

MINUTES OF MEETING OF TOWNSHIP OF PINE BOARD OF SUPERVISORS

Tuesday, January 19, 2016

Pine Community Center

PLEDGE OF ALLEGIANCE

ROLL CALL

Mr. Michael J. Dennehy, Chair, called this meeting of the Township of Pine Board of Supervisors to order at 6:30 p.m.

Members in attendance were: Michael J. Dennehy, Chair; Philip D. Henry, Vice-Chair; Pat Avolio; and Frank J. Spagnolo. Also in attendance were: Gary Gushard, Tucker Arensberg, P.C., Solicitor; Scott Anderson, Township Manager; Amy Pampiks, Administrative Operations & Human Resources Manager; Jan Kowalski, Financial Administrator & Business Tax Collector; Larry Kurpakus, Director of Land Development and Code Enforcement; Joni Patsko, Director of Parks and Recreation; Tony Barbarino, Director of Public Works; Tim Flaherty, Fire Marshal; Robert Firek, Lennon Smith Souleret Engineering; Chief T. Robert Amann, Northern Regional Police Department; Richard Voll, Wexford Volunteer Fire Company; and John Gill, Chairman of the Parks and Recreation Committee.

There were 11 visitors present.

PLEDGE OF ALLEGIANCE

CORRESPONDENCE

Mr. Anderson reported there is no additional correspondence.

PUBLIC COMMENT

There were no requests to address the Board of Supervisors at this time.

COMMITTEES

Parks and Recreation Commission

Ms. Patsko provided information for the purchase of replacement elliptical equipment for the Pine Community Center fitness area. She stated staff has reviewed options from various fitness companies including Precor, Octane, True Fitness and Life Fitness. Ms. Patsko added they have visited Highmark, Rose Schneider YMCA in Cranberry Township, G&G Fitness and Duquesne University; most locations had a variety of different equipment manufacturers at their facility for review. Ms. Patsko has narrowed the options down to three and pointed out the differences in the units and added the unit described as Option 2 is the most similar to what the fitness center already has. Mr. Dennehy asked if the touch screen would be supported by Armstrong Cable. Ms. Patsko replied she has spoken with the township's IT consultant and the Armstrong Cable representative regarding the connectivity and compatibility of the new units. Mr. Dennehy and Mr. Spagnolo asked Ms. Patsko which option she preferred. Ms. Patsko replied she favored Option 2, the Life Fitness S1 elliptical with the 10" touch screen console. Ms. Kowalski cautioned that the units are over budget.

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Motion was made by Mr. Spagnolo and seconded by Mr. Henry to approve the purchase of six Life Fitness S1 elliptical units as replacement elliptical equipment for the Pine Community Center fitness area. The aye vote on the motion was unanimous. Motion carried.

Motion was made by Mr. Spagnolo and seconded by Mr. Avolio to approve the purchase of one Life Fitness S1 upright bike with a 10" touch screen console as replacement equipment for the Pine Community Center fitness area. The aye vote on the motion was unanimous. Motion carried.

Friends of Pine Community Parks

Mr. Gill reported the Friends of Pine Golf Outing will be held on July 25, 2016 at the Wildwood Country Club and A Taste of Pine will be held as a fundraiser.

INTERGOVERNMENTAL AGENCIES

Northern Tier Regional Library

Ms. Illis was not present and no report was submitted.

North Hills COG

Mr. Spagnolo stated the organization will have its first meeting of the New Year on Thursday, January 14, 2016.

Pine-Richland School District

Mr. Henry reported the Pennsylvania Department of Education's Division of Federal Programs is honoring Richland Elementary School for being named as a Title I Distinguished School for 2015-2016, he added it is the fourth consecutive year the school has achieved this recognition; Eden Hall students earned awards at the Western PA First Lego League Grand Championship on January 9, 2016 at La Roche College; Pine-Richland Middle School will perform the musical, Annie, Jr. February 3rd through the 6th; Pine-Richland School District hosted School Board Appreciation January 18, 2016 during the regular school board meeting; A Pine-Richland High School German student will represent the U.S. in Berlin for a final round in the International German Olympics; and the North Allegheny girls' basketball team defeated Pine-Richland on Monday night.

PUBLIC SAFETY

Joint Police Board

Chief Amann submitted a report for December and a report for 2015. Mr. Dennehy remarked it was a busy year.

Fire Marshal

Mr. Flaherty submitted a report for 2015. Mr. Dennehy commented it was a nice, complete report, and asked if there is a charge for a false alarm. Mr. Flaherty replied that a bill will be sent only if a fire

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truck arrives at the scene. Mr. Dennehy asked if bills have been sent and if there is an account for false fire alarm payments. Mr. Flaherty and Ms. Kowalski replied bills have been sent and there is an account for false fire alarm payments.

Wexford Volunteer Fire Company

Mr. Voll highlighted from his report there were 21 calls for December and 417 calls for 2015; which is 85 more than 2014. He added none of the calls were major, and they had assisted neighboring companies. Mr. Dennehy asked if they had used the ladder truck. Mr. Voll replied they had used it assisting Franklin Park and in minor rescues. Mr. Voll added having the ladder truck is like having an insurance policy. Mr. Dennehy asked about the trouble they experienced with the truck's hydraulics. Mr. Voll replied a hydraulic lift started to leak after it was purchased and the Township has assisted with its repair.

REPORT OF THE SOLICITOR

Mr. Gushard stated he worked with Mr. Kurpakus on the tentative approval document for Sunset Ridge; the police agreement; and the last provisions to authorize a public hearing for the comprehensive plan, a resolution will need to be prepared to adopt it at the February 16, 2016 meeting.

COMMUNITY DEVELOPMENT UPDATE

Administrative

Motion was made by Mr. Spagnolo and seconded by Mr. Avolio to give authorization to advertise a Public Hearing for public comment on the Township's Comprehensive Plan for the February 16, 2016 Board meeting. The aye vote on the motion was unanimous. Motion carried.

Developments before the Planning Commission

Woods at Pine PRD

Mr. Dennehy reported the Planning Commission voted to table the Woods at Pine at their 1-11-16 meeting.

Villas of English Farms PRD

Mr. Dennehy reported the Planning Commission voted to table the Villas of English Farms PRD at their 1-11-16 meeting.

12590 Perry Highway Land Development Plan

Mr. Dennehy reported the Planning Commission voted to table the 12590 Perry Highway land development plan at their 1-11-16 meeting.

Village at Pine PRD Amendment No. 1 – Phase 6

Mr. Kurpakus reported the Planning Commission voted to recommend the Board of Supervisors deny the revised tentative and final approval of the Village at Pine PRD Amendment No. 1 Phase 6 development at their January 11, 2016 meeting. Motion was made by Mr. Spagnolo and seconded by Mr. Avolio to authorize a public hearing for public comment for the Village at Pine PRD Amendment No. 1, Phase 6 for the February 1, 2016 Board meeting. The aye vote on the motion was unanimous. Motion carried.

ENGINEER'S REPORT

Mr. Firek highlighted two projects from his report; the 2015 pedestrian and road improvement programs. He added he is waiting for PennDOT approval, inspection of roadways, to close out the projects.

PUBLIC WORKS REPORT

Mr. Barbarino gave an update on the status of the salt building and requested authorization to advertise for bids. He added site work has been done including clearing trees in the rear and stripping and piling top soil; due to cold weather, no work has been done this week. Motion was made by Mr. Avolio and seconded by Mr. Spagnolo to advertise for bids for the construction of the salt building. The aye vote on the motion was unanimous. Motion carried.

ADMINISTRATIVE MATTERS

MINUTES

Motion was made by Mr. Avolio and seconded by Mr. Henry to approve the Board of Supervisors minutes of January 4, 2016. The aye vote on the motion was unanimous with the exception of Mr. Spagnolo who abstained as he was not in attendance at that meeting. Motion carried.

FINANCIAL STATEMENTS – December 2015

Motion was made by Mr. Spagnolo and seconded by Mr. Avolio to approve the financial statements and the payment of bills thereon. The aye vote on the motion was unanimous. Motion carried.

ACTION ON BROOKFIELD ESTATES CONDITIONAL USE AND PRELIMINARY SUBDIVISION PLAN

Motion was made by Mr. Avolio and seconded by Mr. Spagnolo to open the public hearing for the Brookfield Estates Conditional Use and Preliminary Subdivision Plan. The aye vote on the motion was unanimous. Motion carried.

Mr. Gushard stated two actions need to be taken; one for the conditional use and one to approve the proposed subdivision. Mr. Kurpakus stated the applicant was agreeable to the planning commission recommendation and Mr. Schleicher agreed. Mr. Kurpakus added the Knights of Columbus were

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concerned about the stormwater management plan and the planning commission had recommended approval of the conditional use and preliminary approval of the subdivision plan.

The applicant engineer, John Schleicher of Gibson-Thomas Engineering stated they are requesting conditional use approval for a carriage home development. He added they are presenting a clean submittal and have met the conditions of the planning commission and have incorporated all of the previous comments from the planning commission and Board of Supervisors. He added they are working to enhance the buffer mounding near Tanglewood and will heighten the buffer yard. The road layout is the same as previously submitted, and the road entrance off of Swinderman Road optimizes sight distance. The plan has off-street parking, and the number of guest spaces has been increased. Grading of lots has been moved out of the 50' wetland setback, and only temporary grading within the setback.

Mr. Avolio stated the plan is closer to compliance of Township Code. He added that he has one question not addressed by the engineer and asked if the plan shows adequate discharge for the collapsed pipe. Mr. Schleicher replied they are agreeable to replace it, but are not sure if the Knights of Columbus want it.

Mr. Avolio asked if the sight distance has been addressed. Mr. Schleicher replied that it had been. Mr. Avolio stated the street parking should be parallel parking since it is easier to have parallel parking on a township road; and it should be added as a condition. Mr. Spagnolo added more vehicles could park with head in parking.

Mr. Spagnolo asked if the North Hills Health and Rehabilitation property has sewers. Mr. Schleicher replied if they do the line goes through Tanglewood. Mr. Spagnolo stated Mr. Schleicher needs to double check if the nursing home has a right-of-way for sewers and if they do not have one, one should be provided. Mr. Avolio added it is required by Code.

Ed Thomas representing the Knights of Columbus stated if a 30" drainage pipe is installed under the driveway and a landscaping mound is installed between the properties, it would satisfy their requirements for water drainage. Mr. Schleicher replied they are agreeable to those requests and will incorporate them in the final land development plans.

Mr. Henry asked how much the units will cost. Mr. Schleicher replied they will be offered for sale at \$400,000 to \$600,000.

Mr. Gushard asked Mr. Thomas if it is agreed that the Knights of Columbus will accept mounding instead of \$3000 to hire an engineer. Mr. Thomas replied that the Knights of Columbus will accept landscaping mounding and a replacement pipe for the storm sewer in lieu of \$3,000 to hire an engineer.

Troy Baer, 207 Briar Hill Court stated he had one comment for public record, as a concerned homeowner, about the wetland setbacks. Mr. Avolio replied an updated wetland study had been completed; and Mr. Spagnolo added it will be sent to the Allegheny County Conservation District for approval. Mr. Baer asked if the road will go through the wetlands. Mr. Spagnolo and Mr. Schleicher replied the road will not going through the wetlands.

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Motion was made by Mr. Spagnolo and seconded by Mr. Avolio to close the public hearing for the Brookfield Estates Conditional Use and Preliminary Subdivision Plan. The aye vote on the motion was unanimous. Motion carried.

Mr. Gushard stated he will prepare the required documents for conditional use approval for the February 1, 2016 meeting. Mr. Avolio stated the planning commission recommended approval.

Motion was made by Mr. Avolio and seconded by Mr. Spagnolo to grant conditional use approval for the Brookfield Estates Carriage Home development with the following conditions:

1. Building elevations to be submitted with final subdivision application and shall incorporate a minimum of 50% brick, stone or masonry siding with the exception that any building front or rear elevations facing Swinderman Road shall contain a minimum of 75% brick, stone or masonry siding.
2. Additional on-street parking to the greatest extent possible to be provided along Brookfield Estates Drive.
3. The 50' wetland setback to be a recorded conservation easement on the subdivision plan.
4. Enhanced landscaping to be provided along the buffer to the Tanglewood Open Space and shall include a minimum of 4' high moundings where grading allows.

The aye vote on the motion was unanimous. Motion carried.

Motion was made by Mr. Avolio and seconded by Mr. Spagnolo to grant Preliminary approval of the Brookfield Estates plan, Sheets: Cover, EX-1, PR-1, GR-1, RP-1 and LP-1; prepared by Gibson-Thomas Engineering and dated 12/29/15 with the following conditions:

1. Compliance with the Planning Commission recommendation of January 11, 2016 with the exception that the \$3000 engineering review allowance to the Knights of Columbus shall be removed and the developer is to provide additional landscape mounding and vegetation adjoining the Knights of Columbus property line and provide for replacement of the existing stormwater pipe with a minimum 30" pipe with the consent of the Knights of Columbus.
2. Parking along the proposed cul-de-sac street to be replaced with parallel parking to eliminate head in parking along a public road.
3. A sanitary sewer easement to be provided to serve the existing North Hills Health and Rehabilitation property to the North.
4. Compliance with all conditions of the Conditional use approval.

The aye vote on the motion was unanimous. Motion carried.

Sunset Ridge PRD

Mr. Gushard reviewed the Findings of Fact regarding the application for conditional use approval filed by Riviera Land Partners, LP granting tentative approval for Sunset Ridge, a Planned Residential Development. Mr. Spagnolo stated that there will be no silt or sediment allowed in the lake.

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Mr. Avolio asked if the well head protection will be addressed in the developers' agreement, Mr. Gushard replied it would.

Motion was made by Mr. Spagnolo and seconded by Mr. Avolio to approve the Findings of Fact and Tentative Approval for Sunset Ridge a Planned Residential Development. The aye vote on the motion was unanimous. Motion carried.

Ordinance 376

Mr. Gushard stated minor changes and updates need to be made to the agreement; and all of the changes have to be adopted by all of the municipalities.

Motion was made by Mr. Spagnolo and seconded by Mr. Avolio to open the Public Hearing to enact Ordinance 376 amending the Pine-Marshall-Bradford Woods-Richland Police Agreement. The aye vote on the motion was unanimous. No comments were offered. Motion was made by Mr. Spagnolo and seconded by Mr. Avolio to enact Ordinance 376. The aye vote on the motion was unanimous. Motion carried.

Resolution 936

Motion was made by Mr. Henry and seconded by Mr. Spagnolo to adopt Resolution 936 supporting the Allegheny League of Municipalities (ALOM) and designating April 10-17, 2016 as Local Government Week. The aye vote on the motion was unanimous. Motion carried.

February 1, 2016

The Board reviewed and approved the agenda proposed for the February 1, 2016 meeting.

Unfinished Business

Public Hearing for Village at Pine Amendment No. 1 Phase 6 of Village at Pine PRD

New Business

Resolution regarding dispensation of records

Authorization for Scott Anderson and Amy Pampiks to attend the Public Employer Labor Relations Advisory Service (PELRAS) conference March 16-18, 2016 in State College, PA

Authorization for Amy Pampiks and Jan Kowalski to attend the Government Finance Officers Association (GFOA) of PA 2016 Annual Statewide Conference April 24-27, 2016 in State College, PA

Calendar of Events for 2016

Mr. Spagnolo stated to the residents attending for the Village at Pine development no action was taken at tonight's meeting and the supervisors will hold a public hearing on February 1, 2016. Mr. Gushard stated that to include additional property to a PRD a public hearing is required; and it must be advertised for 2 consecutive weeks; there was not enough time to advertise it and present it at tonight's meeting. Residents can address the Board of Supervisors at the public hearing. Mr. Gushard added that it would be good idea not to repeat comments, and let 1 or 2 speak on behalf of the residents, and to submit comments in writing to the Board of Supervisors 3-4 business days

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before the meeting. Mr. Avolio added resident comments should focus on Township Code and to see Mr. Kurpakus for details of the plan and provisions in Code.

ADJOURNMENT

Motion was made by Mr. Spagnolo and seconded by Mr. Avolio to adjourn. The aye vote on the motion was unanimous. Motion carried.

The meeting adjourned at 7:12 p.m.



Recording Secretary



Township Manager