

**NORTH FAYETTE TOWNSHIP  
REGULAR / PAYROLL MEETING  
JULY 20, 2016  
7:50 P.M.**

The North Fayette Township Board of Supervisors met in regular session on Tuesday, July 20, 2016 at 7:50 p.m. with Chairman Jim Morosetti presiding. Following the Pledge of Allegiance, roll was called with the following present: Chairman Jim Morosetti; Treasurer Robert Doddato; Township Manager Robert Grimm, Chief of Police Mark O'Donnell, Solicitor Vince Tucceri, and Township Secretary Cheryl Glowark.

**OTHERS PRESENT:** Raymond Yerkey, Jr. – Director of Support Operations; Patrick Felton – Public Works Director; Darlene Hildebrand - Recreation Director, Laura Ludwig – Community Development Director, Shawn Wingrove – Township Engineer Associate, David Lodovico – Director of Fiscal and Administrative Services, Sean Garin -Dinsmore & Shohl, and Bob Brannagan – Northwest EMS.

**COMMENTS FROM THE FLOOR WITH REGARD TO AGENDA ITEMS**

There were no comments from the floor.

- **A MOTION WAS MADE BY MOROSETTI, SECONDED BY DODDATO, AND CARRIED TO APPROVE THE JULY PAYROLL.**
- **A MOTION WAS MADE BY MOROSETTI, SECONDED BY DODDATO, AND CARRIED TO APPROVE PAYMENT OF INVOICES AS LISTED.**
- **A MOTION WAS MADE BY MOROSETTI, SECONDED BY DODDATO, AND CARRIED TO APPROVE THE FOLLOWING MINUTES:**

(2) Public Hearing    June 28, 2016  
Payroll Meeting      June 28, 2016

**ROADMASTER'S REPORT**

**DISTRICT #1 – READ BY JIM MOROSETTI**

- Mowed Berms On: Noblestown Road, Finks Run Road, Valley Street
- Assisted with work in Districts 2 and 3.

**DISTRICT #2 – JIM MOROSETTI**

- Repaired Catch Basins on: Logan Road, Stonebridge Drive, Brick Barn Court, Woodcrest Drive, Forest Glen Drive
- Assisted with work in Districts 1 and 3.

**DISTRICT #3 – BOB DODDATO**

- Patched: School House Row, Church Street, Grove Hill Road, Barbara Street, Bruno Hill Road
- Assisted with work in Districts 1 and 2.

- **A MOTION WAS MADE BY MOROSETTI, SECONDED BY DODDATO, AND CARRIED TO ACCEPT THE ROADMASTER’S REPORT AS READ.**

**BUILDING INSPECTION REPORT – Laura Ludwig**

Laura Ludwig read the following report for the month of June:

There were (33) Building/Zoning Permits issued.

There were (4) Single Family House Starts.

There was (1) Residential Addition; (4) Residential Decks; (8) Residential Hot Tub/Pool; (1) Residential Deck with Roof; (0) Residential Porch; (2) Residential Sunrooms; (3) Demolitions; (2) Business Occupancy; (1) Commercial Renovation; (0) Communications Antenna, (0) Fire; (3) Sign Permits and (4) Zoning Permits.

Occupancy Permits Issued (27); Inspections Performed (183).

Total Construction Value     \$887,293.00

Building Permit Fees Collected   \$5,656,70

Occupancy Permit Fees Collected   \$420.00

- **A MOTION WAS MADE BY MOROSETTI, SECONDED BY DODDATO; AND CARRIED TO ACCEPT THE BUILDING INSPECTION REPORT AS READ.**

**POLICE REPORT – Mark O’Donnell**

The police responded to 1217 calls for service during the month of June 2016. There were (39) arrests; (2) DUI Arrests; (75) Traffic Citations; (10) Non-traffic Citations and (13) Total Warnings. One Commercial Vehicle Enforcement Detail was performed inspecting (5) trucks with (2) citations issued and (3) violations found.

There were (40) Part I Crimes: (1) Robbery; (6) Assaults; (5) Burglary; (27) Larceny, (0) Arson; and (1) Motor Vehicle Thefts.

There were (53) Part II Crimes.: (1) Forgery; (4) Fraud; (0) Embezzlement; (1) Stolen Property; (17) Vandalism; (1) Weapons; (0) Prostitution; (1) Sex Offense; (1) Drugs; (0) Family Offense; (4) DUI; (3) Liquor; (2) Drunkenness; (12) Disorderly and (6) All Other.

Investigated (31) Motor Vehicle Accidents.

- **A MOTION WAS MADE BY DODDATO, SECONDED BY MOROSETTI, AND CARRIED TO ACCEPT THE POLICE REPORT AS READ.**

**NFVFD – read by Bob Grimm**

The North Fayette Township Volunteer Fire Department responded to:  
(27) fire related calls; and (3) EMS related calls during the month of June 2016 for a total  
number of emergency calls of 30.

- **A MOTION WAS MADE BY DODDATO, SECONDED BY MOROSETTI,  
AND CARRIED TO ACCEPT THE FIRE DEPARTMENT’S REPORT AS  
READ.**

**NORTHWEST EMS – Bob Brannagan**

Northwest EMS responded to (78) Total Emergency and Non-Emergency calls for the  
month of June 2016 with an average response time of 7.0 minutes (E0-E3); 6.8 minutes  
(E0+E1).

- **A MOTION WAS MADE BY DODDATO, SECONDED BY MOROSETTI,  
AND CARRIED TO ACCEPT THE EMS REPORT AS READ.**

**TREASURER’S REPORT**

Bob Doddato reported on the following for the month of June 2016:

**Consolidated Fund Report**

Beginning Balance – 6/1/2015	\$ 6,178,663.45
Deposits and Credits	\$ 3,361,314.87
Fund Interest	\$ 1,205.73
Disbursements and Debits	\$ <u>1,765,978.81</u>
Ending Statement Balance – 6/30/16	\$ 7,775,205.24
Deposits in Transit - 0 @	\$ -
Outstanding Checks - 175 @	\$ <u>155,846.47</u>
Adjusted Statement Balance – 6/30/16	\$ 7,619,358.77

- **A MOTION WAS MADE BY MOROSETTI, SECONDED BY DODDATO,  
AND CARRIED TO ACCEPT THE TREASURER’S REPORT AS READ.**

### **SOLICITOR’S REPORT**

Mr. Vince Tucceri presented the Board of Supervisor’s with the confidential Solicitor’s report prior to this evening’s meeting.

- **A MOTION WAS MADE BY MOROSETTI, SECONDED BY DODDATO, AND CARRIED TO ACCEPT THE SOLICITOR’S REPORT.**

### **OLD OR UNFINISHED BUSINESS**

There was no old or unfinished business.

### **NEW BUSINESS**

- **A MOTION WAS MADE BY DODDATO, SECONDED BY MOROSETTI, AND CARRIED TO ADOPT ORDINANCE NO. 435 OF THE TOWNSHIP OF NORTH FAYETTE, ALLEGHENY COUNTY, PENNSYLVANIA AUTHORIZING THE INCURRING OF NON-ELECTORAL DEBT BY THE ISSUANCE OF GENERAL OBLIGATION BONDS, IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED EIGHT MILLION TWO HUNDRED THOUSAND DOLLARS (\$8,200,000); COVENANTING TO PAY, AND PLEDGING UNLIMITED TAXING POWER OF THE LOCAL GOVERNMENT UNIT FOR THE PAYMENT OF, THE BONDS; ESTABLISHING A SINKING FUND AND APPOINTING 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 BONDS; 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 BONDS.**

Roll Call:	Bob Doddato	Yes
	Jim Morosetti	Yes

- **A MOTION WAS MADE BY DODDATO, SECONDED BY MOROSETTI, AND CARRIED TO ADOPT ORDINANCE NO. 436 ESTABLISHING CERTAIN DESIGNATED DETERIORATED AREAS AND WITHIN SAID ESTABLISHED LERTA DISTRICT(S) ESTABLISHES TEMPORARY REAL PROPERTY TAXATION EXEMPTIONS FOR SPECIFIED TIME PERIODS FOR CERTAIN INCREASES IN ASSESSED VALUATION OF CONSTRUCTION OR RECONSTRUCTION IMPROVEMENTS MADE ON INDUSTRIAL, COMMERCIAL, OR BUSINESS PROPERTY IN SAID**

**DETERIORATED AREAS, AND PRESCRIBES REQUIREMENTS AND PROCEDURES FOR SAME.**

**Roll Call:     Bob Doddato     Yes  
                  Jim Morosetti    Yes**

- **A MOTION WAS MADE BY DODDATO, SECONDED BY MOROSETTI, AND CARRIED TO APPROVE THE REQUEST OF MATTHEW DICKUN TO MODIFY THE REQUIREMENTS OF SECTION 607.7.A. OF THE ZONING ORDINANCE, CHAPTER 27 OF THE TOWNSHIP'S CODE OF ORDINANCES, ORDINANCE NO. 418, AS AMENDED, WHICH REQUIRES VEHICULAR ACCESS TO A PLANNED RESIDENTIAL DEVELOPMENT TO BE AT A MINIMUM OF TWO POINTS. IN LIEU OF THE SECOND ACCESS FOR THE PRINCETON PLACE PRD, THE PLAN LEAVES A CONNECTION POINT FOR ACCESS TO AND FROM THE SITE VIA THE NEIGHBORING WESTERLY PARCEL. THE PLANNING COMMISSION RECOMMENDED APPROVAL OF THIS MODIFICATION REQUEST AT ITS MEETING ON MAY 17, 2016.**

**Roll Call:     Bob Doddato     Yes  
                  Jim Morosetti    Yes**

- **A MOTION WAS MADE BY DODDATO, SECONDED BY MOROSETTI, AND CARRIED TO APPROVE MATTHEW DICKUN TO MODIFY OR WAIVE THE FOLLOWING REQUIREMENTS OF THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, CHAPTER 22 OF THE TOWNSHIP CODE OF ORDINANCES, ORDINANCE NO. 418 AS AMENDED:**
  - **SECTION 404.2. WHICH REQUIRES SIDEWALKS TO BE INSTALLED ALONG ALL STREET FRONTAGES FOR ALL LAND DEVELOPMENT PROJECTS, WITH THE UNDERSTANDING THAT THE APPLICANT WILL SUBMIT A COST ESTIMATE FOR THE SIDEWALK AND PAY THE REQUIRED FEE IN LIEU OF. THIS MODIFICATION REQUEST INCLUDES NOT HAVING TO INSTALL THE SIDEWALK ALONG SEABRIGHT ROAD AND TO ONLY INSTALL THE SIDEWALK ALONG ON ONE SIDE OF THE STREET BETWEEN SEABRIGHT ROAD AND THE FIRST INTERSECTION IN THE DEVELOPMENT.**
  - **SECTION 405 WHICH REQUIRES STREET LIGHTING TO BE INSTALLED. THE APPLICANT HAS REQUESTED A WAIVER TO PROVIDE YARD LAMPS ON EACH LOT, WITH THE**

**UNDERSTANDING THAT THE MAINTENANCE WILL BE WITHIN THE PRINCETON PLACE HOA'S DUTIES.**

- **SECTION 504.3.D. WHICH REQUIRES THERE TO BE A LEVEL AREA ON EACH STREET WITHIN WHICH NO GRADE SHALL EXCEED A MAXIMUM OF 5% FOR A MINIMUM DISTANCE OF 100 FEET. THE GRADE WILL REACH 11.2% IN CERTAIN AREAS WITHIN THE PLAN.**
- **SECTION 504.4.B. WHICH REQUIRES THE CENTERLINE DISTANCE OF PERMANENT CUL-DE-SAC STREETS TO BE NO LESS THAN 250 FEET IN LENGTH AND NO GREATER THAN 600 FEET IN LENGTH. ONE OF THE STREETS WITHIN THE PLAN WILL REACH 1,700 FEET IN LENGTH.**

**Roll Call:     Bob Doddato     Yes  
                  Jim Morosetti    Yes**

- **A MOTION WAS MADE BY DODDATO, SECONDED BY MOROSETTI, AND CARRIED TO APPROVE THE APPLICATION FILED BY MATTHEW DICKUN FOR APPLICATION 2016-06 SEEKING TENTATIVE APPROVAL OF THE PRINCETON PLACE PRD, A PLANNED RESIDENTIAL DEVELOPMENT COMPRISED OF 63 SINGLE-FAMILY LOTS ON 53.95 ACRES (TAX I.D. NO. 913-S-1) ON SEABRIGHT ROAD IN AN R-2/PRD OVERLAY DISTRICT, CONTINGENT ON ALL ITEMS BEING ADDRESSED IN LSSE'S REVIEW LETTER DATED MAY 9, 2016 AND THE TOWNSHIP'S REVIEW LETTER DATED MAY 13, 2016. THE PLANNING COMMISSION RECOMMENDED APPROVAL AT ITS MEETING ON MAY 17, 2016.**

**Roll Call:     Bob Doddato     Yes  
                  Jim Morosetti    Yes**

- **A MOTION WAS MADE BY DODDATO, SECONDED BY MOROSETTI, AND CARRIED TO CORRECT THE PAY RATES OF DANIELLE UNGER AND AUSTIN CONN TO \$8.25 PER HOUR RETROACTIVE TO MAY 24, 2016.**

**Roll Call:     Bob Doddato     Yes  
                  Jim Morosetti    Yes**

- **A MOTION WAS MADE BY DODDATO, SECONDED BY MOROSETTI, AND CARRIED TO HIRE ALYSON PUSKAR AS A PART TIME**

**CUSTODIAN IN THE SUPPORT OPERATIONS DEPARTMENT AT A RATE OF \$11.47 PER HOUR EFFECTIVE IMMEDIATELY.**

**Roll Call:     Bob Doddato    Yes  
                  Jim Morosetti   Yes**

- **A MOTION WAS MADE BY DODDATO, SECONDED BY MOROSETTI, AND CARRIED TO HIRE JOHN NIEDERRITER AS FULL TIME MECHANIC IN THE SUPPORT OPERATIONS DEPARTMENT AT A RATE OF \$18.68 PER HOUR EFFECTIVE JULY 21, 2016.**

**Roll Call:     Bob Doddato    Yes  
                  Jim Morosetti   Yes**

- **A MOTION WAS MADE BY DODDATO, SECONDED BY MOROSETTI, AND CARRIED TO RATIFY THE TOWNSHIP MANAGER’S ACTION IN HIRING THE FOLLOWING PART TIME SEASONAL EMPLOYEES:**

- **SCOTT ZANELLA AS A LIFEGUARD/CONCESSION STAND STAFF AT A RATE OF \$7.50 PER HOUR.**
- **AUTUMN RACE AS A COUNSELOR IN THE SUMMER PLAYGROUND PROGRAM AT A RATE OF \$8.00 PER HOUR.**
- **TAYLOR NIETSCH AS A COUNSELOR IN THE SUMMER PLAYGROUND PROGRAM AT A RATE OF \$8.00 PER HOUR.**

**Roll Call:     Bob Doddato    Yes  
                  Jim Morosetti   Yes**

- **A MOTION WAS MADE BY DODDATO, SECONDED BY MOROSETTI, AND CARRIED TO ACCEPT THE BIDS FOR A USED MOTO GRADER AND AWARD THE BID TO MURPHY TRACTOR AND EQUIPMENT IN THE AMOUNT OF \$95,000 CONTINGENT UPON FINAL INSPECTION.**

**Roll Call:     Bob Doddato    Yes  
                  Jim Morosetti   Yes**

- **A MOTION WAS MADE BY DODDATO, SECONDED BY MOROSETTI, AND CARRIED TO APPROVE THE REQUEST OF FAYETTE FARMS L.P. TO REDUCE THE PERFORMANCE BOND FOR FAYETTE FARMS PHASE 5 FROM \$230,651.82 TO \$177,639.67, AS REVIEWED AND APPROVED BY THE TOWNSHIP ENGINEER.**

**Roll Call:     Bob Doddato    Yes  
                  Jim Morosetti   Yes**

- **A MOTION WAS MADE BY MOROSETTI, SECONDED BY DODDATO, AND CARRIED TO APPOINT DINSMORE & SHOHL AS LEGAL COUNSEL FOR THE PURPOSES OF TRANSACTING THE TOWNSHIP BONDS.**

**Roll Call:     Bob Doddato     Yes  
                   Jim Morosetti     Yes**

**COMMENTS FROM THE FLOOR**

**MATT DICKUN THANKED THE PLANNING COMMISSION, THE BOARD OF SUPERVISORS, AND THE STAFF FOR WORKING WITH HIM ON THE PLAN AND THE FOR THE OPPORTUNITY TO WORK IN THE TOWNSHIP.**

**ADJOURN**

- **A MOTION WAS MADE BY DODDATO, SECONDED BY MOROSETTI, AND CARRIED TO ADJOURN THE MEETING AT 8:15 P.M.**

Respectfully submitted,

Cheryl Glowark  
Township Secretary