

MINUTES OF MEETING FOR TOWNSHIP OF PINE BOARD OF SUPERVISORS

MONDAY, APRIL 16, 2018

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 Henry, Vice-Chair, Edward J. Holdcroft, Vice-Chair, Pat Avolio and Frank Spagnolo. Also, in attendance were: Gary Gushard, Tucker Arensberg, P.C., Solicitor; Scott Anderson, Township Manager; Amy Pampiks, Director of Human Resources; Larry Kurpakus, Director of Code Administration and Land Development; Jan Kowalski, Director of Finance, Tony Barbarino, Director of Public Works; Joni Patsko, Director of Parks and Recreation; John Gill, Parks and Recreation Commission; Chief T. Robert Amann, Captain John Sicilia, Northern Regional Police Department; Kevin Brett, Lennon Smith Souleret Engineers; Diane Illis, Northern Tier Library.

There were 26 visitors present.

Mr. Dennehy announced that an Executive Session was held at 6:00 p.m. for the purpose of discussing Real Estate and Personnel matters. Mr. Gushard added that the executive session was in compliance with the sunshine law.

CORRESPONDENCE FOR THE BOARD OF SUPERVISORS

Mr. Anderson reported there was no additional correspondence.

PUBLIC COMMENT

Mr. Dennehy asked if there was anyone present wishing to comment on an item not on the agenda. There were no requests to address the Board of Supervisors.

APPROVAL OF THE MINUTES FROM MARCH 19, 2018 BOARD OF SUPERVISORS MEETING

Motion was made by Frank Spagnolo and seconded by Phil Henry to approve the minutes from the Board of Supervisor's Meeting on March 19, 2018. The aye vote on the motion was unanimous. Motion carried.

WEXFORD STATION PRD PUBLIC HEARING (CONTINUED)

Mr. Dennehy explained the procedures of the public hearing and that all the correspondence that has been submitted to the Township has been distributed to each board member and will become part of the record.

Mr. Gushard reported that there was a court reporter present and that for the record to be accurate speakers would need to follow the procedures for the public hearing and asked for cooperation. Mr. Gushard asked that each speaker give their name and address for the record and to speak one at a time. Mr. Gushard explained that public participation is set by the Township code and can be referred to in Chapter 2. Article II. §2-10. Titled Public Participation.

PUBLIC HEARING FOR THE WEXFORD STATION PLANNED RESIDENTIAL DEVELOPMENT (CONTINUED)

Mr. Kurpakus explained that Brennan Road Development, LLC is proposing slight modifications to their original plan to address comments and concerns received during the initial public hearing convened on March 19, 2018 and they have submitted additional supporting information including; a review by HRG traffic consultants, a letter from Gibson Thomas Engineers, a letter from PennDOT, correspondence to the residents on Cardinal Drive, the Allegheny County Conservation District, additional renderings of elevations and plans,

communication with the residents around the Wexford Station Development Plan and email correspondence with Gibson Thomas.

Mr. David Montgomery, Montgomery Law Firm, LLC of Pittsburgh, introduced Ms. Eileen Bottie, Project Engineer (Traffic) Gibson Thomas Engineering Co. and Mr. John Schleicher, Applicant Engineer, Gibson Thomas Engineering.

Mr. Montgomery cited Ms. Bottie's credentials and experience as a traffic engineer. Ms. Bottie addressed the Board of Supervisors regarding the traffic study conducted by Gibson Thomas Engineers and their findings. Ms. Bottie reported that the traffic findings indicated a minimal increase in traffic after the Wexford Station Development was completed. Ms. Bottie presented the Gibson Thomas Traffic study at the intersection of Brennan Road and Route 910, citing the numbers and directions of the traffic flow while indicating how those numbers were gathered. Ms. Bottie shared that the study used several methods of measurement including, traffic counters, computer models and "Synchro Trafficware". Ms. Bottie added that during the peak hours they also implemented video. The information was gathered during the second week of January 2018 lasting 24 hours/day for one week. The counters were removed by a snow plow on Wednesday of that week however Ms. Bottie did feel they had sufficient data for the study. Ms. Bottie explained with slides what the peak and off-peak traffic patterns are currently and then what they will be with the proposed modification to Brennan Road.

Mr. Schleicher reported that certified letters had been sent to the residents of Cardinal Drive regarding the use of Cardinal Drive for an alternate entrance and exit for the Wexford Station Development. Mr. Schleicher reported that they had received written verbal responses but that he had spoken to several of the residents and they are not interested in having Cardinal Drive considered for an alternate entrance. The unanimous response was not to give up the private road. Mr. Schleicher mentioned the possibility of a T-intersection with a 3 way stop at the Brennan Road, 910 intersections.

Mr. Schleicher also indicated that study parameters have been modified to comply with the requirements of PennDOT's letter dated April 2, 2018. The intersection of Brennan Road at Route 910 has been relocated approximately 60 feet west and will provide additional open space and increased buffer between Wexford Station lots and relocated Brennan Road to allow flexibility moving forward with the PennDOT Highway Occupancy Permit (HOP) application.

Mr. Schleicher reported to the Board of Supervisors that the building's elevations would be brick, stone and hardy board siding. Mr. Schleicher added that the plan has enhanced landscaping and open space areas and the single-family lots sizes are adding 50 feet additional landscaping/conservation area. In addition, the developer will install the waterline to Brennan Road as requested and dedicate 1.4 acres to the Rachel Carson Trail Conservancy.

Mr. Avolio asked for clarification regarding compliance with the PennDOT letter dated April 2, 2018. Mr. Schleicher assured Mr. Avolio they will comply in order to receive the PennDOT H.O.P.

Kati Lefeber, 80 Laurel Hill Street, inquired about some of the resident concerns raised at the March 19, 2018 Board of Supervisors meeting including; compliance with PennDOT requirements, the proposal of Brennan Road being a Cul-da-Sac, how is Brennan Road going to be repaired, and the plan for the detention pond.

Mr. Schleicher stated they can meet the PennDOT requirements and have received the preliminary approval for the National Pollutant Discharge Elimination System (NPDES) permit but are waiting on comments from the technical review from Allegheny County Conservation Department (ACCD).

Mr. Montgomery stated his opinion that Brennan Road may not need as much work as the residents are claiming.

Kevin Brett, Township Engineer, Lennon, Smith, Souleret stated that Brennan Road would need to be reviewed to determine the necessary upgrade. Mr. Brett indicated that this is stated in a letter from the engineer date April 16, 2018.

Andy Roethlein, 131 Brennan Road, expressed concerns regarding the traffic and signage at the new intersection because it curves at his driveway and he is concerned about cars ending up in his yard. Mr. Roeth also stated his concerns regarding the capacity of the old culvert and its capacity to contain the run off.

Deb Elliot, 185 Shady Lane, expressed concern regarding moving the intersection up and the increase of traffic using Brennan Road as a cut through when traffic is backed up from the Route 910 and Church Road intersection. Ms. Elliot requested more detail regarding the buffers and if conservation easements are provided will the property owners be responsible to maintain the easements as buffers?

Mr. Avolio stated that later in the agenda the Township will be making a motion regarding a traffic signal for the intersection of Route 910 and Church Road which will lessen the likelihood of short cutting on Brennan Road and Marshall Roads.

Kathleen Lasky, 181 Brennan Road, expressed concern regarding the increased traffic and the condition of their well water. She reported that they recently had their well tested and it pristine. Ms. Lasky explained that they own their water and mineral rights and are very concerned about the potential negative effect the new development will have on their well water. She expressed concern for the present as well as the future.

Michael Greenberg, 225 Guckert Lane, Marshall Township, informed the Board of Supervisors and the Developer that they have petitioned PennDOT to be admitted as a party to the Highway Occupancy Permit application to receive information and be able to review the application. Their petition has been granted and Mr. Greenberg was instructed to give notice to the Supervisors and the developer.

Kerry Warner, 805 Oakview Court, Marshall Township, asked the Board of Supervisors who will hold the development company accountable for the buffer zone.

Mr. Gushard replied that part of the developer's agreement will contain the specifics and the Township will hold the developer to those specifications.

Jaime Dean, 140 Cardinal Drive, stated that she encourages the expansion of the Rachel Carson Conservatory Trail however she has concerns about crossing over Route 910. She reported that the traffic is heavy and that there are not many places to cross safely.

Motion was made by Pat Avolio and seconded by Frank Spagnolo to close the public hearing for the Wexford Station Planned Residential Development. The aye vote was unanimous. Motion carried.

Mr. Gushard explained that once the hearing is closed the Board of Supervisors will have 60 days to render a written decision.

Mr. Avolio and Mr. Holdcroft expressed that they do not want Brennan Road or Manor Road used for construction traffic. They suggested the entrance for construction traffic be as close to Route 910 as possible.

The Board of Supervisors will review the submitted information regarding the following concerns; road improvements for Brennan Road, bufferyards, the effects on well water and its inclusion in the developer's

agreement and the timing of the improvements to Brennan Road before/during the construction of the Wexford Station Development.

Mr. Spagnolo stated he did not want Cardinal Drive used at all for any of the construction traffic. He suggested that Cardinal Drive be considered closed off.

PARKS AND RECREATION

Ms. Patsko had nothing new to report

PARKS AND RECREATION COMMISSION

Mr. Gill was unable to attend the meeting and Ms. Patsko stated there was nothing to report

THE FRIENDS OF PINE COMMUNITY PARKS

Ms. Patsko stated that the date for the annual golf outing is set for July 30th and will be held at the Wildwood Golf Club

NORTH HILLS COG

Mr. Spagnolo reported that he had attended the NHCOC meeting Thursday and that the discussions were about the salt contract and the 80% salt requirement being fulfilled. Mr. Spagnolo stated that there was some discussion regarding road improvements.

PINE RICHLAND SCHOOL DISTRICT

Mr. Henry reported that the Pine Richland School District had nothing new to report

NORTHERN TIER LIBRARY

Ms. Illis handed her report to the Board regarding outreach efforts within the Township. Ms. Illis went over her report for the Supervisors.

Mr. Dennehy asked if there was additional coverage for the kids at the Pine Richland High School during the extended hours, Ms. Illis stated that the school has monitors for safety.

NORTHERN REGIONAL POLICE DEPARTMENT

Captain John Sicilia indicated that the Northern Regional Police Department report was in the Board packet and had nothing further to add.

WEXFORD VOLUNTEER FIRE DEPARTMENT

Mr. Flaherty indicated that the Wexford Volunteer Fire Company report was in the Board packet and had nothing further to add.

SOLICITOR

Mr. Gushard indicated he had nothing further to report.

LENNON SMITH SOULERET ENGINEERS REPORT

Mr. Brett indicated that Lennon Smith Souleret Engineer report was in the Board packet and had nothing further to add to the report.

Mr. Brett updated the Board about the paving schedule that was to begin April 16, 2018 and that it will be delayed 2 days because of the weather.

Mr. Spagnolo inquired about extra funding and could we increase the amount for pavement and crack sealing to address additional areas. Mr. Spagnolo acknowledged the very hard winter and its effects on the roads.

VILLAGE OF CAMP TREES PHASE 3 FINAL SUBDIVISION PLAN

Camp Trees Partners is proposing the development of Phase 3 of the Villages of Camp Trees. Phase 3 includes 20 single family lots (14 lots are located in Pine Township). The project includes the construction of Oak Ridge Court and Red Oak Court. The Parks and Recreation amenities for the plan will be completed with this phase. Stormwater management was completed with prior phases.

Phase 3 represents the final phase of the Villages at Camp Trees Development. The Planning Commission recommended final approval with the following conditions at their 4/9/2018 meeting; Compliance with all conditions of the preliminary approval dated April 2, 2007, Compliance with the LSSE review letter dated April 3, 2018 and Preparation of a standard Township Developers Agreement.

Mr. Spagnolo asked about mud-slide concerns and the open spaces.

Mr. Brett stated he would check the potential for mud-slides.

Mr. Avolio asked about the watershed and its potential impact to Lake Macleod.

Motion was made by Frank Spagnolo and seconded by Phil Henry to approve the Village at Camp Trees Development, Phase 3, with the following conditions; Compliance with all conditions of the preliminary approval dated April 2, 2007, Compliance with the LSSE review letter dated April 3, 2018 and Preparation of a standard Township Developers Agreement. The aye vote on the motion was unanimous. Motion carried

PUBLIC WORKS

Mr. Barbarino indicated the Public Works report was in the Board packet and had nothing further to add.

PURCHASE OF 27KW NATURAL GAS GENERATOR

Mr. Barbarino requested authorization to purchase of a 27kW Natural Gas Generator from Woodhyrst, Inc for \$15,070.00. Mr. Barbarino stated that the budgeted amount is \$19,995.00.

Mr. Spagnolo asked about the purpose and need of the new generator.

Mr. Barbarino reported that the generator was on a schedule to be replaced and that it would operate the Public Works Garages during power outages.

Motion was made by Frank Spagnolo and seconded by Pat Avolio to table the purchase of the 27kW natural gas generator pending additional justification. The aye vote on the motion was unanimous. Motion carried.

ADVERTISE THE CRACK SEALING BIDS

Mr. Barbarino requested authorization to advertise the 2018 Crack Sealing Project.

Motion was made by Frank Spagnolo and seconded by Phil Henry to authorize advertising of the 2018 Crack Sealing Project. The aye vote on the motion was unanimous. Motion carried.

PURCHASE BUCKET TRUCK FROM ALTEC, INC

Mr. Barbarino requested authorization to purchase a bucket truck from Altec Supply, COSTARs contract# 025-091 in the amount of \$106,654.00. Mr. Barbarino stated the budgeted amount is \$105,000.00.

Mr. Dennehy asked about the need for the bucket truck and what it would be used for.

Mr. Barbarino reported that the truck would be used for tree trimming, light replacements and various other Township needs. Mr. Barbarino stated that the need for the truck was primarily for the safety of the Public Works employees assigned to these jobs.

Motion was made by Frank Spagnolo and seconded by Ed Holdcroft to approve the purchase of a bucket truck from Altec Inc. in the amount of \$106,654.00. The aye vote on the motion was unanimous. Motion carried.

MAHER DUESSEL FINAL AUDIT FOR YEAR ENDED DECEMBER 31, 2017

Motion was made by Pat Avolio and seconded by Frank Spagnolo to accept the Maher Duessel final audit for the year ended December 31, 2017. The aye vote on the motion was unanimous. Motion carried.

TREASURER'S REPORT FOR FEBRUARY 2018

Motion was made by Frank Spagnolo and seconded by Phil Henry to accept the Financial Report for the month of March 2018 and ratify the payment of bills to those vendors listed thereon. The aye vote on the motion was unanimous. Motion carried.

TRAFFIC SIGNAL AT WARRENDALE/GRAHAM/WALLACE INTERSECTION

Motion was made by Frank Spagnolo and seconded by Pat Avolio to accept the traffic signal at the Warrendale/Graham/Wallace intersection as per PennDOT correspondence at the completion of the 30-day test period. The aye vote on the motion was unanimous. Motion carried.

RIGHT-OF-WAY AGREEMENT FOR DUQUESNE LIGHT TO INSTLL POLE ANCHOR

Motion was made by Phil Henry and seconded by Frank Spagnolo to authorize the Chairman to sign a right-of-way agreement to allow Duquesne Light to install one pole anchor for an existing utility pole along Pearce Mill Road. The aye vote on the motion was unanimous. Motion carried.

AUTHORIZATION FOR HRG TO PROVIDE TRANSPORTATION ENGINEERING SERVICES

Motion was made by Pat Avolio and seconded by Frank Spagnolo to authorize Herbert Rowland and Grubic, Inc. (HRG) to provide transportation engineering services for Route 910 and Church Intersection Signalization per the proposal dated March 28, 2018 in the amount of \$38,500.00. The aye vote on the motion was unanimous. Motion carried.

OAKHAVEN HOMEOWNERS ASSOCIATION TO "OPT-IN" TO THE TOWNSHIP OF PINE
STORMWATER MAINTENANCE DISTRICT

Motion was made by Frank Spagnolo and seconded by Pat Avolio to allow the Oakhaven Homeowners Association to "opt-in" to the Township of Pine Stormwater Maintenance District. The aye vote on the motion was unanimous. Motion carried.

ADJOURNMENT

Motion was made by Frank Spagnolo and seconded by Ed Holdcroft to adjourn.
The aye vote on the motion was unanimous. Motion carried

The meeting adjourned at 7:43 p.m.



Recording Secretary



Township Manager