

**NORTH FAYETTE TOWNSHIP  
REGULAR MEETING  
November 10, 2015  
7:45 P.M.**

The North Fayette Township Board of Supervisors met in regular session on Tuesday, November 10, 2015 at 7:45 p.m. with Chairman Jim Morosetti presiding. Following the Pledge of Allegiance, roll was called with the following present: Chairman Jim Morosetti; Vice-Chairman J R. Mangan; Treasurer Bob Doddato; Township Manager Robert Grimm, Police Lieutenant Mike Hamm, Solicitor Vincent Tucceri, and Township Secretary Cindy Turner.

**OTHERS PRESENT:** Pat Felton – Public Works Supervisor; Laura Ludwig – Community Development Director, David Lodovico – Director of Fiscal and Administrative Services, Ray Yerkey, Director of Support Operations, Darlene Hildebrand -- Recreation Director; Shawn Wingrove -- Township Engineer, Gary Hamilton -- NFVFD, Sonja Reis – Pittsburgh Post Gazette, Al Winkler – Fayette Farms, Leon Chiri – Fayette Farms, Mathew Dixon – Resident.

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

There were no comments from the floor.

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

Public Hearing Meeting	October 27, 2015
Payroll Meeting	October 27, 2015

**ROADMASTER'S REPORT**

**DISTRICT #1 – J R MANGAN**

- Line Painting On: Valley St
- Bermed on : McWreath Rd
- Cleaned Pipe Inlet on: Grove St
- Patched On: Noblestown Rd, McWreath Rd
- Assisted with work in Districts 2 and 3.

**DISTRICT #2 – JIM MOROSETTI**

- Placed conduit for parkway lights
- Repaired Cross pipe on: Jeffrey Circle
- Patched On: Park Lane, Hilltop Circle, Montour Industrial Park, Casteel Dr
- Line Painting: Gamble Rd, Old McKee Rd
- Cleaned pipe inlet: Logan Road, California Hollow Rd
- Assisted with work in Districts 1 and 3.

**DISTRICT #3 – BOB DODDATO**

- Line Painting on :Steubenville Pike, West Allegheny, Donaldson Rd, Pattridge Ln
- Patched On: Santiago Rd, Valleyview rd., Steubenville Pike
- Bermed on: Kelso Rd
- Assisted with work in Districts 1 and 2.

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

### **BUILDING INSPECTION REPORT**

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

There were (28) Building/Zoning Permits issued.

There were (8) Single Family House Starts.

There were (2) Residential Additions; (1) Residential Decks; (1) Residential Decks with Roof (2) Residential Hot Tub or Pool, (0) Residential Porch, (3) Demolition, (1) Commercial Renovations, (0) Commercial Addition, (2) New Commercial Building, (1) Business Occupancy, (0) Communications Antennas, (0) Fire; (1) Sign Permits and (5) Zoning Permits.

Occupancy Permits Issued (28); Inspections Performed (80).

Total Construction Value     \$3,338,234.00

Building Permit Fees Collected     \$6,093.15

Occupancy Permit Fees Collected     \$670.00

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

### **POLICE REPORT**

The October Police Report was presented to the Board of Supervisors by Lt. Mike Hamm.

The police responded to 1125 calls of service. There were (31) arrests; (82) Traffic Citations; (14) Non-traffic Citations and (10) Total Warnings.

There were (23) Part I Crimes: (0) Robbery; (3) Assaults; (0) Burglary; (18) Larceny, (0) Rapes; (1) Arson; and (1) Motor Vehicle Thefts.

There were (34) Part II Crimes.: (1) Forgery; (3) Fraud; (0) Embezzlement; (0) Stolen Property; (5) Vandalism; (1) Weapons; (0) Prostitution; (0) Sex Offense; (4) Drugs; (1) Family Offense; (0) DUI; (2) Liquor; (2) Drunkenness; (7) Disorderly and (8) All Other.

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

### **NFVFD REPORT – Gary Hamilton**

The North Fayette Township Volunteer Fire Department responded to 30 fire related calls and 6 EMS related calls for a total of 36 emergency calls for October.

- Total Fire Calls year to date for 2015 = 305
- Total EMS Calls year to date for 2015 = 69
- Total all calls year to date for 2015 = 374

Mr. Hamilton reported that the NFVFD has completed its month long fire prevention activity. This year the department presented 16 demonstrations for a total of 431 children at daycare centers throughout the township.

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

**NORTHWEST EMS -- read by Gary Hamilton**

Northwest EMS reported the following:

Total Emergency and Non-Emergency 911 Response: 99  
Total Emergency Average response time: 6.4 Minutes

**OLD OR UNFINISHED BUSINESS**

There was no old or unfinished business.

**NEW BUSINESS**

- **A MOTION WAS MADE BY DODDATO, SECONDED BY MANGAN AND CARRIED TO CLOSE THE PUBLIC HEARING HELD ON OCTOBER 27, 2015 REGARDING FAYETTE FARMS PRD. ALL OUTSTANDING DOCUMENTS HAVE BEEN RECEIVED.**

<b>Roll Call:</b>	<b>Bob Doddato</b>	<b>Yes</b>
	<b>J. R. Mangan</b>	<b>Yes</b>
	<b>Jim Morosetti</b>	<b>Yes</b>

- **A MOTION WAS MADE BY MANGAN, SECONDED BY DODDATO AND CARRIED TO APPROVE TRANSFER OF \$481,367.46 FROM HUNTINGTON BANK LINE OF CREDIT FOR PAYMENT OF COMMUNITY CENTER INVOICES.**

<b>Roll Call:</b>	<b>Bob Doddato</b>	<b>Yes</b>
	<b>J. R. Mangan</b>	<b>Yes</b>
	<b>Jim Morosetti</b>	<b>Yes</b>

- **A MOTION WAS MADE BY DODDATO, SECONDED BY MANGAN AND CARRIED TO APPROVE REQUISITION NO. 56 OF THE 2012 G.O. BOND ISSUE IN THE AMOUNT OF \$2,716.88 FOR THE COMMUNITY CENTER.**

**Roll Call:      Bob Doddato      Yes**  
**J. R. Mangan      Yes**  
**Jim Morosetti      Yes**

- **A MOTION WAS MADE BY DODDATO, SECONDED BY MANGAN AND CARRIED TO HIRE JAMES DORSEY AS A FULL-TIME MECHANIC FOR THE SUPPORT OPERATIONS DEPARTMENT EFFECTIVE NOVEMBER 16, 2015 AT A RATE OF \$18.19 PER HOUR.**

**Roll Call:      Bob Doddato      Yes**  
**J. R. Mangan      Yes**  
**Jim Morosetti      Yes**

- **A MOTION WAS MADE BY MANGAN, SECONDED BY DODDATO AND CARRIED TO ADOPT RESOLUTION NO. 20-15 AUTHORIZING THE TOWNSHIP TO ENTER INTO AN INTERIM CONSENT ORDER AND AGREEMENT WITH THE ALLEGHENY COUNTY HEALTH DEPARTMENT AND AUTHORIZING ROBERT GRIMM AND JAMES MOROSETTI TO EXECUTE THE AGREEMENT.**

**Roll Call:      Bob Doddato      Yes**  
**J. R. Mangan      Yes**  
**Jim Morosetti      Yes**

- **A MOTION WAS MADE BY MANGAN, SECONDED BY DODDATO AND CARRIED TO APPROVE THE FOLLOWING MODIFICATION REQUESTS SUBMITTED BY FAYETTE FARMS LP FROM THE TOWNSHIP'S ZONING ORDINANCE, CHAPTER 27 OF THE TOWNSHIP'S CODE OF ORDINANCES, ORDINANCE NO. 418, FOR THE PROPOSED 2ND REVISION TO THE TENTATIVE FAYETTE FARMS PRD:**

- Section 205.3. and 607.2.D. which requires a minimum lot area of 7,200 square feet for single family lots. *The applicant has requested a modification to allow a minimum lot area of 6,000 square feet.*
- Section 205.3. of the Zoning Ordinance requires a minimum lot width of 80 feet for single-family dwellings and 20 feet for townhomes. *The applicant has requested a modification to allow a 50 foot minimum lot width.*
- Section 205.3 of the Zoning Ordinance requires a 10 foot side yard setback for each side yard within the PRD. *The applicant has requested a modification to use 5 foot or 0 foot and 10 foot minimum side yard setbacks. The 0 foot and 10 foot minimum side yard setbacks are for townhomes only and do not apply to single-family homes.*

**Roll Call:      Bob Doddato      Yes**  
**J. R. Mangan      Yes**

**Jim Morosetti      Yes**

➤ **A MOTION WAS MADE BY DODDATO, SECONDED BY MANGAN AND CARRIED TO APPROVE THE FOLLOWING MODIFICATION REQUESTS SUBMITTED BY FAYETTE FARMS LP FROM THE TOWNSHIP'S SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, CHAPTER 22 OF THE TOWNSHIP'S CODE OF ORDINANCES, ORDINANCE NO. 418, FOR THE PROPOSED 2<sup>ND</sup> REVISION TO THE TENTATIVE FAYETTE FARMS PRD:**

- Section 504.2.E. requires horizontal curve centerline radii shall be a minimum of 150 feet.
- Section 504.3.C. requires the minimum length of vertical curve for all streets to be 250 feet.
- Section 504.3.D. requires there be a level area on each street within which no grade shall exceed a maximum of 5% for a minimum distance of 100 feet.
- Section 504.4.B. requires cul-de-sac streets shall be no greater than 600 feet in length.

<b>Roll Call:</b>	<b>Bob Doddato</b>	<b>Yes</b>
	<b>J. R. Mangan</b>	<b>Yes</b>
	<b>Jim Morosetti</b>	<b>Yes</b>

➤ **A MOTION WAS MADE BY MANGAN, SECONDED BY DODDATO AND CARRIED TO APPROVE THE FOLLOWING SIDEWALK MODIFICATION REQUEST SUBMITTED BY FAYETTE FARMS LP FROM THE TOWNSHIP'S SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, CHAPTER 22 OF THE TOWNSHIP'S CODE OF ORDINANCES, ORDINANCE NO. 418, FOR THE PROPOSED 2<sup>ND</sup> REVISION TO THE TENTATIVE FAYETTE FARMS PRD:**

- Section 404.2. which requires sidewalks to be installed along all streets frontages of the lot for which development is proposed in all major land developments. *The applicant has requested a modification to this requirement to waive the requirement of sidewalks along certain lengths of Donaldson Road except along those lengths depicted in green in "Planning Commission Exhibit A" upon which sidewalks shall be constructed – conditioned upon either (a) payment of the required fee in lieu per 404.5 or (b) in lieu of such fee, agreement acceptable to the Township Board of Supervisors providing for the construction of an enhanced system of trails to create inter-connectivity within the overall plan and to provide connectivity between the Plan and the Township Park, in such locations and built to standards acceptable to the Board of Supervisors.*

<b>Roll Call:</b>	<b>Bob Doddato</b>	<b>Yes</b>
	<b>J. R. Mangan</b>	<b>Yes</b>
	<b>Jim Morosetti</b>	<b>Yes</b>

- **A MOTION WAS MADE BY DODDATO, SECONDED BY MANGAN AND CARRIED TO APPROVE THE APPLICATION FILED BY FAYETTE FARMS LP FOR REVISED TENTATIVE APPROVAL OF A PLANNED RESIDENTIAL DEVELOPMENT (PRD) ON 325.94 ACRES OF LAND TO CONSIST OF 639 TOTAL RESIDENTIAL LOTS ON DONALDSON ROAD IN AN R-2 SUBURBAN RESIDENTIAL/ PRD ZONING DISTRICT.**

<b>Roll Call:</b>	<b>Bob Doddato</b>	<b>Yes</b>
	<b>J. R. Mangan</b>	<b>Yes</b>
	<b>Jim Morosetti</b>	<b>Yes</b>

- **A MOTION WAS MADE BY DODDATO, SECONDED BY MANGAN AND CARRIED TO APPROVE (WITH CONDITIONS) THE APPLICATION FILED BY FAYETTE FARMS LP FOR PRELIMINARY AND FINAL RESIDENTIAL DEVELOPMENT FOR FAYETTE FARMS PHASE 6 INVOLVING A 10 LOT RESIDENTIAL SUBDIVISION ON 6.5024 ACRES OF LAND LOCATED ON THE CORNER OF DONALDSON ROAD AND PATTRIDGE LANE IN AN R-2 SUBURBAN RESIDENTIAL / PLANNED RESIDENTIAL DEVELOPMENT (PRD) OVERLAY ZONING DISTRICT (ALLEGHENY COUNTY LOT AND BLOCK # 798-N-253), CONTINGENT UPON ALL ITEMS BEING ADDRESSED IN LSSE'S REVIEW LETTER DATED SEPTEMBER 3, 2015 AND THE TOWNSHIP'S REVIEW LETTER DATED OCTOBER 15, 2015.**

<b>Roll Call:</b>	<b>Bob Doddato</b>	<b>Yes</b>
	<b>J. R. Mangan</b>	<b>Yes</b>
	<b>Jim Morosetti</b>	<b>Yes</b>

- **A MOTION WAS MADE BY DODDATO, SECONDED BY MANGAN AND CARRIED TO ADOPT RESOLUTION NO. 21-15 APPROVING THE UPDATED SEWAGE FACILITIES PLANNING MODULE FOR FAYETTE FARMS LP FOR THE OVERALL FAYETTE FARMS PRD TO ACCOUNT FOR THE PROPOSED INCREASE IN THE NUMBER OF UNITS.**

<b>Roll Call:</b>	<b>Bob Doddato</b>	<b>Yes</b>
	<b>J. R. Mangan</b>	<b>Yes</b>
	<b>Jim Morosetti</b>	<b>Yes</b>

- **A MOTION WAS MADE BY DODDATO, SECONDED BY MANGAN AND CARRIED TO ADOPT RESOLUTION NO. 22-15 CONFIRMING THAT THE TOWNSHIP OF NORTH FAYETTE IS FORMALLY REQUESTING A GRANT FROM THE DEPARTMENT OF ECONOMIC DEVELOPMENT, APPOINTING JANET SNAK AS THE DESIGNATED OFFICIAL TO PERFORM THE REQUIRED DUTIES, AND ASSURING THE PROVISION OF LOCAL MATCHING FUNDS, IF APPLICABLE.**

<b>Roll Call:</b>	<b>Bob Doddato</b>	<b>Yes</b>
	<b>J. R. Mangan</b>	<b>Yes</b>
	<b>Jim Morosetti</b>	<b>Yes</b>

- **A MOTION WAS MADE BY DODDATO, SECONDED BY MANGAN AND CARRIED TO APPROVE THE REQUEST OF FAYETTE FARMS LP TO REDUCE THE PERFORMANCE BOND FOR FAYETTE FARMS PHASE 5 FROM \$732,008.88 TO \$230,651.82 AS REVIEWED AND APPROVED BY THE TOWNSHIP ENGINEER.**

<b>Roll Call:</b>	<b>Bob Doddato</b>	<b>Yes</b>
	<b>J. R. Mangan</b>	<b>Yes</b>
	<b>Jim Morosetti</b>	<b>Yes</b>

- **A MOTION WAS MADE BY DODDATO, SECONDED BY MANGAN AND CARRIED TO ACCEPT THE POLICE PENSION FUND REVISED MINIMUM MUNICIPAL OBLIGATION CALCULATION FOR 2016.**

<b>Roll Call:</b>	<b>Bob Doddato</b>	<b>Yes</b>
	<b>J. R. Mangan</b>	<b>Yes</b>
	<b>Jim Morosetti</b>	<b>Yes</b>

- **A MOTION WAS MADE BY DODDATO, SECONDED BY MANGAN AND CARRIED TO REJECT ALL BIDS FOR THE 2015 ROADWAY IMPROVEMENT PROJECT.**

<b>Roll Call:</b>	<b>Bob Doddato</b>	<b>Yes</b>
	<b>J. R. Mangan</b>	<b>Yes</b>
	<b>Jim Morosetti</b>	<b>Yes</b>

#### **COMMENTS FROM THE FLOOR**

There were no comments from the floor.

#### **ADJOURN**

- **A MOTION WAS MADE BY DODDATO, SECONDED BY MANGAN AND CARRIED TO ADJOURN TO EXECUTIVE SESSION AT 8:02 PM.**
- **A MOTION WAS MADE BY MANGAN, SECONDED BY DODDATO AND CARRIED TO ADJOURN THE EXECUTIVE SESSION AT 9:35 PM.**

Respectfully submitted,

Cindy Turner  
Township Secretary