



**BOARD OF
SUPERVISORS
MEETING**

March 15, 2023

7:00pm: Regular Business Meeting

Members present: Mr. Frey _____
Mr. Harrison _____
Mrs. Hollibaugh _____
Mr. Smullin _____
Mrs. Jordan _____

West Deer Township Board of Supervisors
March 15, 2023
7:00pm: Regular Business Meeting

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Comments from the Public
5. Accept Minutes
6. Monthly Financial Report
 - A. Finance Officer's Report
 - B. List of Bills
7. Police Chief's Report
8. Public Works Foreman's Report
9. Engineer's Report
10. Planning, Zoning, and Code Enforcement Report
11. Parks & Recreation Board Report
12. West Deer #1 VFC Report
13. West Deer #2 VFC Report
14. West Deer #3 VFC Report
15. West Deer EMS Report
16. Adoption: Resolution No. 2023-2 (C2P2 Grant Authorization)
17. Appointment: Planning Commission Member Interview/Appointment
18. Authorization: Advertisement (Municipal Building Bids)
19. Authorization: Advertisement (No Off Season – Concert Venue)
20. Authorization: Hampshire Estates Lot Line Revision
21. Authorization: Ridgewood Heights Subdivision & Land Development
22. Award: Bairdford Park Improvement Project
23. Award: 2023 Road Program
24. Old Business
25. New Business
26. Adjournment

1 Call to Order

2 Pledge of Allegiance

3 Roll Call

- Mrs. French

4

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.

5

ACCEPT MINUTES

ATTACHED ARE THE MINUTES OF THE FEBRUARY 15, 2023 REGULAR BUSINESS MEETING.

WHAT ACTION DOES THE BOARD WISH TO TAKE?

I MOVE TO ACCEPT THE MINUTES OF THE FEBRUARY 15, 2023 REGULAR BUSINESS MEETING.

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

West Deer Township
Board of Supervisors
15 February 2023
7:00pm

The West Deer Township Board of Supervisors held their Regular Meeting at the West Deer Township Municipal Building. Members present were: Beverly Jordan, Chairperson; Shirley Hollibaugh, Vice Chairperson; Vernon Frey; David Harrison; and James Smullin. Also present were: Daniel Mator, Township Manager; Joseph Shook, Assistant Township Manager; Gavin Robb, Township Solicitor; and Scott Shoup, Township Engineer.

OPEN REGULAR BUSINESS MEETING

Chairperson Jordan opened the meeting and welcomed everyone to the meeting.

Pledge of Allegiance

Roll Call taken by Mr. Mator – Quorum present

COMMENTS FROM THE PUBLIC

Trish Caplan of Logan Road

- Ms. Caplan explained she was instructed to come speak to the Board about a code violation letter she received for not having a fence around her inground swimming pool. She requested an exemption to the Township Ordinance be made since she has a safety locking pool cover. Mr. Robb responded that an appeal – in the form of a variance application – would need to be completed and presented to the Zoning Hearing Board, not the Board of Supervisors.

Rose Pfefferle of Woodhill Drive

- Ms. Pfefferle explained she received a code violation letter requesting the removal of the cemented basketball hoop in the front of her house. She asked to be permitted to leave the hoop as is since it's been there for twenty-five years. Mr. Robb requested that Ms. Pfefferle put her documentation together, give to Mr. Mator so it can be discussed between Mr. Thomas, Mr. Mator, and himself.

ACCEPT MINUTES

MOTION BY Supervisor Frey and SECONDED BY Supervisor Hollibaugh to accept the minutes of the 10 January 2023 special meeting and 18 January 2023 regular business meeting as presented. Motion carried unanimously 5-0.

MONTHLY FINANCIAL REPORTTOWNSHIP OF WEST DEER
FINANCE OFFICER'S REPORT31 January 2023**I - GENERAL FUND:**

	<u>January</u>	<u>YTD</u>	<u>% of Budget</u>
Revenues	1,765,785.16	1,765,785.16	19.58%
Expenditures	379,458.16	379,458.16	4.21%

Cash and Cash Equivalents:

Sweep Account

720,657.15720,657.15**II - SPECIAL REVENUE FUNDS****Cash and Cash Equivalents:****Street Light Fund:**

Restricted

62,949.86

Fire Tax Fund:

Restricted

23,710.83

State/Liquid Fuels Fund:

Restricted

97,460.27184,120.96**Investments:****Operating Reserve Fund:**

Reserved

951,747.98

Capital Reserve Fund:

Reserved

973,017.411,924,765.39**III - CAPITAL PROJECT FUNDS:****Cash and Cash Equivalents:**0.000.00**TOTAL CASH BALANCE 1/31/23**2,829,543.50**Interest Earned January 2023****5,033.12**

	<u>1/1/2023</u> <u>Debt Balance</u>	<u>January</u> <u>Principal</u> <u>Payment</u>	<u>1/31/2022</u> <u>Debt Balance</u>
Mars National - VFC #3	\$68,689.77	\$2,607.94	\$66,284.46
NexTier Bank VFC #2	\$373,261.30	\$2,680.96	\$371,785.03

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

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

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

JANUARY LIST OF BILLS

Amerikohl Aggregates Inc	909.20
Amerikohl Transport Inc.	555.07
Bearcom	292.47
Best Wholesale Tire Co. Inc.....	1789.67
Hei-Way, LLC.....	985.24
Jordan Tax Service, Inc	1487.93
Kress Tire	2516.00
Shoup Engineering Inc	24387.62
Stephenson Equipment Inc.....	10214.14
Toshiba Financial Services.....	503.89
Tristani Brothers Inc.....	1138.06
Tucker/Arensberg Attorneys.	5333.04

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

POLICE CHIEF'S REPORT

Chief Bob Loper was present and provided a summary report of Police Department activities for the month of January 2023. A copy of the report is on file at the Township Building.

PUBLIC WORKS FOREMAN'S REPORT

Mr. Kevin Olar provided a summary report on the Public Works Department for the month of January 2023. 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.

Projects

- Municipal Building Project
 - Based on initial concept planning by HHSDR architects, preparation of a site plan, grading plan, utility plan, and storm sewer plan have been prepared. Work on the stormwater management plan, and erosion and sedimentation control plan has also been completed. An application for an NPDES Permit to the Allegheny County Conservation District has been filed.
- Bairdford Park
 - Plans, specifications, and bid documents have been prepared for an improved parking lot, new sports courts, and other features at Bairdford Park. Following review by the Pennsylvania DCNR, bids will be let for the project.
- Crest Street Bridge
 - Design of a replacement bridge for Crest Street is ongoing. Core borings to determine bearing capacity for bridge foundations have been drilled.

Development/Subdivision Review

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

- Ridgewood Heights Plan
 - Reviews of this 1846-lot preliminary and final subdivision plan located on Cedar Ridge Road were performed and review letters were issued to the Township.
- DCDBA/COPAM Plan
 - A review of this lot line revision plan located off of Bakerstown-Culmerville Road was performed and a review letter dated 25 January 2023 was sent to the Township.

PLANNING AND ZONING COMMUNITY DEVELOPMENT DIRECTOR REPORT

The Board received the Planning & Zoning Community Development Director Report for the month of January 2023. A copy of the report is on file at the Township Building.

PARKS & RECREATION BOARD REPORT

The Board received the Parks & Recreation Board Report for the month of January 2023. A copy of the report is on file at the Township Building.

Mrs. Jordan announced the upcoming events: Easter Egg Hunt being held at Bairdford Park on April 2nd and the Family Fishing Event at Deer Lakes Park on April 29th.

WEST DEER #1 VFC REPORT

The Board received the West Deer #1 VFC's Report for the month of January 2023. A copy of the report is on file at the Township Building.

WEST DEER #2 VFC REPORT

The Board received the West Deer #2 VFC's Report for the month of January 2023. 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 January 2023 after meeting agenda was given to the Board. A copy of the report is on file at the Township Building.

WEST DEER EMS REPORT

The Board received the West Deer EMS Report for the month of January 2023. A copy of the report is on file at the Township Building.

ADOPTION: ORDINANCE NO. 451 (MUNICIPAL BUILDING FINANCING)

ORDINANCE NO. 451

AN ORDINANCE OF THE TOWNSHIP OF WEST DEER, ALLEGHENY COUNTY, COMMONWEALTH OF PENNSYLVANIA, AUTHORIZING THE INCURRING OF NONELECTORAL DEBT BY THE ISSUANCE OF GENERAL OBLIGATION BONDS OR NOTES (THE "OBLIGATIONS") IN AN AGGREGATE PRINCIPAL AMOUNT NOT-TO-EXTEND EIGHT MILLION DOLLARS (\$8,000,000); COVENANTING TO PAY, AND PLEDGING ALL AVAILABLE TAXING POWER OF THE LOCAL GOVERNMENT UNIT FOR THE PAYMENT OF, THE OBLIGATIONS PROVIDING FOR THE ESTABLISHMENT OF A SINKING FUND AND THE APPOINTMENT OF A SINKING FUND DEPOSITORY; FIXING THE FORM, MAXIMUM INTEREST RATES, MATURITY, REDEMPTION AND OTHER PROVISIONS FOR THE PAYMENT THEREOF; AUTHORIZING THE ACCEPTANCE OF A PROPOSAL FOR THE PURCHASE OF THE OBLIGATIONS; AUTHORIZING A FILING OF REQUIRED DOCUMENTS WITH THE DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT; RATIFYING AND DIRECTING CERTAIN ACTIONS OF OFFICERS; AND MAKING CERTAIN OTHER COVENANTS AND PROVISIONS IN RESPECT OF THE OBLIGATIONS.

Mr. Harrison asked what the Board's obligation is if the estimates come in higher than the \$8,000,000. He added that he does not believe he would agree to a higher debt amount.

Mr. Mator asked Mr. Garrett, representative from the Township's hired bond counsel to speak on this ordinance.

Mr. Garrett from Dinsmore & Stohl LLP explained in detail the ordinance and pointed out that the Board is not obligated to borrow \$8,000,000. Mr. Garrett stated once the bids come in, then the decision of whether to apply for a bank loan or a publicly offered bond can be made.

MOTIONED BY Supervisor Frey and SECONDED BY Supervisor Hollibaugh to adopt Ordinance No. 451 as presented. Motion carried unanimously 5-0.

ADOPTION: RESOLUTION NO. 2023-01 (APPOINTED AUDITOR FOR THE 2022 AUDIT)

RESOLUTION NO. 2023-01

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 2022 FISCAL YEAR.

Mr. Robb explained that the elected auditors are still able to review the financials but the actual audit work is done by the professional auditor.

Mrs. Jordan pointed out that any resident is able to view the financials the same as the elected auditors.

MOTIONED BY Supervisor Smullin and SECONDED BY Supervisor Harrison to adopt Resolution No. 2023-01 appointing the certified and competent Public Accountancy Firm of Mark C. Tumley, CPA to replace the elected auditors in making the examination of all of the accounts of the Township for the 2022 fiscal year. Motion carried unanimously 5-0.

APPOINTMENT: PARKS AND RECREATION COMMITTEE MEMBER

The Board is in receipt of the attached e-mail from Sara Kreidler stating that she has resigned from the Parks and Recreation Board effective 1 January 2023.

Ms. Keidler's term expires 31 December 2024, so there is a vacancy to fill her unexpired term.

The Board received one letter of interest from Genie Hoffman.

MOTION BY Supervisor Frey and SECONDED BY Supervisor Harrison to appoint Genie Hoffman as a member of the Parks & Recreation Board to fill the unexpired term of Sara Kreidler, which expires 30 December 2024. Motion carried unanimously 5-0.

APPOINTMENT: PLANNING COMMISSION MEMBER

Due to an expiration of a member of the Planning Commission Board there is an available seat on the Board.

The Board received two letters of interest from Vaughn Campbell and Jake Oresick.

Mr. Frey requested this be deferred to next meeting so the Board is able to meet with the candidates before making a decision.

The Board agreed.

AUTHORIZATION: ADVERTISEMENT (BAIRDFORD PARK PROJECT)

In 2020, the Township received a C2P2 Grant from the DCNR to construct a new "Lower Bowl" of recreational amenities at Bairdford Park. This included new sports courts, parking lots, walkways, and other features.

The Board received a drawing.

Mr. Shoup explained the grant funding and what areas of the park were being rehabbed.

MOTIONED BY Supervisor Smullin and SECONDED BY Supervisor Frey to authorize the advertisement of the Bairdford Park Project as presented. Motion carried unanimously 5-0.

AUTHORIZATION: ADVERTISEMENT (ROAD PROGRAM)

The Board is in receipt of the Township Engineer's recommended road list for the 2023 Road Improvement Project.

HOT MIX ASPHALT – Work consists of milling of existing asphalt, installation of hot mix super pave binder and wearing courses, base repair, backfilling and other miscellaneous work on Haven Hill Road, Canter Lane, Allison Park, & Martin Road..

COLD MIX ASPHALT– Work will consist of the installation of cold mix FB modified binder leveling course with CMS-2 emulsion, base repair, backfilling and other miscellaneous with a base bid for a portion of West Starz Road and an alternate bid for Logan Road.

DOUBLE SEAL COAT – Work will consist of the application of a double bituminous seal coat on Rittman Road, Glasgow Road, Donaldson Road, Shuster Road, Superior Road and West Starz Road.

Mr. Shoup explained the bid process for the Road Improvement Project.

Mrs. Jordan added that for a few years the Township Budget had been increased to help with getting all the roads renovated but going forward, that should not be needed.

MOTION BY Supervisor Frey and SECONDED BY Supervisor Hollibaugh to authorize the Township Engineer to advertise and solicit bids for the 2023 Road Improvement Project. Motion carried unanimously 5-0.

AUTHORIZATION: WEST DEER TOWNSHIP MUNICIPAL BUILDING PRELIMINARY AND FINAL LAND DEVELOPMENT PLAN

The Planning Commission recommended approval of the West Deer Township Municipal Building Preliminary and Final Land Development Plan at their January 26, 2023 meeting.

Property Location: 133 East Union Road, Cheswick PA
Zoning District: C-2 – Highway Control

The Planning Commission recommended approval of the plan subject to following conditions:

1. Develop a connection walkway (NON-ADA) from the proposed Norther Trail to the Dog Shelter.
2. Include striping for a future crosswalk where the future sidewalk meets the main entrance drive off of the East Union Road.
3. Install deer resistant arborvitae as screening for the dumpster enclosure.
4. Show the future access connecting it to the Public Works Salt Storage Area.

Mr. Shoup gave a presentation of the updated Municipal Building Development Plan to the Board and the public.

MOTION BY Supervisor Smullin and SECONDED BY Supervisor Frey to approve the West Deer Township Municipal Building Preliminary and Final Land Development Plan per the recommendation of the Planning Commission. Motion carried unanimously 5-0.

AWARD: POLICE F-150 UPFITTING

It was found that the upfitting of the 2022 Ford F-150 Police Truck was not included in the cost presented to – and approved by – the Board.

The estimate from Team Force was given to the Board.

Mr. Frey asked if the previous bids already included this.

Mr. Mator answered this amount was missed and was not included in the financing.

MOTION BY Supervisor Frey and SECONDED BY Supervisor Hollibaugh to award the upfitting of the 2022 Police D-150 Truck to Team Force, Inc. in the amount of \$19,267.12. Motion carried unanimously 5-0.

AWARD: TOWNSHIP BUILDING CLEANING CONTRACT

The Township received the following bids for janitorial services at the Township Building.

<u>Companies</u>	<u>Bid</u>
Cleannet USA	\$781.25 per month
Buildingstars	\$785.00 per month
Jani King	\$1,821.03 per month

Mr. Mator brought up that even though Buildingstars was not the lowest bidder, they were the service recommended by the staff. He added that after Mrs. French researched each cleaning business, she found that Buildingstars has an

incentive plan for their employees to keep them cleaning efficiently, which through the years has been an issue with current cleaning company.

MOTION BY Supervisor Frey and SECONDED BY Supervisor Smullin to award the janitorial services bid to Buildingstars for the cleaning of the Township Building in the amount of \$785.00 per month. Motion carried unanimously 5-0.

PROMOTIONS: FULL-TIME POLICE OFFICERS

The Board approved the promotion of two Part-Time Police Officers to Full-Time Police Officers in the 2023 Township Budget.

The process for promoting two current Police Officers from Part-Time to Full-Time status has been completed.

The Board is in receipt of a memorandum from Chief Loper recommending the promotion of Officer Connor Dobransky and Officer Andrew Lindner to the positions of Full-Time Police Officers.

Chief Loper explained in detail the process the Part-Time Officers go through to be considered for a full-time position.

MOTION BY Supervisor Harrison and SECONDED BY Supervisor Frey to approve the promotion of current Part-Time Police Officers Connor Dobransky and Andrew Linder to the positions of Full-Time Police Officers effective February 25, 2023. Motion carried unanimously 5-0.

OLD BUSINESS

- Mrs. Jordan mentioned the new Welcome to the Township signs seem small, so after a conversation with Mr. Mator new ones will be ordered.

Mr. Mator agreed and explained the sign that was given as a proof was thought to be a smaller sign for the side roads, but ended up being the size for the main roads.

- Mrs. Jordan reported for anyone that uses the Senior Center that the reconstruction is going well and hopefully will be open soon.
- Mrs. Jordan brought up that the Township budgeted \$140,000 for twelve new hydrants to be placed within the Township and Oakmont Water is working on installing them.

Mr. Frey mentioned that three have already begun.

NEW BUSINESS

- None

ADJOURNMENT

MOTIONED BY Supervisor Hollibaugh and SECONDED BY Supervisor Frey to adjourn at 7:50 p.m. Motion carried unanimously 5-0. Meeting adjourned.

Daniel J. Mator Jr., Township Manager

6A

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
MR. HARRISON	_____	_____	_____	_____
MRS. HOLLIBAUGH	_____	_____	_____	_____
MR. SMULLIN	_____	_____	_____	_____
MR. FREY	_____	_____	_____	_____
MRS. JORDAN	_____	_____	_____	_____

FINANCE OFFICER'S REPORT
February 28, 2023

I - GENERAL FUND:

	<u>February</u>	<u>YTD</u>	<u>% of Budget</u>
Revenues	505,812.73	1,439,256.57	15.35%
Expenditures	486,511.47	1,010,331.33	10.78%

Cash and Cash Equivalents:

Sweep Account

634,983.10

634,983.10

II - SPECIAL REVENUE FUNDS

Cash and Cash Equivalents:

Street Light Fund:

Restricted

57,332.17

Fire Tax Fund:

Restricted

4,143.69

State/Liquid Fuels Fund:

Restricted

60,493.17

121,969.03

Investments:

Operating Reserve Fund:

Reserved

951,755.28

Capital Reserve Fund:

Reserved

976,240.36

1,927,995.64

III - CAPITAL PROJECT FUNDS:

Cash and Cash Equivalents:

0.00

0.00

TOTAL CASH BALANCE 2/28/23

2,684,947.77

Interest Earned February 2023

3,520.73

	<u>2/1/2023</u>	<u>February</u>	<u>2/28/2023</u>
	<u>Debt Balance</u>	<u>Principal</u>	<u>Debt Balance</u>
		<u>Payment</u>	
Mars National - VFC #3	66,284.46	\$ 2,607.94	63,879.15
NexTier Bank VFC #2	371,785.03	\$ 2,680.96	370,303.71

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

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

INTEREST EARNED - 2023

	<u>FEBRUARY</u>	<u>YTD</u>
GENERAL FUND	\$1.07	\$3.16
STREET LIGHT FUND	\$0.00	\$0.00
FIRE TAX FUND	\$0.08	\$0.35
OPERATING RESERVE	\$7.30	\$16.34
STATE FUND	\$289.33	\$785.67
CAPITAL RESERVE	<u>\$3,222.95</u>	<u>\$7,748.33</u>
TOTAL INTEREST EARNED	<u><u>\$3,520.73</u></u>	<u><u>\$8,553.85</u></u>

6B

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
MRS. HOLLIBAUGH	___	___	___	___
MR. SMULLIN	___	___	___	___
MR. FREY	___	___	___	___
MR. HARRISON	___	___	___	___
MRS. JORDAN	___	___	___	___

ACCOUNTS PAYABLE - UNPAID VOUCHER REGISTER

WEST DEER TOWNSHIP

Time: 1:55 pm
Date: 03/07/2023
Page: 1

By Name
Cutoff as of: 12/31/9999

Due Dates: 03/15/2023 thru 03/15/2023

Vendor Name/Desc	Acct#/Proj Invoice#	Amount Due	Discount	Cancelled	Paid	Un-Paid	Check#	Check Amt.
Name: AMERIKOHL AGGREGATES INC		1383.45				1383.45		
Name: AMERIKOHL TRANSPORT INC		1126.13				1126.13		
Name: BEARCOM		292.47				292.47		
Name: BEST WHOLESALE TIRE CO, INC		135.29				135.29		
Name: HEI-WAY, LLC		1312.35				1312.35		
Name: JORDAN TAX SERVICE, INC.		583.99				583.99		
Name: MARK C TURNLEY		4500.00				4500.00		
Name: MRM WORKERS' COMP FUND		27003.78				27003.78		
Name: OFFICE DEPOT		420.68				420.68		
Name: SHOUP ENGINEERING INC.		1899.25				1899.25		
Name: STEPHENSON EQUIPMENT, INC.		64.80				64.80		
Name: TOSHIBA FINANCIAL SERVICES		1361.88				1361.88		
Name: TUCKER/ARENSBERG ATTORNEYS		5177.40				5177.40		
FINAL TOTALS:		45261.47				45261.47		

ACCOUNTS PAYABLE - UNPAID VOUCHER REGISTER

WEST DEER TOWNSHIP

Time: 1:54 pm
Date: 03/07/2023
Page: 1

By Name
Cutoff as of: 12/31/9999

Due Dates: 03/15/2023 thru 03/15/2023

Vendor	Name/Desc	Acct#/Proj	Invoice#	Amount Due	Discount	Cancelled	Paid	Un-Paid	Check#	Check Amt.
00337	AMERIKOHL AGGREGATES	430.611	63385	1383.45	03/15/2023	02/15/2023		1383.45		N
Road:	Limestone	0223	02/13/2023							
Name:	AMERIKOHL AGGREGATES INC			1383.45				1383.45		
00338	AMERIKOHL TRANSPORT	430.611	41561	1126.13	03/15/2023	02/15/2023		1126.13		N
Road:	Delivery of Limestone	0223	02/13/2023							
Name:	AMERIKOHL TRANSPORT INC			1126.13				1126.13		
00674	BEARCOM	410.328	5520813	57.47	03/15/2023	03/03/2023		57.47		N
Road:	Radio Equip Maint	0323	03/01/2023							
00674	BEARCOM	410.328	5521838	235.00	03/15/2023	03/03/2023		235.00		N
Police:	Radio Equip Maint	0323	03/02/2023							
Name:	BEARCOM			292.47				292.47		
00553	BEST WHOLESALE TIRE	410.374	24727	100.37	03/15/2023	03/03/2023		100.37		N
Police:	Car #32-Rotation/oil Ch0223		02/02/2023							
00553	BEST WHOLESALE TIRE	410.374	24863	34.92	03/15/2023	03/03/2023		34.92		N
Police:	Car #33-R & R Turn Sign0223		02/22/2023							
Name:	BEST WHOLESALE TIRE CO, INC			135.29				135.29		
00005	HEI-WAY, LLC	430.372	10331608	196.86	03/15/2023	02/15/2023		196.86		N
Road:	Cold Patch	0223	02/09/2023							
00005	HEI-WAY, LLC	430.372	10331740	197.83	03/15/2023	02/17/2023		197.83		N
Road:	Cold Patch	0223	02/15/2023							
00005	HEI-WAY, LLC	430.372	10331801	212.52	03/15/2023	02/23/2023		212.52		N
Road:	Cold Patch	0223	02/20/2023							
00005	HEI-WAY, LLC	430.372	10331825	297.72	03/15/2023	02/23/2023		297.72		N
Road:	Cold Patch	0223	02/21/2023							
00005	HEI-WAY, LLC	430.372	10331864	200.77	03/15/2023	02/28/2023		200.77		N
Road:	Cold Patch	0223	02/23/2023							
00005	HEI-WAY, LLC	430.372	10331959	206.65	03/15/2023	03/06/2023		206.65		N
Road:	Cold Patch	0323	03/01/2023							
Name:	HEI-WAY, LLC			1312.35				1312.35		

By Name
Cutoff as of: 12/31/9999

Due Dates: 03/15/2023 thru 03/15/2023

Vendor	Name/Desc	Acct#/Proj Invoice#	Amount Due	Discount	Cancelled	Paid	Un-Paid	Check#	Check Amt.
00106	JORDAN TAX SERVICE, 403.140	2-C-#87	583.99				583.99		N
	Delinquent R E Tax Commission 0223	02/17/2023	03/15/2023	02/21/2023					
Name: JORDAN TAX SERVICE, INC.									
00481	MARK C TURNLEY	402.311	2/22/23				583.99		
	1st Progress Billing-y/e 12/310223	02/22/2023	03/15/2023	02/23/2023			4500.00		N
Name: MARK C TURNLEY									
			4500.00				4500.00		
00325	MRM WORKERS' COMP FU 486.354	2223LPRJ8459	27003.78				27003.78		N
	Install 3 of 4-workman's Comp 0223	02/15/2023	03/15/2023	02/23/2023					
Name: MRM WORKERS' COMP FUND									
			27003.78				27003.78		
00657	OFFICE DEPOT	406.210	288955030001				27.63		N
	1/30-office Supplies	0223	02/01/2023	03/15/2023	02/15/2023				
00657	OFFICE DEPOT	409.226	288955030001				142.44		N
	1/30-cleaning Supplies	0223	02/01/2023	03/15/2023	02/15/2023				
00657	OFFICE DEPOT	406.210	289035142001				148.66		N
	1/30-office Supplies	0223	02/01/2023	03/15/2023	02/15/2023				
00657	OFFICE DEPOT	406.210	290036206001				11.19		N
	Office Supplies	0223	02/01/2023	03/15/2023	02/15/2023				
00657	OFFICE DEPOT	406.210	290059794001				77.90		N
	Office Supplies	0223	02/01/2023	03/15/2023	02/15/2023				
00657	OFFICE DEPOT	406.210	290059794002				12.86		N
	Office Supplies	0223	02/16/2023	03/15/2023	02/28/2023				
Name: OFFICE DEPOT									
			420.68				420.68		
00830	SHOUP ENGINEERING IN 408.313	23-63	1016.50				1016.50		N
	Eng: Miscellaneous	0223	02/28/2023	03/01/2023					
00830	SHOUP ENGINEERING IN 408.319	23-64	428.00				428.00		N
	Eng:Leto well Pad	0223	03/15/2023	03/01/2023					
00830	SHOUP ENGINEERING IN 408.319	23-65	26.75				26.75		N
	Eng:Moretti Reality Plan	0223	03/15/2023	03/01/2023					
00830	SHOUP ENGINEERING IN 408.319	23-66	401.25				401.25		N
	Eng:No Off Seasons/Concert Ven0223	02/28/2023	03/15/2023	03/01/2023					

WEST DEER TOWNSHIP

ACCOUNTS PAYABLE - UNPAID VOUCHER REGISTER

Time: 1:54 pm
Date: 03/07/2023
Page: 3

By Name
Cutoff as of: 12/31/9999

Due Dates: 03/15/2023 thru 03/15/2023

Vendor	Name/desc	Acct#/Proj	Invoice#	Amount Due	Discount	Cancelled	Paid	Un-Paid	Check#	Check Amt.
00830	SHOUP ENGINEERING IN 408.319	23-67	02/28/2023	26.75	03/15/2023	03/01/2023		26.75		N
Eng:	Unionville Plan	0223								
Name: SHOUP ENGINEERING INC.										
00074	STEPHENSON EQUIPMENT 430.374	18062801	02/10/2023	64.80	03/15/2023	02/17/2023		64.80		N
Road:	bolt, grader	0223								
Name: STEPHENSON EQUIPMENT, INC.										
00577	TOSHIBA FINANCIAL SE 406.261	5023964420	02/17/2023	1116.94	03/15/2023	02/24/2023		1116.94		N
Lease	& Maintenance of Copiers	0223								
00577	TOSHIBA FINANCIAL SE 410.261	5023964420	02/17/2023	244.94	03/15/2023	02/24/2023		244.94		N
Lease	& Maintenance of Copiers	0223								
Name: TOSHIBA FINANCIAL SERVICES										
00813	TUCKER/ARENSBERG ATT 404.111	647953	02/28/2023	500.00	03/15/2023	03/06/2023		500.00		N
Legal	Services: Retainer	0223								
00813	TUCKER/ARENSBERG ATT 404.111	647954	02/28/2023	68.00	03/15/2023	03/06/2023		68.00		N
Legal	Services:Dionysus well	P0223								
00813	TUCKER/ARENSBERG ATT 404.111	647955	02/28/2023	1732.51	03/15/2023	03/06/2023		1732.51		N
Legal	Services:General	0223								
00813	TUCKER/ARENSBERG ATT 404.111	647956	02/28/2023	2876.89	03/15/2023	03/06/2023		2876.89		N
Legal	Services:Leto well pad-C0223									
Name: TUCKER/ARENSBERG ATTORNEYS										
				5177.40				5177.40		

FINAL TOTALS:

45261.47

45261.47

7

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: March 6, 2023

Attached is the Officer's Monthly Report for February 2023.

JB

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

OFFICER'S MONTHLY REPORT
February 2023

	<u>CURRENT MONTH</u>	<u>PREVIOUS MONTH TO DATE</u>	<u>YEAR TO DATE</u>
REPORTABLE CALLS FOR SERVICE	42	63	105
CALLS FOR SERVICE/FIELD CONTACTS	380	431	811
ALL OTHER CALLS	411	555	966
TOTALS CALLS FOR SERVICE	833	1,049	1882
 <u>ARRESTS</u>			
ADULT	7	5	12
JUVENILE	0	0	0
TRAFFIC CITATIONS	18	12	30
NON TRAFFIC CITATIONS	2	9	11
PARKING CITATIONS	0	0	0
WARNINGS	74	81	155
 <u>PERSONNEL</u>			
GRIEVANCES FILED BY POLICE OFFICERS	0	0	0
CITIZENS COMPLAINTS ON POLICE OFFICERS	0	0	0
LETTERS COMMENDING POLICE OFFICERS	0	1	1
 <u>VEHICLE REPORTS</u>			
TOTAL MILES TRAVELED	9,621	11,794	21,415
GALLONS OF GASOLINE USED	848.7	973.00	1821.7
REPAIRS/MAINTENANCE	135.29	4,045.65	4,180.94
 <u>OVERTIME PAID</u>			
COURT (OFF DUTY)	4	5.00	9
PRELIMINARY HEARINGS	2	2.00	4
PRETRIAL	0	0.00	0
INVESTIGATIONS	11	0.00	11
ARRESTS	9	1.00	10
SPEED CHECKS	0	0.00	0
PRIVATE CONTRACTS	0	0.00	0
MISC. HOURS - FILLED SHIFTS	16	8.00	24
MISC. HOURS - ADMIN. HOURS	0	0.00	0
MISC. HOURS	4	9.00	13
TOTAL HOURS	46	25.00	71

Points of Interest

February 2023

Budget Figure YTD -15.48%

Chief Robert Loper

- February 2- Full-Time Officer Exam administered.
- February 3- Full-Time Officer written exams graded by Mr. Staraniac.
- February 6- Full-Time Officer Interviews administered.
- February 15 & 16- Attended mandatory Legal Updates training.
- February 22- Attended meeting with Township Manager Mator, HHSDR, and Consolidated Communications.
- February 27- Closed DARE account associated with Ms. McCaskey and transferred ownership of funds to the police special programs account.

K9 Officer Trevor Elza

- February 14- Training held at West Deer Township K9 area. Training was on tracking, building searches, and narcotics.
- February 17- Callout to West Deer Township on a narcotics search warrant.
- February 28- Officer Elza and Midas, along with 7 other K9's and handlers assisted Butler Schools with a drug search.
- February 28- training was held with training group at Evans City Elementary (closed). Handlers worked on narcotics and building searches.

Sergeant Petosky & Officer Fedunok

- February 19- SRT Training held at the Port Authority in South Hills. Operators familiarized themselves with light rail vehicles, and assessed approaches to this vehicle. Operators worked on various breaching techniques. Operators also trained on the assessment and extraction of hostages and/ or injured victims.
- February 17- Sergeant Petosky and Officer Trocki held a DUI Task Force meeting at the West Deer Township Municipal building for the North Hills Task Force.
- February 24- SRT Training held at Ross Township Annex. Operators focused on combat casualty care. Operators worked through many scenarios that included injured officers and civilians.

EMA- Sergeant Shurina

- See attached report.

Deer Lakes School District

- February 6- Officer Vulakovich provided general security for the Girls' basketball game vs. Shady Side Academy.
- February 7- Sergeant Shurina and Officer Lindner provided general security for the Boys' basketball game vs. Valley.
- February 20- Sergeants Burk and Petosky, and Officers Brand and Kadlick provided general security for the Boys' basketball game vs. Ellwood City.

Misc. Details

- February 1 & 2- Sergeant Mikus attended mandatory Legal Updates training.
- February 6 & 7- Officer Wikert attended mandatory Legal Updates training.
- February 14- Sergeant Burk picked up donations for the K9 Golf Outing.
- February 17- Officers Newman, Fedunok, and Elza provided general security and road closure assistance to the filming of American Rust at Loughlin's Pub.
- February 20 & 21- Officers Elza and Dobransky attended mandatory Legal Updates training.
- February 27 & 28- Officers Evan and Vulakovich attended mandatory Legal Updates training.

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

FEBRUARY 2023

WDPD INCIDENT REPORTS

TOTAL: 3

- 1 MVA – Reportable
- 1 Drug Laws – General
- 1 Computer Crimes – General

0 TOTAL ARRESTS / CITATIONS FROM ABOVE INCIDENTS
(Arrests include Summary, Misdemeanor, and Felony)

SRO / SECURITY DETAILS & LOGS

TOTAL: 37

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

TOTAL ACTIVITY

TOTAL: 40



POLICE DEPARTMENT

TOTAL ACTIVITY BY SCHOOL

HIGH SCHOOL	16	ADMIN. BUILDING	1
MIDDLE SCHOOL	2	BUS GARAGE	0
E.U. INTERMEDIATE	14	OTHER	2
CURT. PRIMARY	5		

BUS PATROL VIOLATION

Violations Reported: 13 Violations Approved: 4

DARE / SRO CLASSES AND PROGRAMS

DARE

CLASSES INSTRUCTED DURING THIS PERIOD

Number of Classes

6 Classes

Grade Level

5th Grade DARE

SRO Programs / Miscellaneous

INSTRUCTED DURING THIS PERIOD

Program

None

School

Date

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.

EMA Coordinator: Michael Shurina
109 East Union Road - Cheswick, PA 15024
westdeertownship.com
Office: 724-265-1100
Email: mshurina@westdeertownship.com



EMA Team
Robert Loper
Joshua Wiegand
Mark Lovey
Aaron Skrbn

John Krauland
Donald Gerlach
Gary Borsuk

EMERGENCY MANAGEMENT

Monthly Report **FEBRUARY 2023**

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

Nothing to report for the month of FEBRUARY 2023.

Submitted by:

A handwritten signature in black ink, appearing to read "Sgt. Michael J. Shurina", with a stylized flourish at the end.

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: 2/1/2023

Report End Date: 2/28/2023

Calls For Service:

911 HANG UP - GENERAL	1
ABANDON VEHICLE - PRIVATE PROPERTY	1
ALARM ACTIVATION - BUSINESS	3
ALARM ACTIVATION - BUSSINESS/FALSE	5
ALARM ACTIVATION - FIRE / FALSE	3
ALARM ACTIVATION - RESIDENTL/FALSE	4
ANIMAL - COMPLAINT	8
ASSAULT - STRONG ARM	1
ASSIST - CONSTABLE	1
ASSIST - EMS	21
ASSIST - EMS (AED USED)	1
ASSIST - EMS (DOA)	3
ASSIST - POLICE	7
ASSIST - RESIDENT	5
ASSIST - WELFARE CHECK	5
BURGLARY - NO FORCE (RESIDENTIAL)	1
CHILD - CHILD LINE REPORTS	5
CHILD - ENDANGERMENT	1
CIVIL - COMPLAINT	1
CIVIL - NEIGHBOR DISPUTE	1
COMPUTER CRIMES - GENERAL	1
COURT - MAGISTRATE	2
COURT - WARRANT SERVICE	2
CRIMINAL MISCHIEF - BUSINESS	1
DISABLED VEHICLE - GENERAL	2
DOMESTIC - VERBAL	3
DRUG LAWS - GENERAL	2
DUI - OVER LEGAL AGE	2
FIRE - BURNING COMPLAINT	3
FRAUD - GENERAL	5
HARASSMENT - GENERAL	1
HAZARDOUS CONDITION - ROAD HAZARD	2
HAZARDOUS CONDITION - TREE DOWN	4
HAZARDOUS CONDITION - UTILITY COMP	1
HAZARDOUS CONDITION - WIRE DOWN	4
MENTAL COMMITMENT - INVOLUNTARY	2
MVA - DUI	4
MVA - LEAVING THE SCENE	1
MVA - NON REPORTABLE	1
MVA - REPORTABLE	4
NOISE COMPLAINT - RESIDENTIAL	2
PARKING COMPLAINT - RESIDENTIAL	1
PATROL - GENERAL	89
PFA - SERVICE	1

Calls For Service:

PHONE CALLS - GENERAL	1
POLICE INFORMATION - FOLLOW UP INVEST	3
POLICE INFORMATION - GENERAL	17
SOLICITATION COMPLAINT - GENERAL	3
SPECIAL DETAIL - ADMINISTRATIVE	12
SPECIAL DETAIL - FINGERPRINT RESIDENT	1
SPECIAL DETAIL - OTHER / MISC.	4
SPECIAL DETAIL - PATROL	7
SRO DETAIL - ASSIST ADMINISTRATOR	1
SRO DETAIL - ASSIST NURSE / EMS	2
SRO DETAIL - ATTEND COURT	1
SRO DETAIL - ATTEND MEETING	1
SRO DETAIL - INSTRUCT DARE PROGRAM	1
SRO DETAIL - OTHER / MISC.	3
SRO DETAIL - SCHOOL SAFETY DRILL	1
SRO DETAIL - SECURITY (GENERAL)	26
SRO DETAIL - STUDENT MONITORING	1
SUSPICIOUS - NOISE	2
SUSPICIOUS - OTHER	4
SUSPICIOUS - PERSON	2
SUSPICIOUS - VEHICLE	1
THEFT - FROM MOTOR VEHICLE	1
THEFT - RESIDENTIAL	1
TRAFFIC - COMPLAINT	8
TRAFFIC - DETAIL	46
TRAFFIC - SCHOOL ZONE	6
TRAFFIC - STOP	46
TRESPASS - RESIDENCE	1
WEAPON VIOLATION - FIREARM	1

TOTAL CALLS FOR SERVICE: 422

Subtract Reportable DI# : 42

TOTAL N.R. CALLS FOR SERVICE:

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: 2/1/2023 Report End Date: 2/28/2023

ARREST DATE	D I #	SIGNAL CODE	JUVENILE ARREST
2/4/2023	20230204000	MVA - DUI	
2/12/2023	20230212000	MVA - DUI	
2/13/2023	20230213000	WEAPON VIOLATION - FIREARM	
2/17/2023	20230101000	DUI - OVER LEGAL AGE	
2/17/2023	20230217000	DRUG LAWS - GENERAL	
2/19/2023	20230219000	DUI - OVER LEGAL AGE	
2/25/2023	20230227001	CHILD - ENDANGERMENT	

TOTAL ARRESTS: 7

TOTAL ADULT ARRESTS:

TOTAL JUV. ARRESTS:

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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?

2023
MONTHLY REPORT FOR FEBRUARY
PUBLIC WORKS DEPARTMENT

ROADS

- Install 300' of 12" pipe, 1 catch basin, grade hill & fill in low spots at Hill Street & Curtisville playground.
- Install catch basin and 60' and 12" pipe at School Street.
- Install catch basin and 90' of 12" pipe at McKrell Road.
- Install catch basin at Mueller Street and Oak Road.
- Cement & mortar catch basins at Curtisville, McKrell Road, School Street, Mueller Street & Martin Road.
- Remove trees on Martin Road.
- Install catch basin on W. Starz Road.
- Patch various roads.
- Check for ice spots.

TRUCKS & EQUIPMENT

- Replace teeth on backhoe bucket.
- Change bucket edge on Sweepster bucket.
- Pickup Truck #6 from Schultz Ford.
- Fix lights on Truck #3.
- Clean & grease trucks.
- Grease Skid Steer and Excavator.

MISCELLANEOUS

- Dig hole for soil test at Municipal Building.
- Install Welcome to West Deer signs.
- Sweep Magill Street per complaint.
- Replace stop signs at Cedar Ridge.
- Rehang Veteran Banners.
- Reinstall kick plates & noodles at Ice Rink.
- Spread preen at Nike Site, Municipal Building & Bairdford Park.
- Repair toilet at Municipal Building.
- Clean up old plastic pipe on top of hill.
- Help Amy get bins for Easter Egg Hunt.
- Move canopies and bins back into our storage area at Nike Site.
- Place signs for Easter Egg Hunt.
- Haul in scrap metal.
- Weld and paint rings.

PA1 Calls

70

OT

0 hrs


Kevin Olar

3-8-2023

Date

9

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

**FEBRUARY 2023 ENGINEER'S REPORT
WEST DEER TOWNSHIP**

VIA EMAIL

Prepared March 9, 2023

1. MEETING ATTENDANCE

Shoup Engineering attended and participated in the following meetings:

Board of Supervisors Meeting – February 15, 2023
Planning Commission Meeting – February 23, 2023

2. PROJECTS/DEVELOPMENTS

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

Projects:

- Municipal Building Project – Site plans, grading plans, utility plans and storm sewer plans have all been prepared. Work on the stormwater management plan, and erosion and sedimentation control plan has also been completed. An application for an NPDES Permit to the Allegheny County Conservation District has been filed.
- Bairdford Park – Plans, specifications and bid documents have been prepared for an improved parking lot, new sports courts and other features at Bairdford Park. The project has been let for bids with bids due to be opened on Monday, March 13, 2023.
- Crest Street Bridge – Design of a replacement bridge for Crest Street is ongoing. Core borings to determine bearing capacity for bridge foundations have been drilled.
- 2023 Road Improvement Project – Specifications and bid documents have been prepared and the project has been let for bids. Bids are to be opened on Monday, March 13, 2023.

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

- Ridgewood Heights Plan - Reviews of this 18-lot preliminary and final subdivision plan located on Cedar Ridge Road were performed and review letters dated December 15, 2022 and January 16, 2023 were issued to the Township.
- DCDBA/COPAM Plan – A review of this lot line revision plan located off of Bakerstown-Culmverville Road was performed and a review letter dated January 25, 2023 was sent to the Township.

Respectfully Submitted,
SHOUP ENGINEERING, INC.

Scott A. Shoup, P.E.
Township Engineer

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PLANNING, ZONING, & CODE ENFORCEMENT REPORT

ATTACHED IS THE PLANNING, ZONING & CODE ENFORCEMENT REPORT.

ARE THERE ANY QUESTIONS REGARDING THE REPORT?



Zoning and Planning Report
March 15, 2023

1. Issued 14 Occupancy Permits in February 2023.
2. Issued 10 Building Permits in February 2023.
3. Code Enforcement issued 13 Violations in February 2023.
4. PCS performed 11 Building Inspections in February 2023.
5. See March Project Status Report.
6. Planning Commission Meeting was held in February 2023.
7. Zoning Hearing Board was held in February 2023.

1

1

PARKS & RECREATION BOARD REPORT

ATTACHED IS THE PARKS & RECREATION BOARD REPORT.

ARE THERE ANY QUESTIONS REGARDING THE REPORT?

Parks & Recreation Report

March 15th, 2023

2023 Events (these are subject to change)

- April 2nd – Easter Egg Hunt at Bairdford Park
- April 21st - Birdhouse Building at the Township Building
- April 29th - Family Fishing at Deer Lakes Park
- June 2nd - Movie in the Park at Bairdford Park
- June 20th - Food Truck Event at Nike Site
- July 14th - Movie in the Park at Bairdford Park
- July 18th - Food Truck Event at Nike Site
- August 4th - Movie in the Park at Bairdford
- August 5th - Hunter/Trapper Safety Course at Bairdford Park
- August 15th - Food Truck Event at Nike Site
- September 23-24th - West Deer Festival at Bairdford Park
- December 10th - Breakfast with Santa at #1 VFD
- TBD - Senior Picnic

West Deer Township Parks & Recreation 2023 Accounting

[illegible]

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WEST DEER #1 VFC REPORT

THE BOARD DID NOT RECEIVE A REPORT.

13

WEST DEER #2 VFC REPORT

THE BOARD DID NOT RECEIVE A REPORT.

14

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

March 2023

Call Report for February – 72 total calls

48 - QRS Calls with response, 9 - QRS calls with no response (19%)

24 - Fire Calls with response

0 - Commercial Structure Fire

6 - Commercial Fire Alarm

3 - Residential Structure Fire

2 - Residential Fire Alarm

8 - MVC

0 - MVC w/ entrapment

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

1 - CO Alarm

14 - West Deer

7 - Richland

2 - Hampton

1 - Marshall

11 - 0500-1700

13 - 1700-0500

- Equipment/truck checklists – All checklists completed, meters need calibrated

- Operations meeting – no meeting scheduled for March

- Fire Safety talk with residents of Concordia Highpointe 2/13/23

- Fire Safety talk held at Early Years Preschool 2/22/23

- Attended meeting with residents of Steeplechase 2/20/23

Upcoming events:

3/12 – Work Detail

3/14 – Training

3/21 – Training

3/28 – Work Night

- Fire Station project – Framing and electrical inspection passed

- Old fire station – Closing completed 2/6/23

- Pump testing – to be scheduled

- Township – still awaiting fire study

- ISO Fire Study – Awaiting report

- Radios were ordered through County, still on hold

- CV2 needs lettered, has check engine light on (O2 sensor)

- Engine needed 2 new front tires \$1,328 (Kress Tire)

- Rescue cordless Sawzall needs repaired/replaced

- Submitted Assistance to Firefighters Grant for vehicle exhaust removal system

- Installed 4 smoke detectors, changed batteries in 8 smoke detectors

- CPR training for members was held 2/21/23

- COVID –

- PPE policy N-95 or surgical masks required for patient care

- Personnel need to isolate for 5 days post positive test, mask for days 6-10

- Monthly P&L

Income \$683,741.17

Expenses \$468,981.64

Respectfully submitted by:

Josh Wiegand, Fire Chief

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WEST DEER EMS REPORT

ATTACHED IS THE WEST DEER EMS REPORT.

ARE THERE ANY QUESTIONS REGARDING THE REPORT?

West Deer EMS

February 2023

- 147 Totals requests for service.
- We have been updated that the first new ambulance delivery has now been pushed back August of 2023 with no update on when we might expect the second. We have a plan to continue the use of our current ambulances but with an increased maintenance cost of repair vs. warranty work on a new ambulance we were expecting.
- With our volume for February being about 25% lower than normal, our expectations for income in March and April will be well below our average.
- Income for February was \$32,272 with expenses totaling \$54,140.
- Just a reminder that if a West Deer Township Supervisor would like to attend an ambulance service board meeting, they are held on the second Monday of every month at 6:30 pm. The WDEMS Board is becoming concerned that they have not had any contact with a member of the West Deer Township Board of Supervisors in regards to attending the meetings.
- EMS in general has spent a lot of time in the news recently. Some bad because of lack of funds. And some good because they are finding unique funding solutions to help combat the lack of income or funding. We have been paying very close attention to these issues because some of them directly affect West Deer EMS. After speaking with several EMS managers, everything positive has come from direct conversation between the municipalities they serve and the services themselves to come up with solutions together. We must come up with something or some day there just won't be anyone to respond. I have EMT's, who are responsible for life saving procedures, debating if they want to work at the local gas station behind counter because the starting pay is the same. My Paramedics could be a team lead at a local fast food restaurant for what the starting salary is here. We simply cannot afford to pay more with our current income and system. We are going to need help. Grants are great but there's no guaranteed funding. I can't plan next years budget or raises based on if I can get a grant to cover other expenses. Ambulance services and municipalities are really starting to come up with unique funding opportunities, but the conversation needs to start now.

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ADOPTION: RESOLUTION 2023-02 (C2P2 GRANT AUTHORIZATION)

RESOLUTION NO. 2023-02 AUTHORIZES THE TOWNSHIP MANAGER TO APPLY FOR AND SIGN (IF APPROVED) A DCNR C2P2 GRANT FOR CONTINUING THE BAIRDFORD PARK PORTION OF THE WEST DEER TOWNSHIP MASTER PARK PLAN.

ATTACHED IS A COPY OF RESOLUTION NO. 2023-02.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO ADOPT RESOLUTION NO. 2023-02 AUTHORIZING THE TOWNSHIP MANAGER TO APPLY FOR AND SIGN (IF APPROVED) A DCNR C2P2 GRANT FOR CONTINUING THE BAIRDFORD PARK PORTION OF THE WEST DEER TOWNSHIP MASTER PARK PLAN.

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



DCNR-C2P2

Applicant Information (* indicates required information)

Applicant/Grantee Legal Name: **WEST DEER TOWNSHIP**

Web Application ID: **2006458**

Project Title: **West Deer Township Park Master Plan Continuation: Lower Bowl Dek Hockey Completion**

WHEREAS, **WEST DEER TOWNSHIP** ("Applicant") desires to undertake the project, "**West Deer Township Park Master Plan Continuation: Lower Bowl Dek Hockey Completion**" ("Project Title"); and

WHEREAS, the applicant desires to receive from the Department of Conservation and Natural Resources ("Department") a grant for the purpose of carrying out this project; and

WHEREAS, the application package includes a document entitled "Terms and Conditions of Grant" and

WHEREAS, the applicant understands that the contents of the document entitled "Terms and Conditions of Grant," including appendices referred to therein, will become the terms and conditions of a Grant Agreement between the applicant and the Department **if the applicant is awarded a grant**; and

NOW THEREFORE, it is resolved that:

1. The grant application may be electronically signed on behalf of the applicant by "**Daniel Joseph Mator, Jr.**" who, at the time of signing, has a **TITLE** of "**Township Manager**" and the email address of "**dmator@westdeertownship.com**".
2. If this Official signed the Grant Application Electronic Authorization prior to the passage of this Resolution, this grant of authority applies retroactively to the date of signing.
3. If the applicant is awarded a grant, the Grant Application Electronic Authorization, signed by the above Official, will become the applicant/grantee's **executed** signature page for the Grant Agreement, and the applicant/grantee will be bound by the Grant Agreement.
4. Any amendment to the Grant Agreement may be signed on behalf of the grantee by the Official who, at the time of signing of the amendment, has the "**TITLE**" specified in paragraph 1 and the grantee will be bound by the amendment.

I hereby certify that this Resolution was adopted by the

Board of Supervisors of West Deer Township

(identify the governing body of the applicant, e.g. city council, borough council, board of supervisors, board of directors)

of this applicant, this 15th day of March, 2023.

(signature of the governing body)

17

APPOINTMENT: PLANNING COMMISSION MEMBER INTERVIEW/
APPOINTMENT

DUE TO AN EXPIRATION OF A MEMBER OF THE PLANNING COMMISSION BOARD THERE IS AN AVAILABLE SEAT ON THE BOARD.

THE BOARD RECEIVED TWO LETTERS OF INTEREST FROM VAUGHN CAMPBELL AND JAKE ORESICK, AND THEIR LETTERS OF INTEREST ARE ATTACHED.

ARE MESSRS. CAMPBELL AND ORESICK PRESENT?

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO APPOINT _____ AS A MEMBER OF THE PLANNING COMMISSION FOR A FOUR-YEAR TERM TO EXPIRE DECEMBER 31, 2026.

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

Mr. Vaughn Richard Campbell

January 24, 2023

West Deer Township Board of Supervisors
109 East Union Road
Cheswick, PA 15024

Dear Board of Supervisors:

Please consider this letter to be my application to serve as a member of the West Deer Planning Commission. I am a resident of West Deer Township residing at the address below. It is my desire to become intricately involved in the operation of our community, and I am confident that with my background both in the federal and private sector, I can be an integral part of the team.

Thank you for your time and consideration for a position within the West Deer Planning Commission.

I have enclosed a copy of my CV.

Very Respectfully,

A handwritten signature in black ink, appearing to read 'Vaughn Richard Campbell', written in a cursive style.

Vaughn Richard Campbell
3573 Huntertown Rd.
Allison Park, PA 15101
vaughnrc@comcast.net
412-953-7094

enclosure

Vaughn Richard Campbell

3573 Huntertown Road

Allison Park, PA 15101

(412) 953-7094

vaughnrc@comcast.net

WORK HISTORY:

LEGAL ADMINISTRATIVE SPECIALIST – 03/2010 to Present

United States Office of Personnel Management – Boyers, PA 16017

- Adjudicate the retirement claims for persons in the Civil Service Retirement System.
- Adjudicate federal disability claims.
- Research and update all required materials needed for proper adjudication of retirement claims.
- Respond to all inquiries from the annuitant in a prompt and professional manner.
- Advise the annuitants of their retirement rights and explain the federal retirement laws.
- Clarify questions that the annuitants have concerning their retirement benefits.
- Verify Federal Employee Group Life Insurance and Federal Employee Health Benefits and ensure that the retiree meets the prerequisites to continue them into retirement.
- Make Federal Employee Health Benefits open season and regular season changes.
- Guide the annuitants through the process of paying re-deposits, deposits, and re-payment of any overpayments.
- Enter account information and payments into the computer system.
- Answer telephone calls, e-mails, and letters each day, addressing annuitant inquiries, and providing solutions to these communications.
- Participated in the Lean Six Sigma project to improve the retirement adjudication process.
- Mentor junior Legal Administrative Specialists.
- Assist with the development of training programs and training materials.

SUBSTITUTE TEACHER – 09/2020 to Present

Deer Lakes School District – Cheswick, PA

- Substitute teacher for grades kindergarten through grade 12.
- Responsible for facilitating lesson plans furnished by the permanent teacher.
- Maintain accurate classroom attendance records.
- Assign, collect, and grade classroom work.
- Manage each classroom effectively.
- Mentor and tutor students.
- Ensure a safe learning environment for each student.

MEDIATOR/FACILITATOR – 01/2016 to Present

The Pittsburgh Federal Executive Board – Pittsburgh, PA

- Serve as a neutral third party for person in conflict.
- Understand the cultural differences that contribute to conflict.
- Actively listen to facts as perceived by the parties in conflict.
- Guarantee a safe and secure meeting place for the conflicted parties to voice the differences.
- Utilize abstract thinking to bring the mediation to a successful outcome.

SENIOR AUDITOR – 01/2015 to 01/2020

American Federation of Government Employees Local 2451 – Boyers, PA 16017

- Senior auditor for the American Federation of Government Employees Union Local 2450.
- Direct the yearly audit of the union's finances and property to assure that all funds are properly accounted for, disbursed and/or invested as proscribed by law.
- Certify that the union is properly bonded.
- Ensure that the officers adhere to the rules and regulations as set forth in the union by-laws.
- Establish internal monetary control systems.
- Prepare working papers, reports and supporting documentation for audit findings.
- Prepare and certify the annual audit report.

TRAINING SPECIALIST – 01/2019 to 12/2020

The Pittsburgh Federal Executive Board – Pittsburgh, PA

- Ascertain the training needs for federal agency personnel using discussions and agency polls.
- Develop training programs based on the work schedules of federal employees.
- Recruit subject experts to present the training programs.
- Review and update the training programs to keep them relevant.

INTAKE INTERVIEWER – 09/2009 to 03/2010

Pennsylvania Department of Labor and Industry – Duquesne, PA

- Performed initial client assessment and analysis to begin the unemployment compensation process.
- Assisted claimants by answering questions regarding Pennsylvania Unemployment law.
- Entered claimant account information in the Pennsylvania state computer database.
- Calculated weekly unemployment compensation benefits for the claimants.

TECHNICAL PROJECT MANAGER – 06/2006 to 09/2009

CID Controls – Sarver PA

- Experienced in managing and delivering multiple large-scale projects on time and within budget.
- Proven success at reducing costs, improving operations and enhancing bottom line growth.
- Developed plans and managed the project scope using specific methodologies to guide projects from conceptualization to completion.
- Collaborated with business users, technical and testing teams to analyze and validate requirements.
- Gathered and evaluated project requirements through meetings and periodic walkthroughs with application users.
- Communicated project plans, engineering changes, and progress reports to key stakeholders.
- Proposed feasibility solutions for new functional designs and options for performance improvements.
- Maintained the U.L. notebook and ensured that the U.L. codes were adhered to in the manufacturing process
- Executed quality control inspections of completed projects.
- Saved the company over \$30,000.00 on one project by discovering errors in the accounting of purchase orders.

CIC Controls – Glenshaw, PA

- Managed an estimating team of 8 members focused on providing expert estimating services to prospective customers.
- Tracked labor costs and material expenses via personally designed spreadsheets.
- Generated weekly and monthly production reports.
- Implemented changes in product design as requested by designers, owners or inspectors.
- Adjusted the pricing of projects to reflect the revised purchase orders
- Assessed engineering documentation and manpower availability to determine the order of construction.
- Selected vendors to supply the equipment to build projects.
- Issued purchase order for project equipment.
- Executed quality control inspections of completed projects.
- Scheduled shipping of completed projects via air and ground transportation.

PERSONNELMAN – 09/1991 to 08/1995

United States Navy – USS Theodore Roosevelt CVN-71

- Leading Petty Officer of the Educational Services Office
- Scheduled and assigned weekly work assignments.
- Supervised the maintenance of the service records for over 3500 crewmembers.
- Prepared and executed documents affecting pay and allowances and dependent entitlements for crewmembers and their families.
- Was the database administrator of the ship's human resources computer system.
- Instructor for the School of the Ship and Petty Officer Indoctrination classes.
- Developed training courses for non-rate sailors.
- Prepared bi-annual evaluation reports for junior servicemembers.
- Evaluated departmental training programs to ensure that the programs were within Navy standards and regulations.
- Awarded 2 Navy Achievement Medals for superior performance.

ADMISSIONS REPRESENTATIVE 02/1985 to 12/1990

The Median School of Allied Health Careers – Pittsburgh, PA

- Contacted prospective students who expressed interest in continuing their education in a health care occupation.
- Interviewed students to determine if the school was compatible with their expectations.
- Scheduled appointments for individuals and their families to visit the school.
- Escorted students and their families on tours of the facility.
- Attended career fairs within the Pennsylvania tri-state area.
- Directed quarterly bulk mailing campaigns.
- Liaison with high school guidance counselors to promote the school.
- Assisted in the production of a television commercial advertisement.
- Produced a slide presentation used at career fairs.
- Contacted health care employers to arrange externships.
- Produced and co-wrote print media advertising.

ADULT CONTINUING EDUCATION INSTRUCTOR 1/1985 to 6/1985

Community College of Allegheny County - Pittsburgh, PA

- Instructor in the non-credit program teaching interior decorating, painting and wallcovering installation.

EDUCATION

Grove City College - Grove City, PA

Major – Business Administration

Bachelor of Science Degree – 2019

The Federal Mediation and Conciliation Services - Pittsburgh, PA

Mediation, Facilitation, and Conflict Resolution.

Completed – 2018

United States Navy Personnelman School – Meridian, MS

Human Resources

Graduated – 1992

PROFESSIONAL AFFILIATIONS

Pennsylvania Council of Mediators

Mr. Jack Oresick

January 23, 2023

West Deer Township
Board of Supervisors
109 East Union Road
Cheswick, PA 15023

RE: Township Planning Commission

This letter constitutes my letter of interest to serve of the West Deer Township Planning Commission. As the former board chair of the Oakland Planning and Development Corporation, which advocates for residents regarding large-scale urban planning in the City of Pittsburgh, I am familiar with and have a great appreciation for the importance of municipal planning. Moreover, as an attorney at Houston Harbaugh, P.C. in Pittsburgh, a portion of my practice is dedicating to zoning and land use issues, and I would be excited to apply this experience and expertise towards the benefit of West Deer Township.

I am a relatively new West Deer resident—as of November 2021—and would love to serve this community while bringing a fresh perspective to the Commission. I was educated at John Carroll University (B.A., 2006), Carnegie Mellon University (M.S. in Public Policy and Management, 2012), and the University of Pittsburgh (J.D., 2012). I have practiced law in the Pittsburgh area for over 10 years and I am the author of *The Schenley Experiment: A Social History of Pittsburgh's First Public High School* (Penn State University Press, 2017).

Sincerely,



Jake Oresick

3428 Cedar Glen Drive
Allison Park, PA 15101
cell: 412.965.4467
jake.oresick@gmail.com

18

AUTHORIZATION: ADVERTISEMENT (MUNICIPAL BUILDING BIDS)

ATTACHED IS A DRAFT OF THE MUNICIPAL BUILDING BIDS ADVERTISEMENT. INCLUDED IN THE ADVERTISEMENT ARE:

CONTRACT NO. 1 GENERAL CONSTRUCTION
CONTRACT NO. 2 HVAC CONSTRUCTION
CONTRACT NO. 3 PLUMBING CONSTRUCTION
CONTRACT NO. 4 ELECTRICAL CONSTRUCTION

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO AUTHORIZE THE ADVERTISEMENT OF THE MUNICIPAL BUILDING BIDS AS PRESENTED.

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

LEGAL NOTICE
WEST DEER TOWNSHIP
BID ADVERTISEMENT

West Deer Township is accepting sealed bids for the construction of its new Municipal Building. The deadline for submission is **Wednesday, April 12, 2023 at 11:00 A.M.**, and to the attention of Daniel Mator, Township Manager, West Deer Township, 109 East Union Road, Cheswick, PA 15024. Bids shall be opened publicly at that time.

It is the intent of the Owner to enter into separate contracts as follows:

Contract No. 1	General Construction
Contract No. 2	HVAC Construction
Contract No. 3	Plumbing Construction
Contract No. 4	Electrical Construction

Bids shall conform with Contract Documents prepared by HHSDR Architects/Engineers, 40 Shenango Ave., Sharon, PA, 16146, and 201 Century Building, 130 Seventh St., Pittsburgh, PA, 15222. Bidders who contact the Sharon office of HHSDR (724-981-8820) will receive a public link to the Contract Documents. No hard copies will be distributed from HHSDR and no deposit is required.

Bids shall include a Bid Security Bond or Certified Check, payable to West Deer Township, in an amount of **five percent (5%)** of the bid, in accordance with Instructions to Bidders, as included in the Contract Documents.

Bidders shall be aware that the West Deer Township is seeking to obtain LEED Certification for the New Municipal Building under the U.S. Green Building Council's (USGBC) Leadership in Energy and Environmental Design (LEED) Rating System. The West Deer Township is seeking a minimum level of "Certified (40-49 points)" through LEED Version 4.0 (v4) Building Design and Construction (BD + C) New Construction Rating System.

19

**AUTHORIZATION: ADVERTISEMENT OF A PUBLIC HEARING FOR A
CONCERT VENUE (NO OFF SEASON)**

APPLICANT: CHARLES VRABEL
BRICKYARD PARK HOLDINGS LLC

LOCATION: 940 & 982 LITTLE DEER CREEK VALLEY ROAD
RUSSELLTON, PA
40.11 ACRES

ZONING DISTRICT: I – INDUSTRIAL

REQUEST: TO CONSTRUCT A NEW CONCERT STAGE WITH
ASSOCIATED PARKING LOT

THE APPLICANT IS REQUESTING A LAND DEVELOPMENT PLAN AND
CONDITIONAL USE IN AN INDUSTRIAL (I) ZONING DISTRICT.

AT THIS TIME, THE BOARD WILL NEED TO SET A PUBLIC HEARING.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO AUTHORIZE THE ADVERTISEMENT OF THE CONDITIONAL
USE PUBLIC HEARING FOR THE NEW CONCERT STAGE WITH
ASSOCIATED PARKING LOT TO BE SCHEDULED _____ AT
_____PM.

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



West Deer Township Planning Commission
Meeting Report for February 23, 2023

Project Name: BRICKYARD HOLDINGS - CONCERT VENUE - CONDITIONAL USE

Property Location: West Deer Twp. – Allegheny County: 940 & 982 Little Deer Creek Valley
Road, Russellton, PA 15076
Parcel # 1219-J-75 & Parcel 1219-A-25

Zoned: I: Industrial

First motion by Mr. Bechtold and second motion by Mr. Hollibaugh to **RECOMMEND APPROVAL**, voting was unanimous with Mr. Schmidt abstaining of the Brickyard Holdings – Concert Venue – Conditional Use with the following conditions:

1. Satisfactorily address all comments and concerns of the Trans Associates letter dated 2.22.2023 as well as addressing all additional concerns that come up in the future.
2. Satisfactorily address items #6 to #10 in Mr. Shoup's comments letter dated 2.22.2023.
3. Include in narrative for Concert Venue that end time for all Concerts will be 10:00 PM, with all attendees exiting parking by 11:00 PM.
4. Add an EMS parking space to the Site Plan.
5. Review any concerns with the Township after the first year of operation.



SHOUP ENGINEERING

FOR OVER 50 YEARS

329 Summerfield Drive, Baden, PA 15005

Phone: 724-869-9560

info@shoupengineering.com

February 22, 2023

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

Via Email

Re: No Off Seasons Sports - Concert Venue
Land Development Plan
Conditional Use Application (plans revised August 1, 2022)

Dear Mr. Mator,

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

1. Have the islands and concrete curbs in the existing parking lot been constructed? Will the islands in the VIP parking lot be curbed?
2. Drawing Sheet S-1 notes that there are 90 overflow parking spaces. Are these 90 spaces in addition to or included in the 548 spaces in the existing lot? What is the purpose of the overflow parking spaces? It should be noted some parking is located on the Crown Castle lease area.
3. What is the width of the pedestrian walkways connecting the general admission parking and drop off area to the concert area? What material will the walkways be constructed of?
4. Drawing Sheet S-1 shows a 20 feet by 20 feet addition on the east side of the existing one-story building. Is this addition proposed with this project? What is the purpose/use of the addition?
5. The plans should refer to Little Deer Creek Valley Road rather than Little Deer Creek Road.
6. The two tax parcels comprising the site should be identified on the plans.

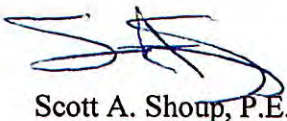
7. On Drawing Sheet S-2 at the south end of the concert area there is a label for a proposed 16' high hemlock wall, but it is not shown on the plan. The length(s) on all such walls should be identified on the plans.
8. Included with the conditional use application was correspondence dated September 27, 2022 from Edward Simon and Company regarding noise:
 - A. The correspondence notes that "The main loudspeakers are aimed at an angle of 105 degrees away from the property line." Is Little Deer Creek Valley Road the property line referred to in this sentence? Is the 105 degree angle an industry standard?
 - B. The correspondence refers to the noise ordinance allowance of 65db before 10:00 p.m. Will all concerts end before 10:00 p.m.?
9. How will the walkways and concert area be lit?
10. A Highway Occupancy Permit will need to be obtained from PADOT for any proposed site driveways.

A written response should be provided by the applicant indicating how 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: Dorothy Moyta, via email
Joseph Shook, via email
Gavin Robb, via email
Jodi French, via email
Jerry Nist, Hampton Technical Associates, via email



WEST DEER TOWNSHIP

109 East Union Road, Cheswick, PA 15024
Phone: (724) 265-3680 Fax: (724) 265-2228

CONDITIONAL USE APPLICATION

(To be submitted to the Department of Code Enforcement and Zoning)

CASE # CUP: _____

FEE: _____

Applicant is (check one) ☒ Property Owner
☐ Attorney for Property Owner
☐ Property Owner's Agent

Property Owner (if not the applicant): Check here if additional property owners and attach additional sheets.

Charles Vrabel

Name (please print)

Partner

Title

Brickyard Park Holdings LLC

Corporate Entity Name

13 Dewey Lane

Mailing Address

Gibsonia, PA 15044

City, State, Zip Code

724-321-2955

Telephone

vrabelplumbing@hotmail.com

Email

Requested Conditional Use: Concert & Concert & Performance Venue

Present Zoning District Classification: Industrial

Property Street Address: 940 & 982 Little Deer Creek Valley Road, Russellton, PA 15076

Parcel Lot and Block No.: 1219-J-75 & 1219-A-25

Size of the Property: 40.11 acres

Has there been a previous Conditional Use Application submitted for this property: _____ Yes _____ X No
If yes, give date when previous Conditional Use was submitted and the results (granted or denied):

I, Charles Vrabel, hereby depose and say that all of the statements contained in the application and supporting materials submitted is true to the best of my knowledge and belief.

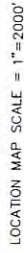
Charles Vrabel

August 24, 2022

Applicant's Signature

Date

Situated In
WEST DEER TOWNSHIP
ALLEGHENY COUNTY, PENNSYLVANIA
Prepared For
BRICKYARD PARK HOLDINGS LLC
13 DEWEY LANE
GIBSONIA, PA 15044



S-1 & S-2
LS-1 & LS-2

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
A WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE - STOP CALL

 **PA SYSTEM INC.**
1-800-242-1776

 POLICE SERIAL NUMBER
2018231675

HAMPTON
TECHNICAL ASSOCIATES, INC.
ENGINEERING LAND SURVEYORS

ESTABLISHED 1960

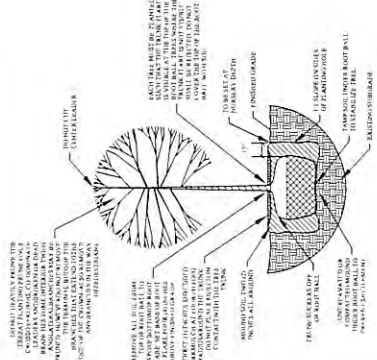
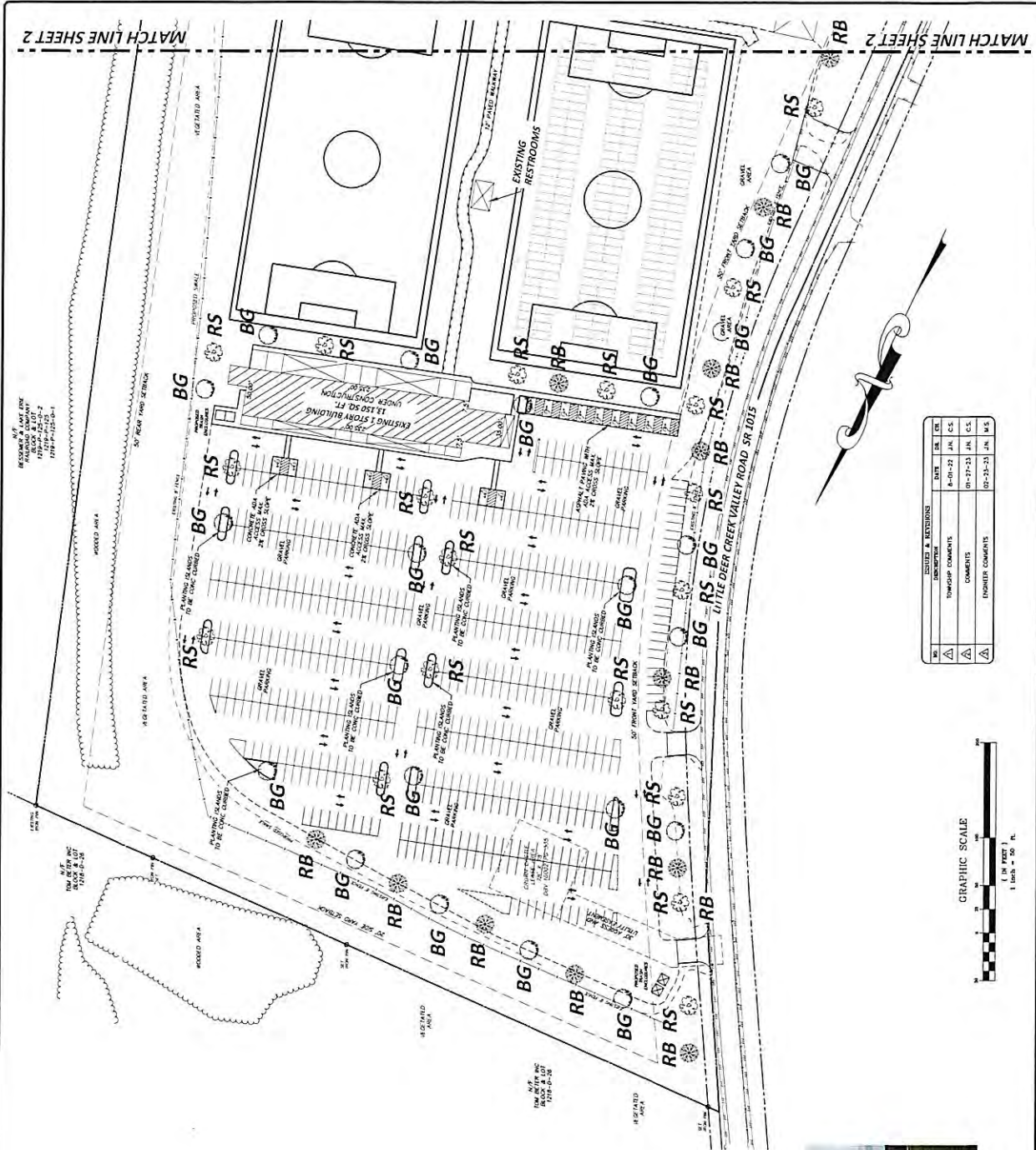


☐ Corporate Office
One Technical Center
Suite 200
Hampton, PA 17032
PHONE (417) 761-0600
FAX (417) 761-5604

☐ Main Office
125 Maple Road, Suite B
Hampton, PA 17009
PHONE (717) 761-0644
FAX (717) 761-0649

www.Hampton-Technical.com
enath@hampton-technical.com

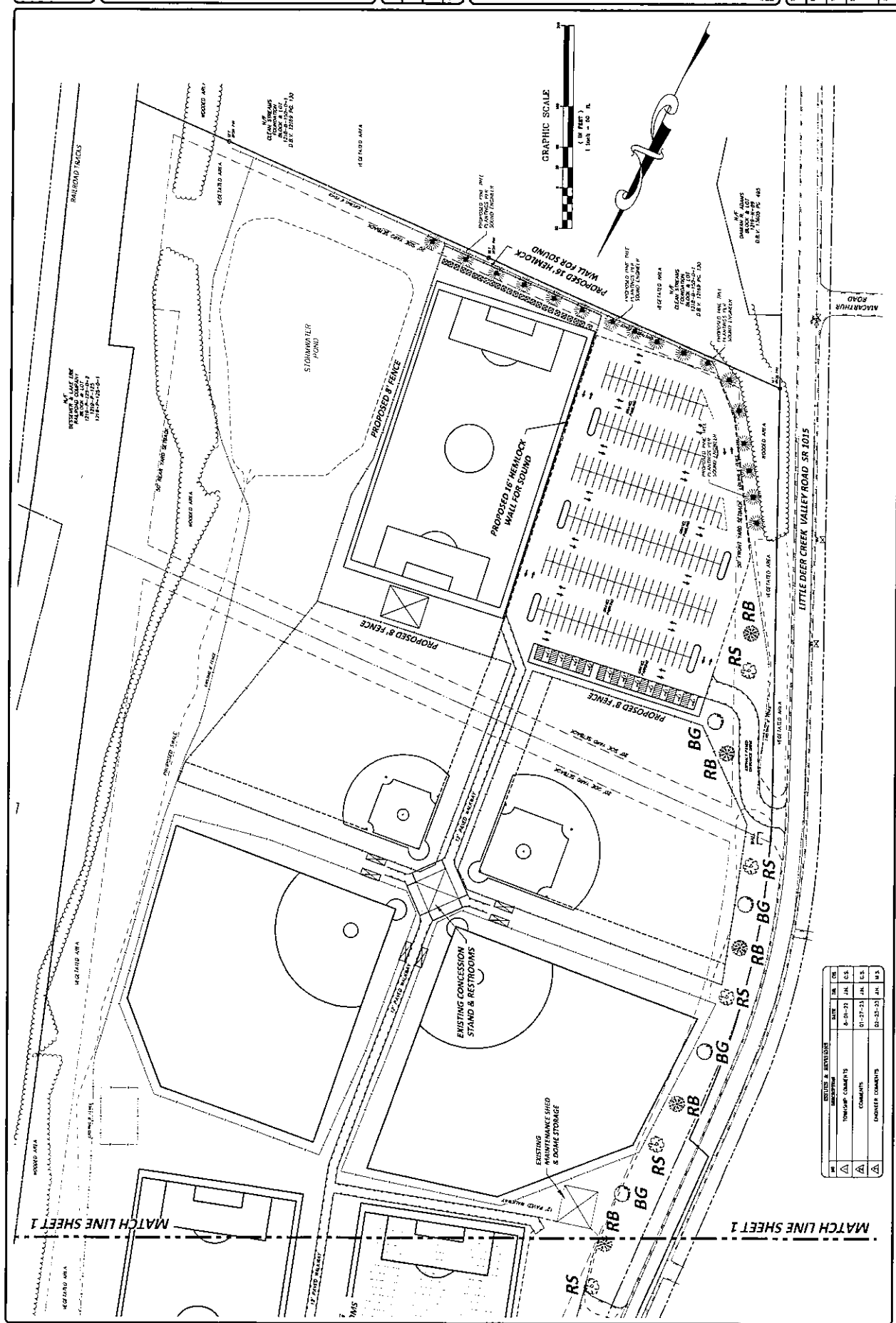
TITLE PROPOSED CONCERT EVENT STAGE SITE PLAN WEST DEER TOWNSHIP BRIDGEVIEW PARK HOLDINGS LLC 19 DEWEY LANE GIBBSBURG, PA 15044	DATE 08-27-2008 HUNTERDON POLICE 1500 15-50 VEHICLE # SHEET S-2 12 0077-2
DRAWN C.D. FILE APPROVED BY C.D. S.D. J.W.	01-0077-2 CIVIL FILE APPROVED BY C.D. S.D. J.W.

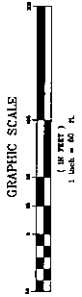
[illegible]

590 SPACES @ 1 TREE PER 10 SPACES = 59 TREES PROVIDED = 66 INCHES	RS	24
RED SUNSET MAPLE	RB	16
RIVER BIRCH	BG	26
BLACK GUM		



DETAIL
16' HEMLOCK WALL FOR SOUND





20

AUTHORIZATION: HAMPSHIRE ESTATES LOT LINE REVISION

THE PLANNING COMMISSION RECOMMENDED APPROVAL OF THE HAMPSHIRE ESTATES LOT LINE REVISION AT THEIR FEBRUARY 23, 2023 MEETING.

PROPERTY LOCATION: 57 HAMPSHIRE LANE
ZONING DISTRICT: R-1 RURAL RESIDENTIAL

THE PROPOSAL IS FOR A LOT LINE REVISION TO CORRECT THE BOUNDARIES BETWEEN TWO PARCELS OWNED BY DEER CREEK DRAINAGE BASIN AUTHORITY AND COPAM PROPERTIES, INC. LOCATED AT HAMPSHIRE LANE GIBSONIA, PA. THE TWO PARCELS BEING REVISED ARE 2010-F-49 AND 2010-F-284. THE LOT MEASURES 0.664 OF AN ACRE.

THE PLANNING COMMISSION RECOMMENDED APPROVAL OF THE HAMPSHIRE ESTATES LOT LINE REVISION SUBJECT TO THE FOLLOWING CONDITIONS:

1. SATISFACTORILY ADDRESS ALL COMMENTS AND CONCERNS OF MR. SHOUP'S COMMENT LETTER DATED 1.26.2023.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO APPROVE THE HAMPSHIRE ESTATES LOT LINE REVISION AS PER THE RECOMMENDATION BY THE PLANNING COMMISSION WITH THE CONDITION PREVIOUSLY MENTIONED.

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



West Deer Township Planning Commission
Meeting Report for February 23, 2023

Project Name: HAMPSHIRE ESTATES – LOT LINE REVISION

Property Location: West Deer Twp. – Allegheny County: 57 Hampshire Lane,
Gibsonia, PA 15044
Parcel # 2010-F-49 & Parcel 1210-F-284

Zoned: R-1: Rural Residential

First motion by Mr. Stark and second motion by Mr. Hollibaugh to **RECOMMEND APPROVAL**, voting was unanimous, of Hampshire Estates – Lot Line Revision with the following conditions:

1. Satisfactorily address all comments and concerns of Mr. Shoup's comment letter dated 1.26.2023.



SHOUP ENGINEERING

FOR OVER 50 YEARS

329 Summerfield Drive, Baden, PA 15005

Phone: 724-869-9560

info@shoupengineering.com

January 26, 2023

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

Via Email

Re: West Deer Sewage Treatment Plant Plan
Lot Line Revision (plan dated January 3, 2023)

Dear Mr. Mator,

I have reviewed the above-referenced lot line revision plan located in the R-1 Zoning District and the following comments should be considered:

1. On the surveyor's certification on Drawing Sheet 1 "Owner's Signature" should be replaced with "Surveyor's Signature" on the signature line.
2. In the title box on both drawing sheets it says "for COPAM Properties, Inc. and West Deer Township". It should state "The Deer Creek Drainage Basin Authority" rather than "West Deer Township".
3. On Drawing Sheet 1 the seal circle for "Allegheny County" (not needed) should be labeled for "West Deer Township Engineer". Also, the seal circle for "Allegheny County Recorder of Deeds" should be re-labeled to "Allegheny County Department of Real Estate".
4. The date of preparation in the title box for Drawing Sheet 2 is not legible.
5. Owners adoption and dedication signature statements must be provided for both property owners. The various signature statements should be consistent with the statements herein enclosed.

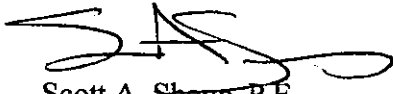
A written response should be provided by the applicant indicating how each of the above comments has been addressed with submission of revised plans.

Mr. Daniel Mator
West Deer Sewage Treatment Plant Plan
Lot Line Revision (plan dated January 3, 2023)
January 26, 2023
Page 2

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

Sincerely,

SHOUP ENGINEERING INC.



Scott A. Shoup, P.E.

Enclosure

cc: Dorothy Moyta, via email
Joseph Shook, via email
Gavin Robb, via email
Jodi French, via email
Danielle Pollini, via email - dpollini@dmclaw.com
Allen Kniss, via email - allen.kniss@gibson-thomas.com

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: 57 Hampshire Lane Gibsonia, PA 15044
Parcel Lot and Block No.: 2010-F-49 + 2010-F-284
Name of Subdivision/Land Development: N/A - Lot Line Revision between two parcels

Name of Applicant: Deer Creek Drainage Basin Authority
E-Mail Address: trice @ dmclaw.com (counsel)
Address: Dickie, McCamey + Chilcote
2 PPG Place, Ste 400 Pgh, PA 15222
Telephone No.: 412.392.5547

Name of Property Owner(s): Deer Creek Drainage Basin Authority
E-Mail Address: trice @ dmclaw.com (counsel)
Address: 945 Little Deer Creek Valley Rd
Russellton, PA 15076
Telephone No.: 724.265.5315

(See following page for adjacent owner information)

Surveyor/Engineer: Gibson-Thomas Engineering Co. Inc. - Allen Kniss
Address: 1004 Ligonier St. #8
Latrobe, PA 15650
Telephone No.: 724.539.8542 E-Mail: allen.kniss @ gibson-thomas
Purpose of Development: Correction of lot boundaries affecting two tax parcels

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

Total Acreage of Tract: 0.664 of an acre
No. of Acres to be Developed: NA Number of Lots: 2
Percentage of Lot Coverage: NA Min. Lot Size: NA
Estimated Start of Construction: NA

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: _____

Parcel Lot and Block No.: _____

Name of Subdivision/Land Development: _____

Name of Applicant: _____

E-Mail Address: _____

Address: _____

Telephone No.: _____

Name of Property Owner(s): COPAM PROPERTIES INC - ERIC Mockennaupt, President

E-Mail Address: eric.mockennaupt@gmail.com

Address: 143 main St. PO Box 158
Callery, PA 16024

Telephone No.: _____

Surveyor/Engineer: _____

Address: _____

Telephone No.: _____

E-Mail: _____

Purpose of Development: _____

Proposed Use:

Single Family ☐

Two Family ☐

Multi Family ☐

Townhouse ☐

Commercial ☐

Industrial ☐

Other _____

Total Acreage of Tract: _____

No. of Acres to be Developed: _____

Number of Lots: _____

Percentage of Lot Coverage: _____

Min. Lot Size: _____

Estimated Start of Construction: _____

Zoning District: C3

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 None

Proposed for Dedication: ☐ Yes ☒ No

Existing Use: Hampshire Estates Sanitary Sewerlines + Sewage Treatment Plant

Number of Existing Lots: _____

Existing Acreage: _____

Location of Existing Buildings: _____

Current Parking Spaces: _____

Existing Parking Surface Area: _____

Access Driveway Location: _____ Width: _____

Proposed Use: No change

Description of Building(s): _____

Additional Parking Spaces: _____

Access Driveway Location: _____ Width: _____

Current Employees: _____ New Employees: _____

Percentage of Lot Coverage: _____

Phase:

Total Number of Phases: _____

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: _____

1

1

0.664 of an acre

0.664 of an acre

2

2

NA

NA

Environmental Standards:

Will the proposed use generate any of the following conditions?

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

Material stored on site: _____

Applications:

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

Right-of-Way:

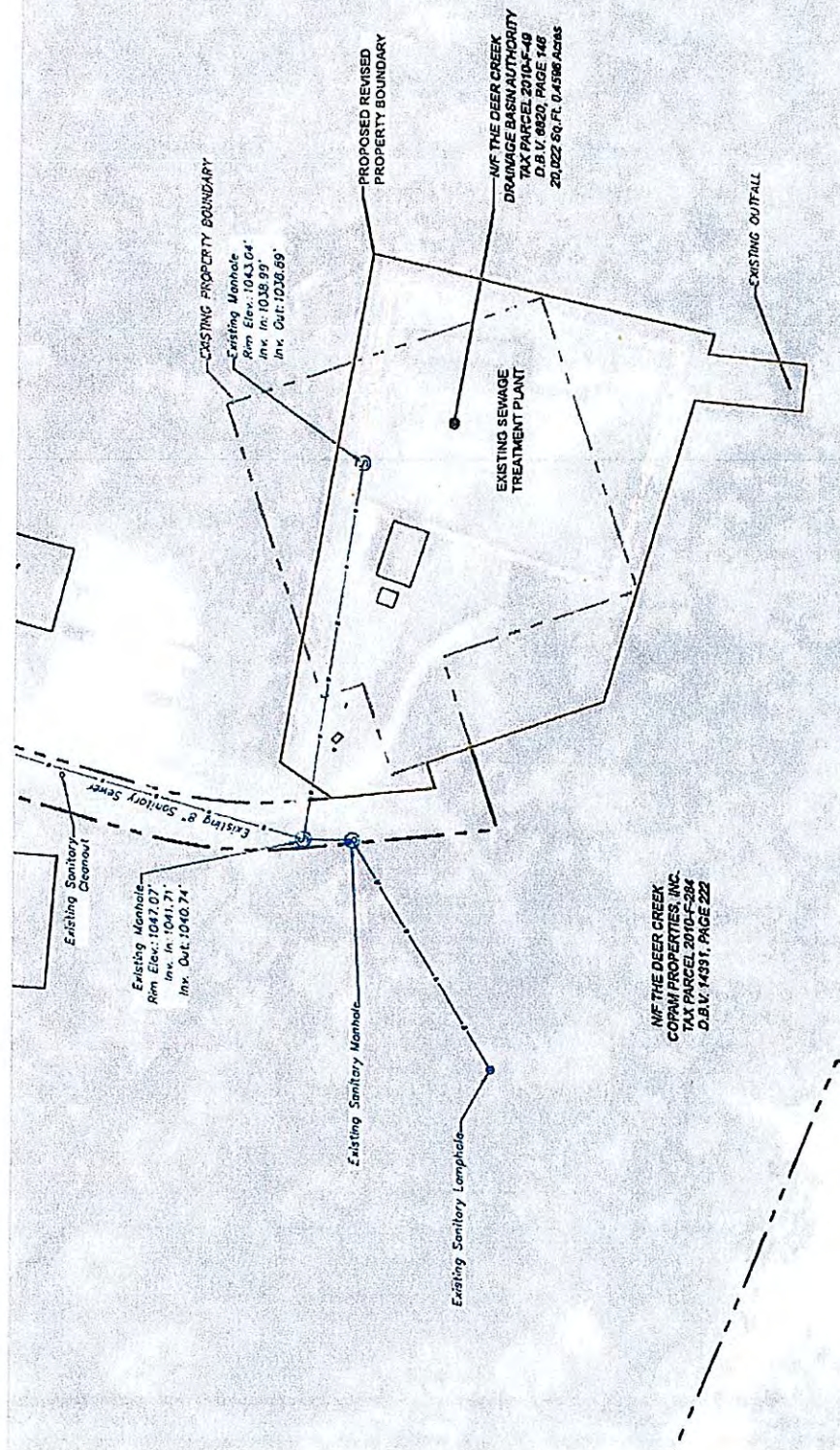
Agreements of adjacent properties: ☐ Yes ☐ No ☐ N/A

Describe: _____

Easements: NOTE:

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

Describe: This is a property line adjustment to
correct the boundaries between ~~two~~ two
parcel owned by Deer Creek Drainage Basin
Authority and Copam Properties, Inc.



21

AUTHORIZATION: RIDGEWOOD HEIGHTS SUBDIVISION AND LAND DEVELOPMENT PLAN

THE PLANNING COMMISSION RECOMMENDED APPROVAL OF THE RIDGEWOOD HEIGHTS SUBDIVISION PLAN AT THEIR JANUARY 26, 2023 MEETING.

PROPERTY LOCATION: CEDAR RIDGE ROAD
ZONING DISTRICT: R-2 SEMI SUBURBAN RESIDENTIAL

THE PROPOSAL IS FOR A PLANNED RESIDENTIAL DEVELOPMENT (PRD) FOR THE APPLICANT, CEDAR RIDGE PARTNERS LP TO CONSTRUCT 18 SINGLE FAMILY HOMES ON 12.18 ACRES LOCATED ON CEDAR RIDGE ROAD ALLISON PARK, PA. THE LOTS TO MEASURE 13,059 SQ FT.

THE PLANNING COMMISSION RECOMMENDED APPROVAL OF THE RIDGEWOOD HEIGHTS SUBDIVISION AND LAND DEVELOPMENT PLAN SUBJECT TO THE FOLLOWING CONDITIONS:

2. ADDRESS AND SATISFY ALL ISSUES IN THE LETTER FROM SCOTT SHOUP DATED 1.17.2023.
3. LOCATE ADDITIONAL FIRE HYDRANT AT END OF CUL-DE-SAC.
4. APPROVAL OF THE VARIANCE ON 2.16.2023.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO APPROVE THE RIDGEWOOD HEIGHTS SUBDIVISION AND LAND DEVELOPMENT PLAN AS PER THE RECOMMENDATION BY THE PLANNING COMMISSION WITH THE CONDITIONS PREVIOUSLY MENTIONED.

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



West Deer Township Planning Commission
Meeting Report for January 26, 2023

Project Name: RIDGEWOOD HEIGHTS: SUBDIVISION AND LAND DEVELOPMENT

Property Location: West Deer Twp. – Allegheny County: Cedar Ridge Rd.
Parcel # 1214-G-100

Zoned: R-2: Semi Suburban Residential

First motion by Mr. Hollibaugh and second motion by Mr. Bechtold to **RECOMMEND APPROVAL**, voting was unanimous, of the Ridgewood Heights: Subdivision and Land Development with the following conditions:

1. Address and satisfy all issues in the letter from the Scott Shoup dated 1.17.2023.
2. Locate additional fire hydrant at end of cul-de-sac.
3. Approval of the Variance on 2.16.2023.



SHOUP ENGINEERING

FOR OVER 50 YEARS

329 Summerfield Drive, Baden, PA 15005

Phone: 724-869-9560

info@shoupengineering.com

January 17, 2023

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

Via Email

Re: Ridgewood Heights
Preliminary and Final Subdivision (plans dated November 2022 but revised)

Dear Mr. Mator,

I have reviewed the above-referenced preliminary and final subdivision plan located in the R-2 Zoning District and the following comments should be considered:

1. A revision date should be placed on the plans.
2. The Township Solicitor and developer's counsel have been in contact regarding the applicability of the variance granted by the Zoning Hearing Board in March, 2022. The applicant is requesting that the issue be a condition (needing to be resolved) on any recommendation given by the Planning Commission.
3. The Planning Commission should be aware that the applicant has extended the sidewalk on the west side of Ridgewood Heights Drive to Cedar Ridge Road, but has not done so on the east side of the road.
4. The landscape plan, Drawing Sheet L100, should identify the diameter (1 ½ inch dbh minimum) and types(s) of street trees proposed.
5. I would request that the applicant's engineer contact me to arrange for an on-site review of the stormwater discharge point proposed for the development.
6. A copy of the draft covenant and homeowners association documents should be submitted to the Township for review.
7. Any approvals by the Township should be conditioned upon the applicant providing the following:
 - A. Pennsylvania Department of Transportation Highway Occupancy Permit (HOP)

Mr. Daniel Mator
Ridgewood Heights
Preliminary and Final Subdivision (plans dated November 2022 but revised)
January 17, 2023
Page 2

- B. Pennsylvania Department of Environmental Protection Sewage Facilities Planning Module approval
- C. NPDES General Permit from the Allegheny County Conservation District
- D. Post Construction Stormwater Management Agreement with West Deer Township
- E. Developer's Agreement with West Deer Township

A written response should be provided by the applicant indicating how 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: Joseph Shook, via email
Gavin Robb, via email
Dorothy Moyta, via email
Jodi French, via email
Michael Ogin, Gateway Engineers via email (mogin@gatewayengineers.com)

West Deer Township Zoning Hearing Board

Case No. Z03-23

Findings of Fact and Conclusions of Law

Introduction:

The West Deer Township Zoning Hearing Board ("ZHB") makes the following Findings of Fact and Conclusions of Law concerning Case Z03-23, based on the Exhibits and Testimony provided at the Zoning Hearing Board's public meeting held on Thursday, February 16, 2023.

Cedar Ridge Partners, LP (the "Applicant") requests confirmation that the attached variance granted by the ZHB for the property located at 0 Cedar Ridge Road, Allison Park, PA 15044 (Parcel ID: 1214-G-00100-0000-00) (the "Property") following the ZHB's public meeting held on Thursday, March 17, 2022, Case No Z01-22, (the "Variance") runs with the land and is applicable to the proposed Ridgewood Heights Subdivision Plan (the "Proposed Development") without need for further review from the ZHB. The Applicant's counsel, Mr. Matthew Prather and the Applicant's engineer Mr. Brett Shultz testified for the Applicant.

Findings of Fact:

1.) The Applicant seeks to build a single-family home development on the Property to include 18 single family homes.

2.) The Variance was granted upon the review of a development plan for 15-16 single family homes and the Applicant wishes to confirm that the increase in the number of homes in the Proposed Development does not require further review from the ZHB with regard to the Variance as granted.

3.) Mr. Prather and Mr. Schultz testified that the Proposed Development would comply the express terms of the Variance including the conditions that that (1) the Lot Density shall not exceed 2 per Acre and (2) side yard set-backs shall be at least 20 feet on 80% of the lots located on the Property and the remaining 20% of lots shall have side yard set-backs of at least 15 feet.

4.) Mr. Schultz testified that the Proposed Development will comply with the West Deer Township Zoning Ordinance as modified by the Variance and does not require any additional variances from the West Deer Zoning Ordinance.

5.) Mr. Schultz testified that all necessary or required planning authorizations, building permits, sewer and storm water management approvals required by West Deer Township and any other governmental authority for the construction of the Proposed Development will be obtained.

6.) The owner of a neighboring property, Mr. Clyde Hardt provided testimony at the hearing and stated that they did not object to the confirmation sought by the Applicant, but expressed concerns regarding storm water management in general and associated with the Proposed Development.

7.) The Zoning Hearing Board finds all testimony given to be credible.

III. Conclusions of Law:

1.) By unanimous vote of those members present and voting, the West Deer Township Zoning Hearing Board confirms that it is the West Deer Township Zoning Hearing Board's position that the Proposed Development complies with the requirements of the Variance as previously issued and does not require any further review from the ZHB, provided, however, that the final lot layout meets all requirements set forth in the West Deer Zoning Ordinance as modified by the Variance.

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: 3690 Cedar
Parcel Lot and Block No.: 1214-G-100
Name of Subdivision/Land Development: Ridge Road
Cedar Ridge

Name of Applicant: Cedar Ridge Partners LP
E-Mail Address: bschultz@weaverhomes.com
Address: P.O. BOX 449
MARS, PA 16046-0449
Telephone No.: 724-625-7800

Name of Property Owner(s): Cedar Ridge Partners LP
E-Mail Address: bschultz@weaverhomes.com
Address: P.O. BOX 449
MARS, PA 16046-0449
Telephone No.: 724-625-7800

Surveyor/Engineer: Michael Ogin Gateway Engineers
Address: 122 W. Brady Street
Butler, PA 16001
Telephone No.: 412-458-6321 E-Mail: mogin@gatewayengineers.com
Purpose of Development: 18 Lot Residential Development

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

Total Acreage of Tract: 12.18 ac
No. of Acres to be Developed: 9.91ac Number of Lots: 18
Percentage of Lot Coverage: 8.8% Min. Lot Size: 13,059 sqft (variance)
Estimated Start of Construction: Fall 2023

Zoning District: R-2

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

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

See attached variance approval for parcel.

Water Supply: ☒ Public ☐ Other (specify _____)

Sewage Disposal: ☒ Public ☐ Other (specify _____)

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

Streets: Lineal feet of new streets 916'

Proposed for Dedication: ☒ Yes ☐ No

Existing Use: Vacant Land

Number of Existing Lots: 1

Existing Acreage: 12.18 ac

Location of Existing Buildings: N/A

Current Parking Spaces: N/A

Existing Parking Surface Area: N/A

Access Driveway Location: N/A

Width: N/A

Proposed Use: Single Family Homes

Description of Building(s): 18 Single Family Homes

Additional Parking Spaces: N/A

Access Driveway Location: 40.603640 -79.904065

Width: 22'

Current Employees: N/A

New Employees: N/A

Percentage of Lot Coverage: 8.8%

Phase:

Total Number of Phases: 1

Phase Number of this Application: 1

Total Acres: 12.18 ac

Acres this Phase: 12.18 ac

Total Lots: 18

Lots this Phase: 18

Total Lineal Feet of Storm Sewer: 2257'

Total Storm Sewer this Phase: 2257'

Environmental Standards:

Will the proposed use generate any of the following conditions? ☐ No

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

Right-of-Way:

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

Describe: _____

Easements:

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

Describe: _____

Project Number:	41814 - 0000
Drawing Scale:	1"=50'
Date Issued:	NOV. 2002
Index Number:	--
Drawn By:	JSR
Checked By:	MAO
	MAO

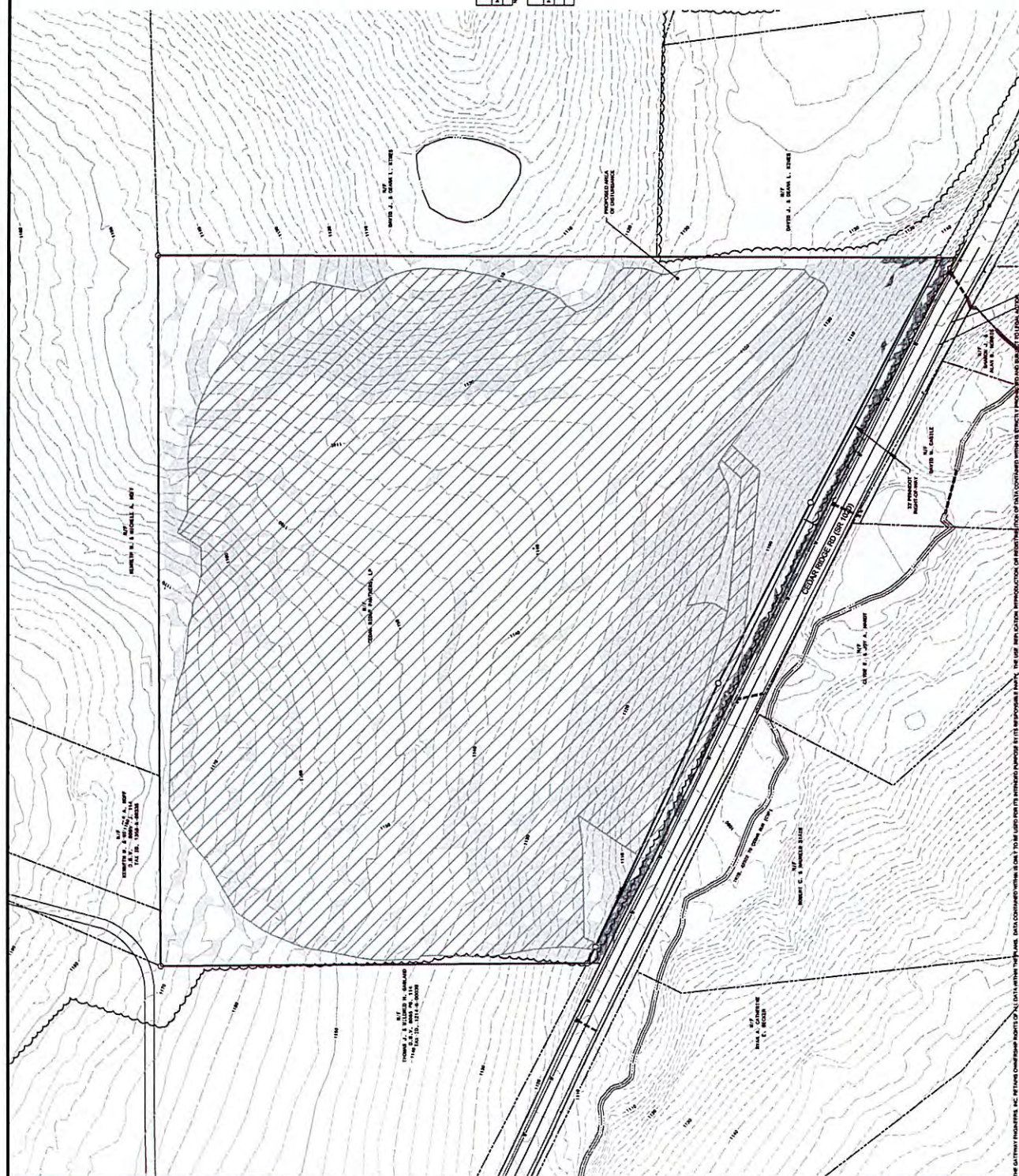
RIDGEWOOD HEIGHTS
CEDAR RIDGE ROAD
WEST DEER TOWNSHIP, ALLEGHENY COUNTY, PA
PREPARED FOR:
CEDAR RIDGE PARTNER
P.O. BOX 448
MARS, PA 15046-0448

SLP

Date	No
01	-
02	-
03	-
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GRAPHIC SCALE

NORTH

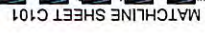
GRAPHIC SCALE



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SITE LEGEND



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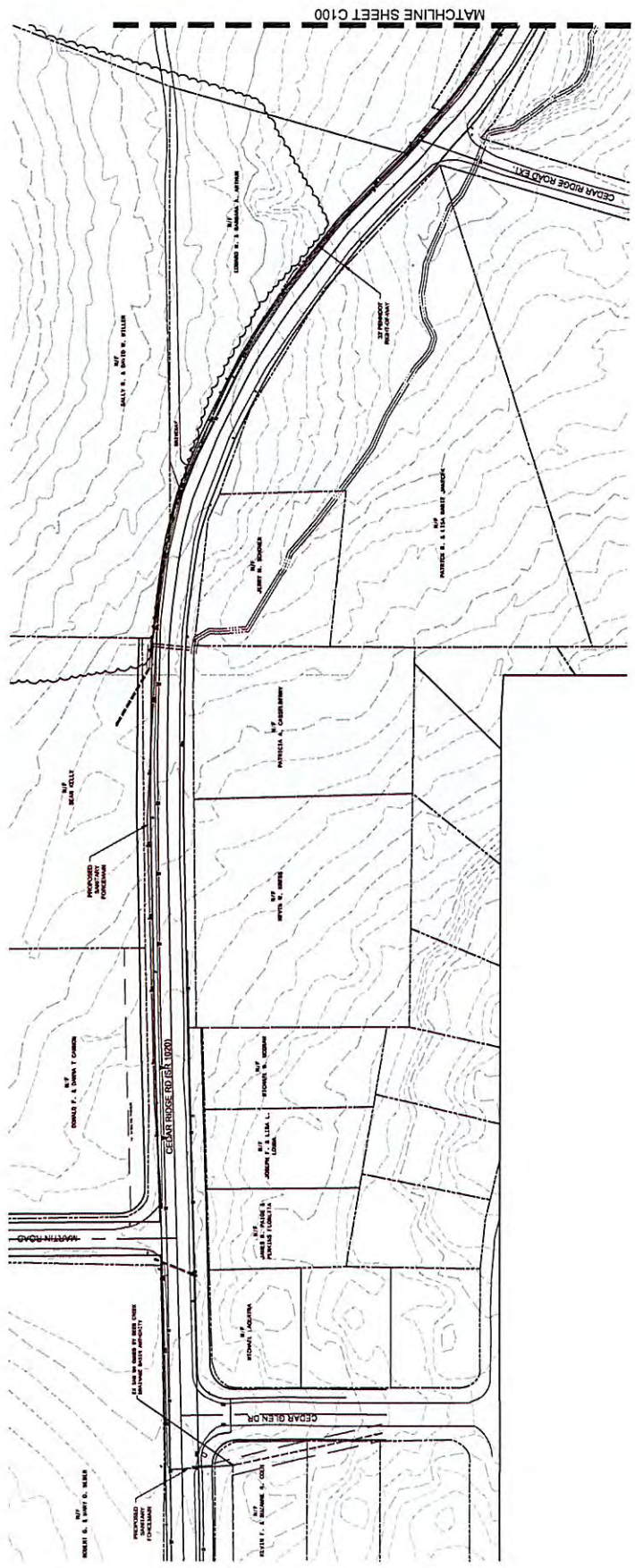
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Project No. C101-0002
Drawing No. C101-0002
Date Issued 05/27/2021
Author
Checked By
Designed By
Reviewed By

SITE - UTILITY PLAN

RIDGEWOOD HEIGHTS
CEDAR RIDGE ROAD
WEST DEER TOWNSHIP, ALLEGHENY COUNTY, PA
PREPARED FOR
CEDAR RIDGE PARTNERS LP
P.O. BOX 448
MARIS, PA 15046-0448

REVISION RECORD	
1	ISSUED FOR PERMIT
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3	ISSUED FOR PERMIT
4	ISSUED FOR PERMIT
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GRADING LEGEND

EXISTING SPOT GRADE

PROPOSED SPOT GRADE

SPOT GRADE ABBREVIATIONS

GRADING PLAN NOTES

1. ALL ELEVATIONS SHALL BE IN FEET UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL MAINTAIN THE EXISTING GRADE WHEREVER POSSIBLE.
3. THE CONTRACTOR SHALL MAINTAIN THE EXISTING GRADE WHEREVER POSSIBLE.
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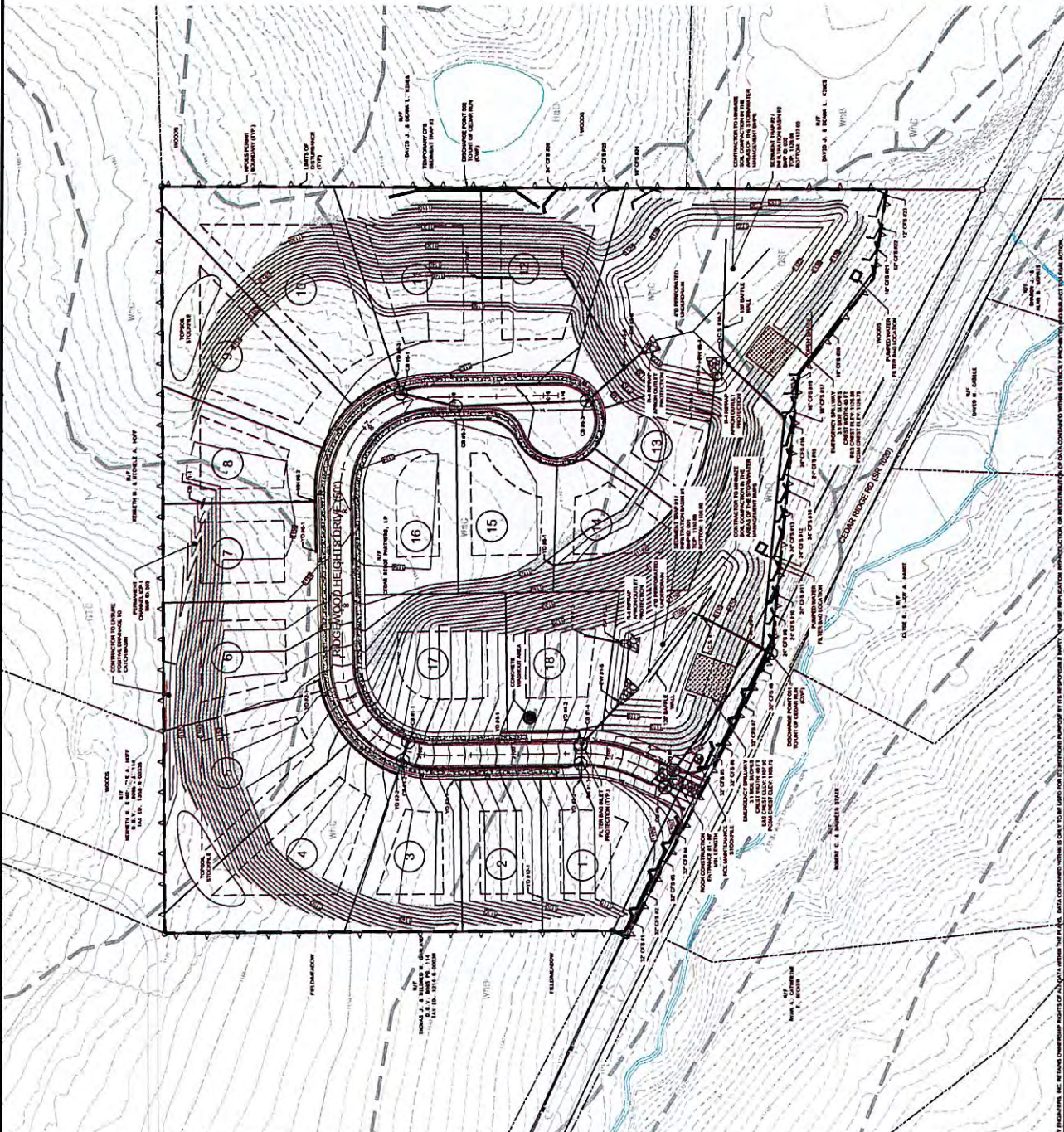
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THIS PLAN IS FOR EROSION AND SEDIMENT CONTROL PURPOSES ONLY

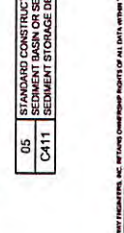
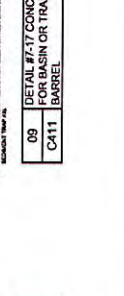


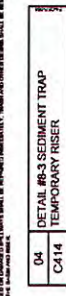
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EROSION AND SEDIMENT CONTROL LEGEND	
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	SEDIMENT BASIN

1. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS AND ORDINANCES REGARDING EROSION AND SEDIMENT CONTROL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND PUBLIC ROADS AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMEDIATING ANY EROSION OR SEDIMENTATION THAT OCCURS DURING THE CONSTRUCTION PROCESS. THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL EROSION AND SEDIMENT CONTROL MEASURES AND PROVIDE THEM TO THE AGENCIES UPON REQUEST. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND PUBLIC ROADS AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMEDIATING ANY EROSION OR SEDIMENTATION THAT OCCURS DURING THE CONSTRUCTION PROCESS. THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL EROSION AND SEDIMENT CONTROL MEASURES AND PROVIDE THEM TO THE AGENCIES UPON REQUEST.





NO.	REVISION	DATE
1	ISSUED FOR PERMIT	05/01/2022
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RIDGEWOOD HEIGHTS
CEDAR RIDGE ROAD
WEST DEER TOWNSHIP, ALLEGHENY COUNTY, PA
PREPARED FOR
CEDAR RIDGE PARTNERS LP
P.O. BOX 448
MARIS, PA 15048-0448

ROAD PROFILES
Project Name: CEDAR RIDGE
Project No.: 2022021685
Drawn By: JES
Checked By: JES
Reviewed By: JES
Date Issued: 05/01/2022
Scale: AS SHOWN

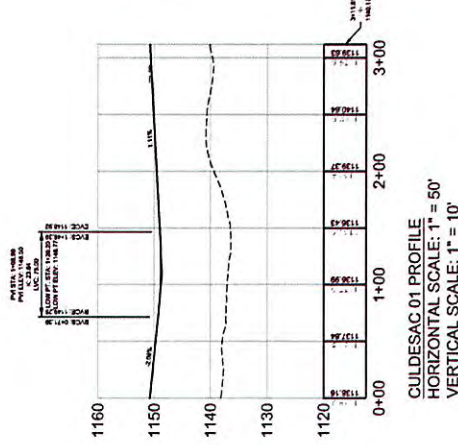
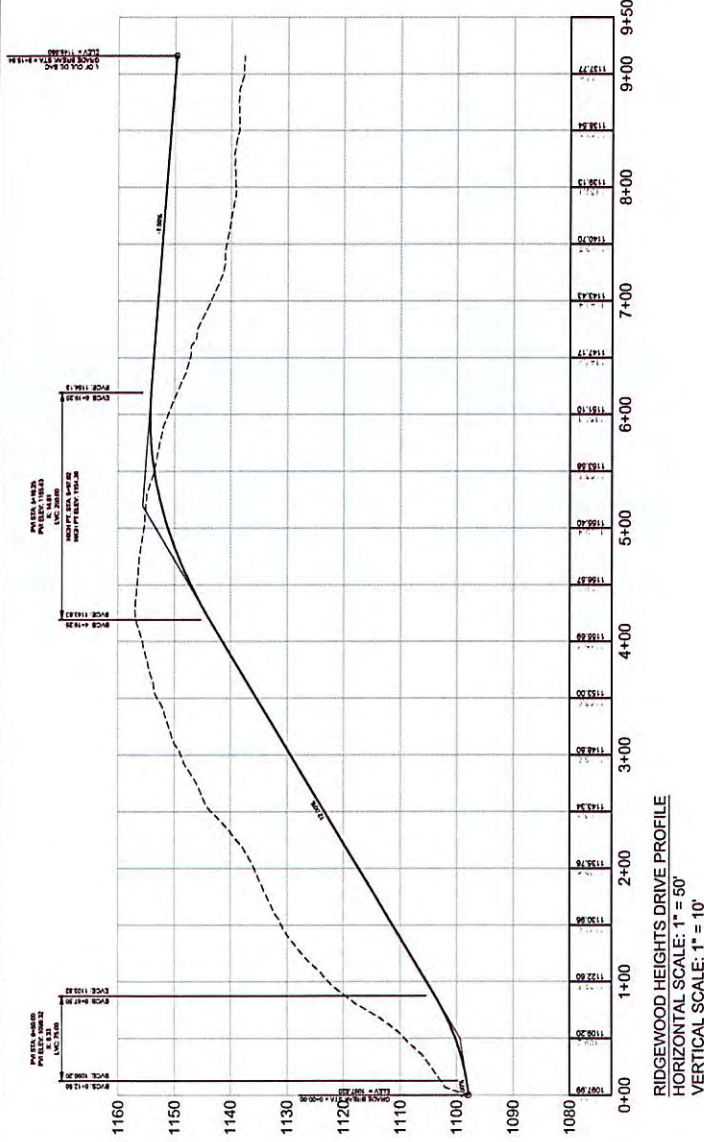
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PROFILE NOTES:

- THE PROFILE SHOWN IS THE EXISTING PROFILE AND THE PROPOSED PROFILE IS SHOWN IN DASHES.
- FOR SPOTS OF EXISTING ELEVATIONS OF PPE.

PROFILE STRUCTURE ABREVIATIONS

SYM	DESCRIPTION
1	BRIDGE
2	UNDERPASS
3	RAILROAD
4	WATERWAY
5	SEWER
6	WATERWAY
7	RAILROAD
8	WATERWAY
9	SEWER
10	WATERWAY
11	RAILROAD
12	WATERWAY
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17	SEWER
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19	RAILROAD
20	WATERWAY



[illegible]

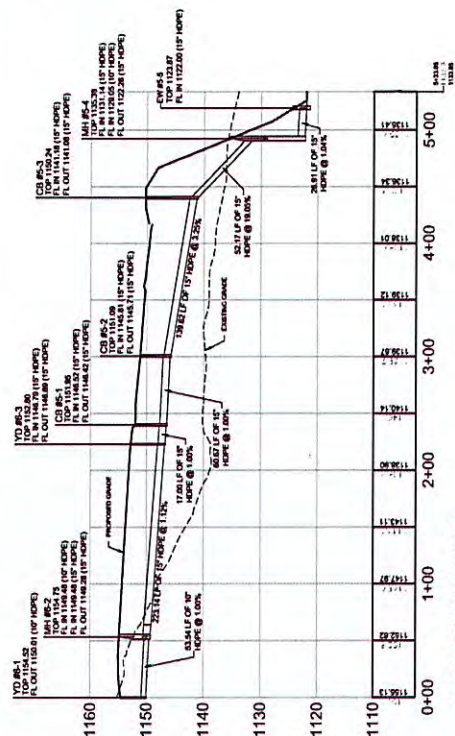
RIDGEWOOD HEIGHTS
CEDAR RIDGE ROAD
WEST DEER TOWNSHIP, ALLEGHENY COUNTY, PA
PREPARED FOR:
CEDAR RIDGE PARTNERS LP
P.O. BOX 449
MARRS, PA 15046-0449

Project Number: 41914 - 0000
Drawing Scale: Viewpoint Scale
Date Issued: NOV, 2022
Index Number: --
Drawn By: JBR
Checked By: MAO
Project Manager: MAO

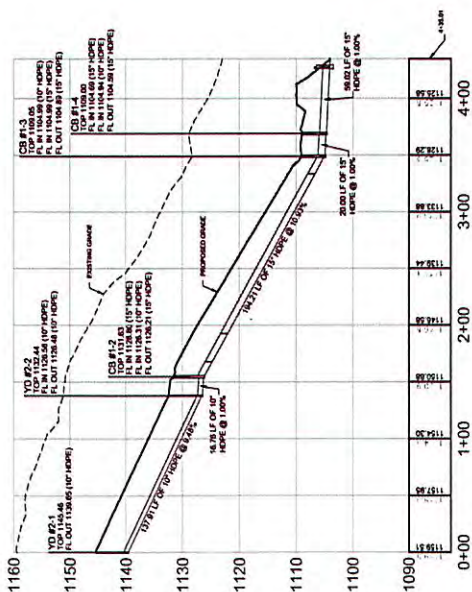
Service you can't.



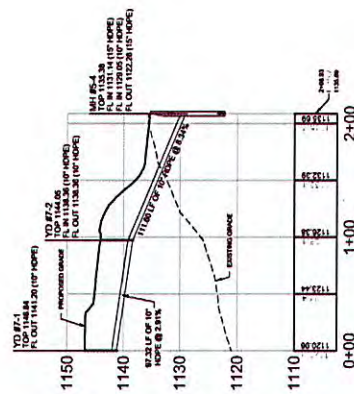
Know what's below.



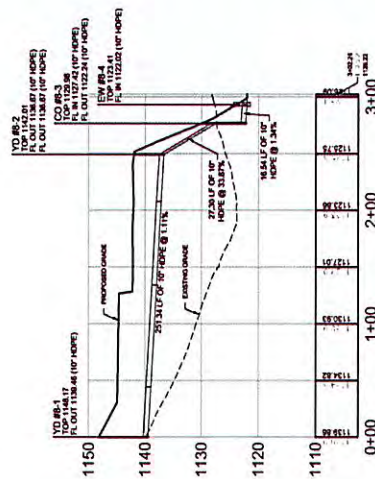
STORM RUN 2 PROFILE
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 10'



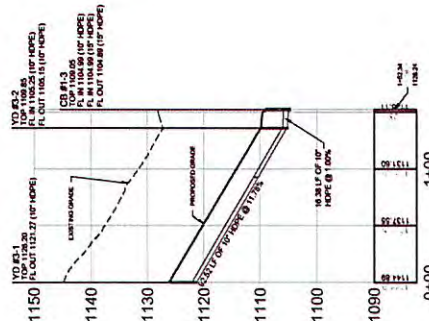
STORM RUN 1 PROFILE
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 10'



STORM RUN 5 PROFILE
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 10'



STORM RUN 4 PROFILE
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 40'

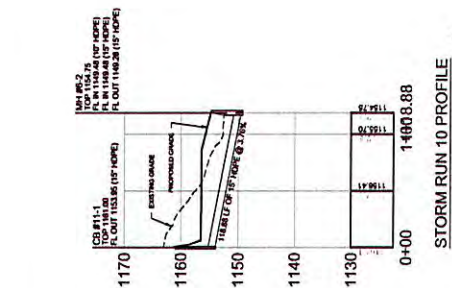


STORM RUN 3 PROFILE
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 10'

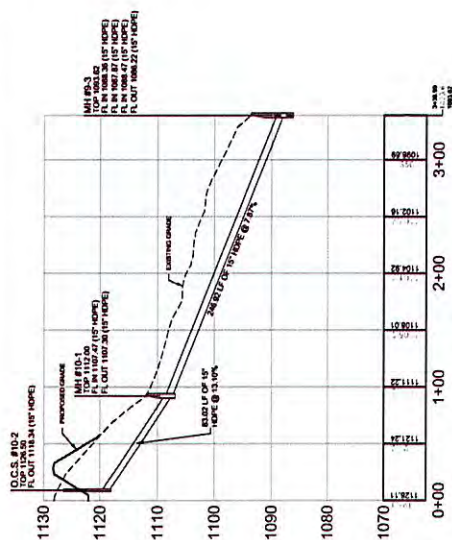
STW	STORM
SAN	SANITARY
MAN	MANHOLE
ON	OUTLET STRUCTURE
CD	CLEANOUT
HW	HEADWALL
FW	FLOWELL

PROFILE NOTES:

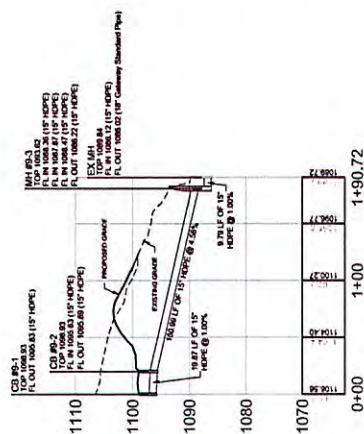
3. THE LENGTH IS 9" SHOWN ON THIS PLAN AND CENTERLINE STRUCTURE TO CENTERLINE STRUCTURE AND DO NOT ACCOUNT FOR THE CURB.



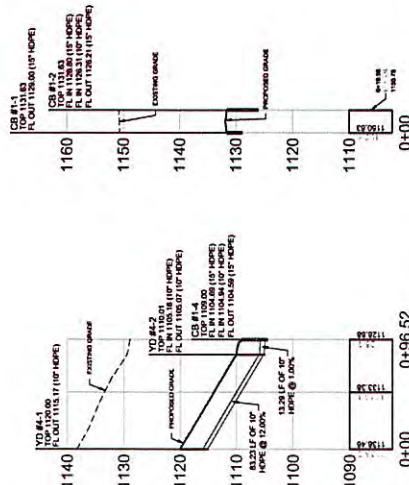
STORM RUN 10 PROFILE
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 10'



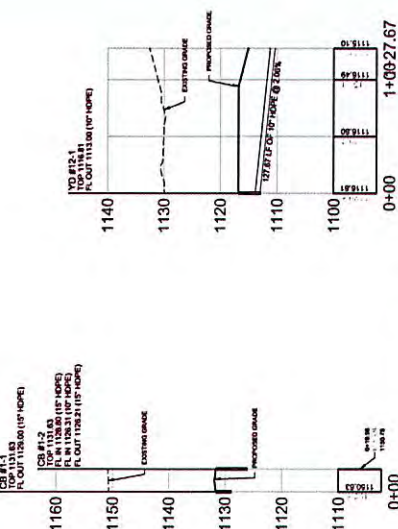
STORM RUN 7 PROFILE
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 10'



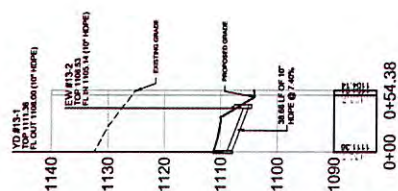
STORM RUN 6 PROFILE
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 10'



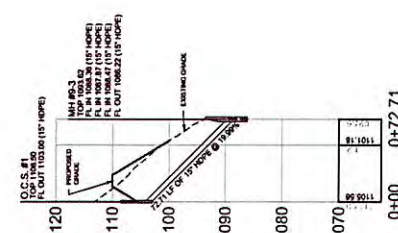
STORM RUN 8 PROFILE
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 10'



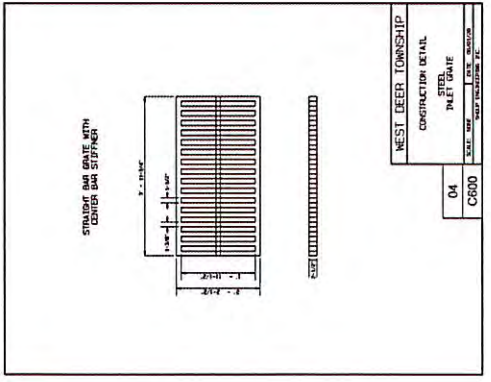
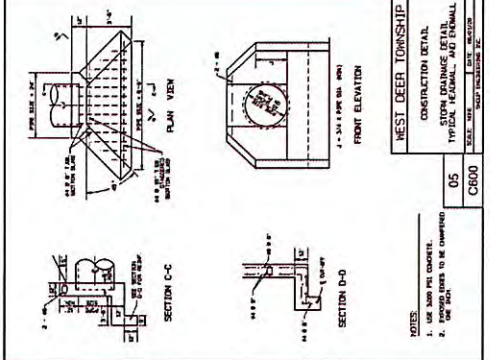
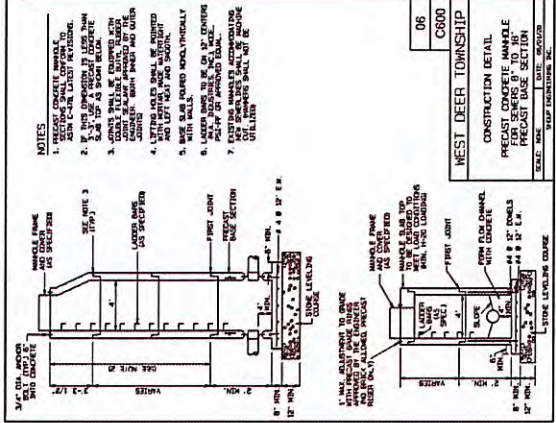
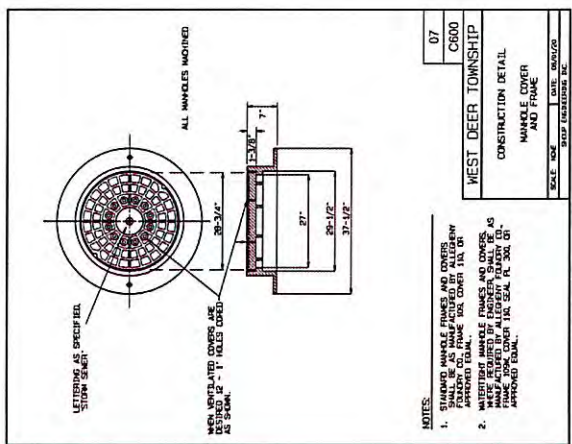
STORM RUN 11 PROFILE
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 10'

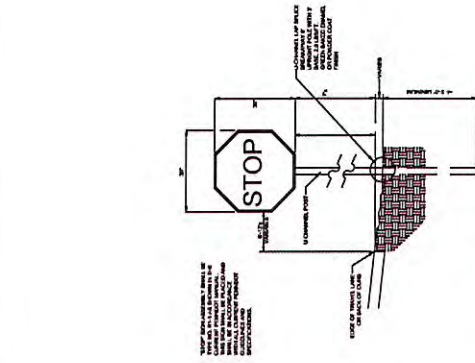


STORM RUN 12 PROFILE
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 10'

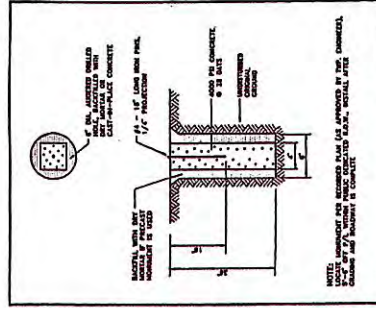


STORM RUN 13 PROFILE
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 10'

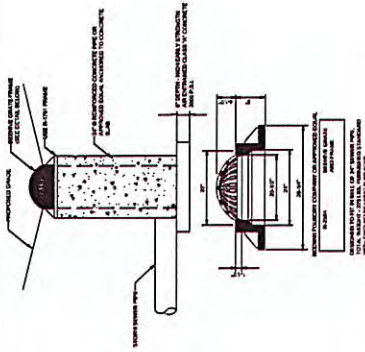




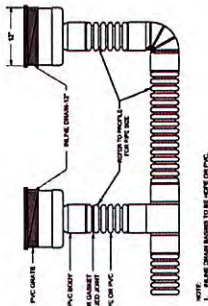
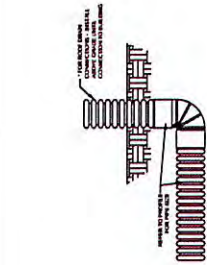
03	STOP SIGN
C601	



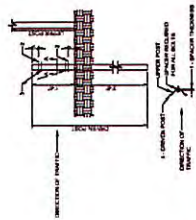
WEST BOLT TIGHTENING STANDARDS DETAILS	06
	C601



02	YARD DRAIN (YD)
C601	



01	INLINE DRAIN (YD)
C601	



GENERAL NOTES:

1. The **EXTENSION** OF THE **SHOULDER** IS AN **ADDITIONAL** **MOVEMENT** **BEYOND** THE **UPPER** **LIMITS** OF THE **UPPER** **EXTENSION** OF THE **SHOULDER**.
2. THE **EXTENSION** OF THE **SHOULDER** IS AN **ADDITIONAL** **MOVEMENT** **BEYOND** THE **UPPER** **LIMITS** OF THE **UPPER** **EXTENSION** OF THE **SHOULDER**.
3. THE **EXTENSION** OF THE **SHOULDER** IS AN **ADDITIONAL** **MOVEMENT** **BEYOND** THE **UPPER** **LIMITS** OF THE **UPPER** **EXTENSION** OF THE **SHOULDER**.
4. THE **EXTENSION** OF THE **SHOULDER** IS AN **ADDITIONAL** **MOVEMENT** **BEYOND** THE **UPPER** **LIMITS** OF THE **UPPER** **EXTENSION** OF THE **SHOULDER**.
5. THE **EXTENSION** OF THE **SHOULDER** IS AN **ADDITIONAL** **MOVEMENT** **BEYOND** THE **UPPER** **LIMITS** OF THE **UPPER** **EXTENSION** OF THE **SHOULDER**.
6. THE **EXTENSION** OF THE **SHOULDER** IS AN **ADDITIONAL** **MOVEMENT** **BEYOND** THE **UPPER** **LIMITS** OF THE **UPPER** **EXTENSION** OF THE **SHOULDER**.
7. THE **EXTENSION** OF THE **SHOULDER** IS AN **ADDITIONAL** **MOVEMENT** **BEYOND** THE **UPPER** **LIMITS** OF THE **UPPER** **EXTENSION** OF THE **SHOULDER**.
8. THE **EXTENSION** OF THE **SHOULDER** IS AN **ADDITIONAL** **MOVEMENT** **BEYOND** THE **UPPER** **LIMITS** OF THE **UPPER** **EXTENSION** OF THE **SHOULDER**.
9. THE **EXTENSION** OF THE **SHOULDER** IS AN **ADDITIONAL** **MOVEMENT** **BEYOND** THE **UPPER** **LIMITS** OF THE **UPPER** **EXTENSION** OF THE **SHOULDER**.
10. THE **EXTENSION** OF THE **SHOULDER** IS AN **ADDITIONAL** **MOVEMENT** **BEYOND** THE **UPPER** **LIMITS** OF THE **UPPER** **EXTENSION** OF THE **SHOULDER**.

NOMINAL PIPE SIZE	MINIMUM TRENCH WIDTH	
	UNSUPPORTED TRENCH WIDTH, MINIMUM - Bd	SUPPORTED TRENCH WIDTH, MINIMUM - Bd
6"	18"	36"
8"	24"	36"
10"	26"	42"
12"	30"	42"
15"	30"	48"

WEST DEER TOWNSHIP	
CONSTRUCTION DETAIL	
TRENCH DETAIL	
FOR	
HOPE PIPE	
SCALE: NONE	DATE: 06/01/70

04	U CHANNEL POST
C502	

THIS PLAN IS FOR PCSM PURPOSES ONLY



01	FIBROUS APRON AT PIPE OUTLET WITH FLARED END SECTION OR ENDWALL.
C711	



INITIAL AT BEGINNING AND END OF CHANNEL IN THE SAME MANNER AS LONGITUDINAL

CHANNEL DAMAGED SHALL BE CONSECUTIVELY MAINTAINED. CHANNEL SHALL BE CLEANED IN EVERY FIVE YEAR. CHANNEL DEPTH IS REQUIRED BY 2M AT ANY LOCATION.

INTERMITTENT DEPOSIT SHALL BE REMOVED WITHIN 10 HOURS OF DISCOVERY OR AS SOON AS SOIL CONDITIONS PERMIT ACCESS TO CHANNEL WITHOUT FURTHER DAMAGE. DAMAGED WEIR SHALL BE REPAIRS OR REPLACED WITHIN 10 HOURS OF DISCOVERY.

NO MORE THAN ONE THIRD OF THE SHOULDER GRASS LANE SHALL BE REMOVED IN ANY NORMAL. GRASS HEIGHT SHALL BE MAINTAINED BETWEEN 70 AND 100 CM. GRASS SHALL BE CUTTING SPECIFIED. EXCESS VEGETATION SHALL BE REMOVED FROM

02	STANDARD CONSTRUCTION DETAIL 66-1 VEGETATED CHANNEL
C711	

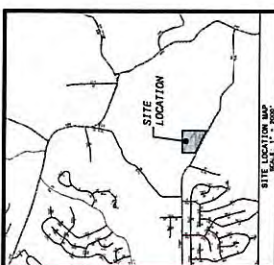


03	PERMANENT SEEDING MIXTURE
C711	

[illegible]

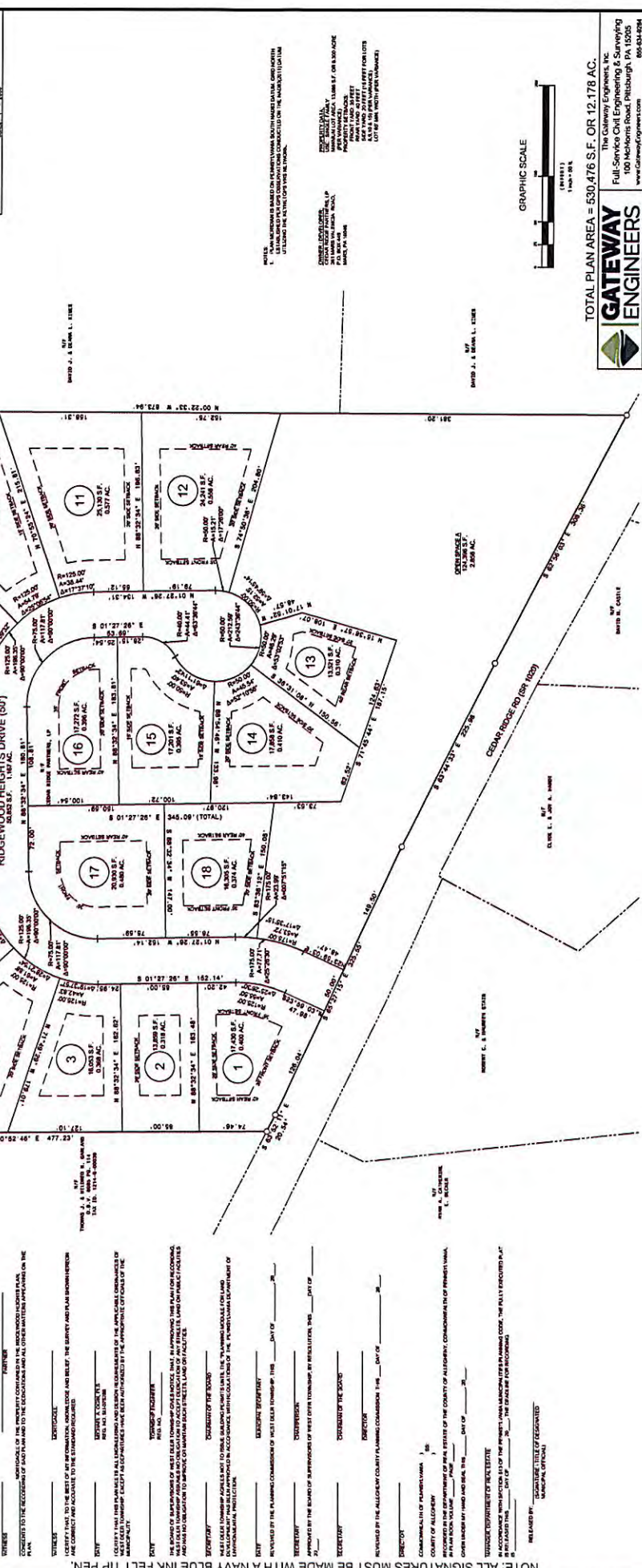
04	BASH SEEDING MIXTURE
C711	

[illegible]



DATE: 11-11-2020
SCALE: 1" = 100'

THESE PLANS WERE PREPARED BY THE ENGINEER BASED ON THE INFORMATION PROVIDED BY THE CLIENT. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND NO EVIDENCE OF ANY UNLAWFUL ACTS OR VIOLATIONS OF ANY APPLICABLE LAWS OR REGULATIONS. THE ENGINEER HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE PLANS AND HAS FOUND NO EVIDENCE OF ANY UNLAWFUL ACTS OR VIOLATIONS OF ANY APPLICABLE LAWS OR REGULATIONS. THE ENGINEER HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE PLANS AND HAS FOUND NO EVIDENCE OF ANY UNLAWFUL ACTS OR VIOLATIONS OF ANY APPLICABLE LAWS OR REGULATIONS.



NOTES: ALL SIGNATURES MUST BE MADE WITH A NAVY BLUE INK FELT PEN.

DATE: 11-11-2020

SCALE: 1" = 100'

GRAPHIC SCALE

TOTAL PLAN AREA = 530,476 S.F. OR 12,178 AC.

GATEWAY ENGINEERS

The Gateway Engineers, Inc.
Full-Service Civil Engineering & Surveying
100 McKers Road, Pittsburgh, PA 15205
www.GatewayEngineers.com
800-534-8294

RIDGEWOOD HEIGHTS

WEST DEER TOWNSHIP
ALLEGHENY COUNTY, PENNSYLVANIA

CEDAR RIDGE PARTNERS, LP

AWARD: BAIRDFORD PARK IMPROVEMENT PROJECT

PLANS, SPECIFICATIONS, AND BID DOCUMENTS WERE PREPARED BY SHOUP ENGINEERING FOR THE BAIRDFORD PARK IMPROVEMENT PROJECT.

THE PROJECT WAS ADVERTISED AND SEALED BIDS WERE RECEIVED UNTIL 2:00 P.M. ON MONDAY, MARCH 13, 2023, AT WHICH TIME THEY WERE OPENED AND READ ALOUD.

BASE BID – WORK SHALL CONSIST OF CONSTRUCTION OF NEW ASPHALT SPORTS COURTS, APPLICATION OF FOUR COAT ACRYLIC SPORTS COURT SURFACE SYSTEM, CONCRETE WALKS AND RAMP, RECONFIGURATION AND ASPHALT PAVING OF AN EXISTING PARKING LOT, STORM SEWER INSTALLATION AND OTHER MISCELLANEOUS WORK.

ALTERNATE A – WORK SHALL CONSIST OF INSTALLING LANDSCAPING AND OTHER MISCELLANEOUS WORK AROUND THE RECONFIGURED PARKING LOT.

ALTERNATE B – WORK SHALL CONSIST OF THE CONSTRUCTION OF A NEW ASPHALT MULTI-PURPOSE COURT.

ALTERNATE C – WORK SHALL CONSIST OF THE CONSTRUCTION OF A NEW ASPHALT PARKING LOT.

THE BID RESULTS WILL BE PRESENTED TO THE BOARD OF SUPERVISORS PRIOR TO THE REGULAR BUSINESS MEETING.

Continued on next page.....

BASE BID

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO AWARD THE BAIRDFORD PARK IMPROVEMENT PROJECT
TO _____ IN THE AMOUNT OF \$ _____ FOR THE
BASE BID.

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

ALTERNATE A

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO AWARD THE BAIRDFORD PARK IMPROVEMENT PROJECT
TO _____ IN THE AMOUNT OF \$ _____ FOR
ALTERNATE A.

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

ALTERNATE B

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO AWARD THE BAIRDFORD PARK IMPROVEMENT
PROJECT TO _____ IN THE AMOUNT OF \$ _____
FOR ALTERNATE B.

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

ALTERNATE C

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO AWARD THE BAIRDFORD PARK IMPROVEMENT
PROJECT TO _____ IN THE AMOUNT OF \$ _____
FOR ALTERNATE C.

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

23

AWARD: 2023 ROAD PROGRAM

PLANS, SPECIFICATIONS, AND BID DOCUMENTS WERE PREPARED BY SHOUP ENGINEERING FOR THE 2023 ROAD PROGRAM.

THE PROJECT WAS ADVERTISED AND SEALED BIDS WERE RECEIVED UNTIL 1:30 P.M. ON MONDAY, MARCH 13, 2023, AT WHICH TIME THEY WERE OPENED AND READ ALOUD.

CONTRACT 23-01 – WORK CONSISTS OF MILLING OF EXISTING ASPHALT, INSTALLATION OF HOT MIX SUPERPAVE BINDER AND WEARING COURSES, BASE REPAIR, BACKFILLING AND OTHER MISCELLANEOUS WORK ON FOUR (4) TOWNSHIP ROADS TOTALING APPROXIMATELY 7,600 FEET IN LENGTH.

CONTRACT 23-02 – WORK WILL CONSIST OF THE INSTALLATION OF COLD MIX FB MODIFIED BINDER LEVELING COURSE WITH CMS-2 EMULSION, BASE REPAIR, BACKFILLING AND OTHER MISCELLANEOUS WORK ON ONE (1) TOWNSHIP ROAD TOTALING APPROXIMATELY 3,900 FEET IN LENGTH. ALTERNATE BIDS FOR SIMILAR WORK WILL ALSO BE RECEIVED FOR ONE (1) OTHER TOWNSHIP ROAD TOTALING APPROXIMATELY 11,600 FEET IN LENGTH.

CONTRACT 23-03 – WORK WILL CONSIST OF THE APPLICATION OF A DOUBLE BITUMINOUS SEAL COAT ON SIX (6) TOWNSHIP ROADS TOTALING APPROXIMATELY 39,600 FEET IN LENGTH.

THE BID RESULTS WILL BE PRESENTED TO THE BOARD OF SUPERVISORS PRIOR TO THE REGULAR BUSINESS MEETING.

Continued on next page.....

CONTRACT 23-01 – HOT MIX ASPHALT

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO AWARD THE 2023 ROAD PROGRAM HOT MIX ASPHALT
PAVING CONTRACT 23-01 TO _____ IN THE AMOUNT OF
\$ _____ FOR THE BASE BID.

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

CONTRACT 23-02 – COLD MIX ASPHALT

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO AWARD THE 2023 ROAD PROGRAM COLD MIX ASPHALT
PAVING CONTRACT 23-02 TO _____ IN THE AMOUNT OF
\$ _____ FOR THE BASE BID.

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

CONTRACT 23-03 – DOUBLE BITUMINOUS SEAL COAT

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO AWARD THE 2023 ROAD PROGRAM DOUBLE
BITUMINOUS SEAL COAT CONTRACT 23-03 TO _____ IN
THE AMOUNT OF \$ _____ FOR THE BASE BID.

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

24

OLD BUSINESS

25

NEW BUSINESS

26

ADJOURNMENT

I MOVE TO ADJOURN AT _____ P.M.

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