH REAR BOLSTER		
		FULL DEPTH 11" REAR AND 6" FRONT POST, 2" FLOOR TO SIDE RADIUS		
		FOUR STROBES IN CAB PROTECTOR, 2 FRONT, 2 SIDE, STROBES IN REAR POSTS		
		BODY 9', 10 GA 201 #4 STAINLESS STEEL CONSTRUCTION		
		13" SIDES WITH VERTICAL BOXED BRACING FOR 133		
		FLOOR : 1-PIECE 3/16" AR-450 ABRASION RESISTANT HARDOX STEEL FOR 133, HT LONG SILLS		
		HOIST TYPE : SCISSOR CLASS D DOUBLE ACTING WITH SUBFRAME		
		TAILGATE: HEIGHT 24", 3 PANEL - 2 POST, COAL DOOR: NONE		
		TOP HARDWARE : QUICK RELEASE - CAST STAINLESS STEEL		
		CAB PROTECTOR TYPE : 1/2 CAB PROTECTOR WELD ON		
		ANTI-SAIL BRACKET FOR MUD FLAPS		
		FOLD-DOWN SIDES SIDE : NONE		
		STAINLESS STEEL TARP RAIL 3/8" X 1-1/4", FULL LENGTH		
		BODY ACCESSORIES		
		U. S. MUNICIPAL PAINTS ALL BODY TRUCK FRAMES AND HOISTS AS STANDARD		
		SIDE BOARD 2" X 8" X 10' OAK PAINTED BLACK		
		TWO STEP SLIDE UNDER STAINLESS STEEL FOR LIGHT DUTY, WITH HANDLE		
		GRAB HANDLE - STAINLESS STEEL WELD ON (ABOVE LADDER)		
		BODY SIDE STEP STAINLESS STEEL		
		Continued ...		
		Delivery		
		Total		\$ 43,825.00

Prepared By: Brian Ruffner

Phone: 412-742-3147

Email: bjr@usmuni.com

Quote firm until: 48 Hours

Customer Signature: _____

Print Name: _____

Date: _____



Quotation Number;

Page 2 of 2



Laurel Ford
135 Ford Drive
Windber, Pa 15963
Chuck Jefferson
(412) 558-0448
Cjefferson@laurelautogroup.com

Government Accounts Manager

Ref: West Deer Twp

11/5/21

New 2022 Ford F600 Super Duty 4X4 Reg Cab & Chassis
145" Wheelbase, DRW
Race Red Exterior Color
Vinyl Interior
40/20/40 Vinyl Bench Seat
Preferred Equipment Package 680A
Air Conditioner
AM/FM Stereo/Clock
6.7L V8 Diesel Engine
10 Speed Automatic Transmission
Transmission PTO Prep
245/70R 19.5 MaxTrac Tires
4.88 Ratio Limited Slip Axle
Power Equipment Group (heated mirrors)
XL Décor Group
Molded Black Steps
22000# GVWR
Engine Block Heater
50 State Emissions
Snow Plow Package
Trailer Brake Control
After Axle Rear Fuel Tank
397 AMP Alternator

RUSTPROOF & UNDERCOAT

Vehicle Priced @

\$53,165

PO# & SIGNED QUOTE MUST BE ISSUED FOR ORDERING

*Vehicle Must Be Ordered ASAP

*No Tax w/ Tax Exempt Cert

*No Charge for Title & License

*K or Q Ford FIN Code Required

*Delivery Charge Added if Delivered

*Payment of Chassis Due Upon delivery

Signature: _____

Date _____

PO# _____

ACQUISITION NOTICE:

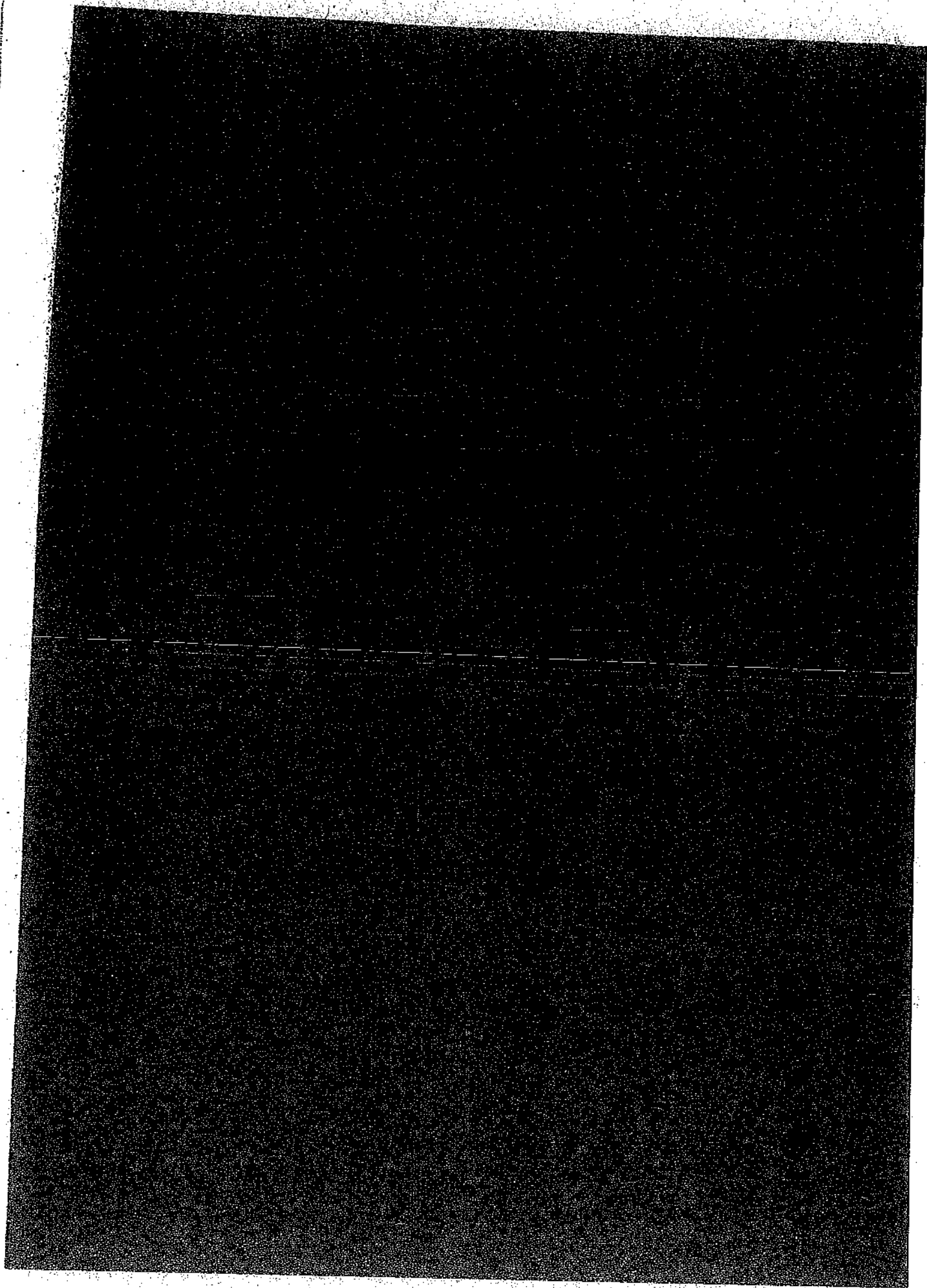
No Vehicle shall Be Acquired, Shipped or Altered prior to Paperwork Signing & Payment on Chassis



COSTAR VENDOR# 178949

COSTAR CONTRACT # 025-043

Pennsylvania Department of General Services



AUTHORIZATION: PURCHASE OF POLICE TRUCK

THE TOWNSHIP RECEIVED THE ATTACHED QUOTE FROM LAUREL FORD FOR ONE 2022 FORD POLICE F-150 4X4 RESPONDER TRUCK AT A COST OF \$38,550.00.

LAUREL FORD IS A PARTICIPANT IN THE PA COSTARS PURCHASING PROGRAM.

THE TOWNSHIP MANAGER WILL SECURE FINANCING PRIOR TO THE BUSINESS MEETING, AND THAT INFORMATION WILL BE DISTRIBUTED TO THE BOARD OF SUPERVISORS PRIOR TO THEIR VOTE.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO AUTHORIZE THE PURCHASE OF A NEW 2022 FORD F-150 4X4 RESPONDER TRUCK FROM LAUREL FORD AS QUOTED IN THE TOTAL AMOUNT OF \$38,550.00, AND THE FINANCING OF SAID VEHICLE TO _____ AT A RATE OF _____ FOR _____ YEARS.

	MOTION	SECOND	AYES	NAYES
DR. MANN	___	___	___	___
MR. SMULLIN	___	___	___	___
MR. FREY	___	___	___	___
MRS. HOLLIBAUGH	___	___	___	___
MRS. JORDAN	___	___	___	___



Laurel Ford
136 Ford Drive
Windber, Pa 15963
Chuck Jefferson
(412) 558-0448
Cjefferson@laurelautogroup.com

Government Accounts Manager

Ref: West deer twp PD

11/13/2021

New 2022 Ford F150 4X4 RESPONDER (Crew Cab Pick Up)

145" Wheelbase

White Exterior Color

Medium Stone Cloth interior

Front Police Seat

Preferred Equipment Package 150A

XL Trim

Air Conditioner

AM/FM Stereo/Clock

Sync

Power Equipment Group

18" Machined Wheels

3.5L V6 Gas Engine

California Emissions

10 Speed Automatic Transmission

LT265/70R18 tires

3.31 E-Locking Rear Axle ratio

7050# GVWR

Tow Tech package

Rear defroster

Trailer Brake Controller

360 camera System

Blis system

Privacy Glass

Black Platform running Boards

50 state emission

Police Engine Idle System

Trailer tow package

dual Power mirror

BoxLink

Mirror Spot Lamp

Keyed Alike 12B4X

Remote Keyless Entry

Spray In Bed Liner

*VEHICLE ALREADY ON ORDER

*No Tax w/ Tax Exempt Cert

*No Charge for Title & License

*K or Q Ford FIN Code Required

*Delivery Charge Added if Delivered

*Payment Due Upon Receipt of pickup

Vehicle Priced @

38550

Signature: _____

Date _____

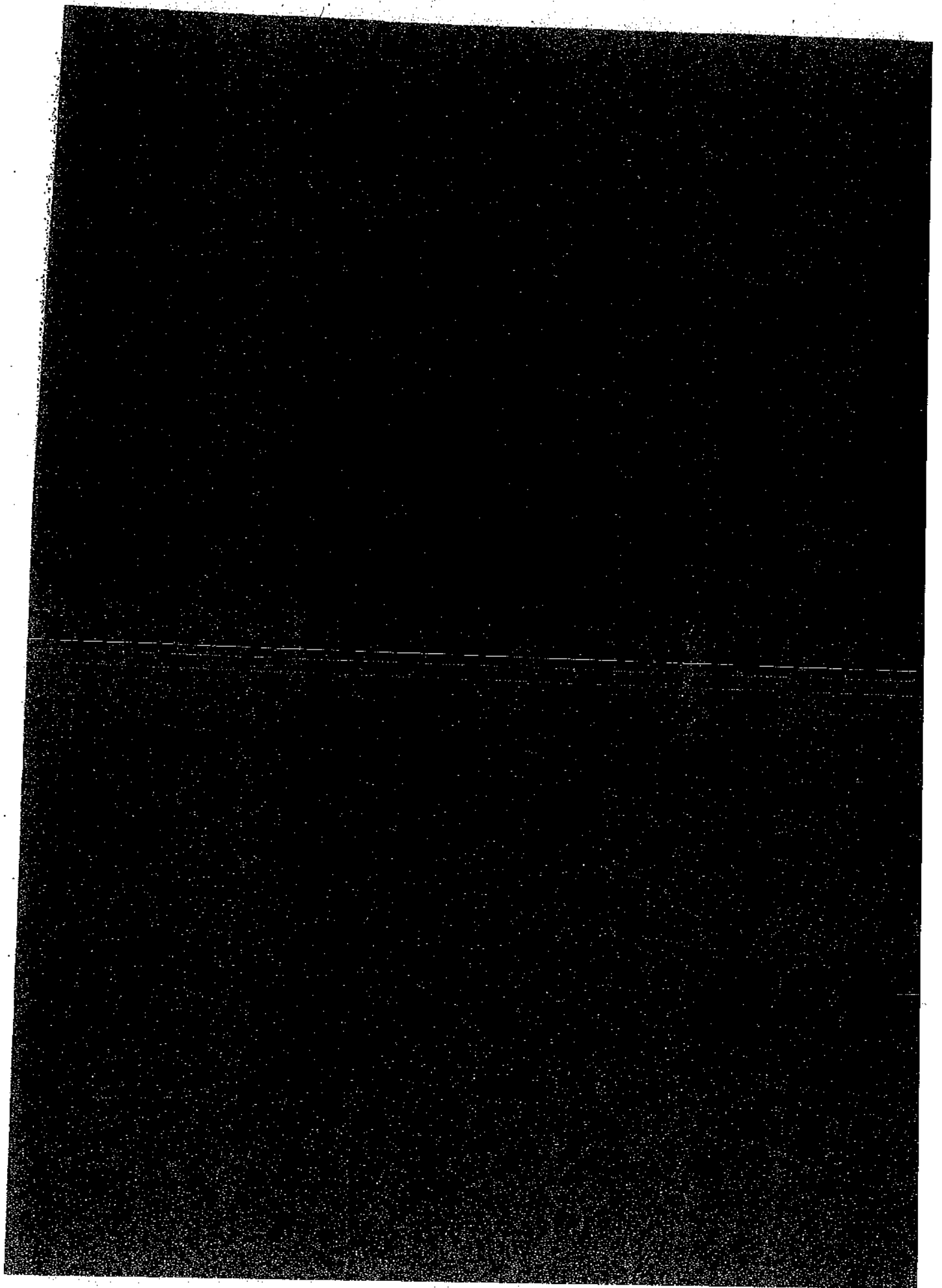
PC# _____

NO VEHICLE SHALL BE SHIPPED OR ALTERED PRIOR TO SIGN OFF AND PAYMENT ON CHASSIS IS MADE.

ACQUISITION NOTICE



COSTAR VENDOR# 178949
COSTAR CONTRACT# 013-056



DISCUSSION: LOGOS/WEBSITE/OUTREACH

LAST YEAR THE BOARD CONTRACTED WITH DORSEY DESIGNS TO GENERATE A NEW TOWNSHIP LOGO, THEN WORK ON VARIOUS OUTREACH/BRANDING INITIATIVES, SUCH AS A NEW WEBSITE DESIGN.

MRS. DORSEY AND MR. MATOR...

DISCUSSION: 2022 GOALS/OBJECTIVES

MR. MATOR...

DISCUSSION: COAL TAR BAN

THE PRIOR BOARD WAS GIVEN A PRESENTATION BY FOX CHAPEL COUNCILMEMBER MANDY STEELE. GIVEN THAT THE MATTER CAME SO LATE IN THE YEAR, IT WAS DECIDED TO HAVE THE NEW BOARD DISCUSS THE MATTER BEFORE TAKING ANY ACTION.

MRS. JORDAN AND MR. ROBB...

DISCUSSION: COMMUNITY DAYS

DURING THE BUDGET WORKSHOPS, THE QUESTION OF WHEN COMMUNITY DAYS SHOULD BE HELD IN 2022 AROSE. IT WAS DECIDED TO MOVE THE DISCUSSION TO THE JANUARY BUSINESS MEETING.

MRS. STARK AND MRS. JORDAN...

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

I MOVE TO ADJOURN AT _____ P.M.

	MOTION	SECOND	AYES	NAYES
MR. SMULLIN	_____	_____	_____	_____
MR. FREY	_____	_____	_____	_____
MRS. HOLLIBAUGH	_____	_____	_____	_____
DR. MANN	_____	_____	_____	_____
MRS. JORDAN	_____	_____	_____	_____