

**NORTH FAYETTE TOWNSHIP  
INFORMATION & GENERAL AFFAIRS MEETING  
MUNICIPAL BUILDING  
FEBRUARY 14, 2023  
7:00 P.M.**

The North Fayette Township Board of Supervisors met in regular session on Tuesday, February 14, 2023, at 7:00 P.M. with Chairman Jim Morosetti presiding. Following the Pledge of Allegiance, roll was called with the following present: Chairman Jim Morosetti, Vice Chairman Bob Doddato, Treasurer Mark O'Donnell, Township Manager J.R. Mangan, Assistant Township Manager Andrew Hartwell, Chief of Police Donald Cokus (absent), Solicitor Michele Cromer, and Township Secretary Marlyn Jordan.

**OTHERS PRESENT:** Pat Felton – Public Works Director, Gary Hamilton – NFTVFD Chief, Darlene Hildebrand – Recreation Director, Michael Wozniak – Community Planner, Kevin Brett – Township Engineer, Richard Thompson, Mary Ellen Thompson, Colleen Morris, Bill Prion, Mike Berquist, Eric Boonstra, David Buck, and Steven Victor.

**ANNOUNCEMENT**

Solicitor Michele Cromer stated that at the January Public Hearing a resident testified under oath that there was a 3,000-foot buffer imposed under regulations. Or that there was case law that restricted the Township from allowing other surrounding landowners within 3,000 feet of this facility from using their property as residential because of potential dangers. After the hearing GTN law asked this resident to provide the Township with the source of any such law, regulation or case law that reported to limit the Township's zoning powers. To date no information has been provided to the Township or its solicitors with any citations or information to substantiate these claims even though these were raised as an issue and were quoted to be case law or statutory law. Out of an abundance of caution, GTN Law – Township Solicitor, Engineer, Fire Code Official, and staff researched laws and regulations governing gas storage tank facilities. The engineer made inquiry to an expert in the industry. The fire code official made specific inquiries to the regional DEP regulators who oversee such facilities. The solicitor's legal research found no such authority, neither the regulated industry users nor regulators themselves have ever heard of a 3,000-foot law, regulation, rule, or even a guideline. The PA Code statute regarding outside storage tanks does not contain any 3,000-foot or 300-foot rule. Those rules only regulate where these gas tank owners must locate such tanks on their own property. As such, these issues raised at the January public hearing lacked merit in their entirety and we wanted to explain that to the board of supervisors, staff, and any interested residents.

Eric Boonstra stated that he spoke with the resident who thought of that 3,000-foot barrier. He explained it to him that it was a recommendation that could be stipulated by the Township.

**COMMENTS FROM THE FLOOR REGARDING AGENDA ITEMS**

There were no comments from the floor regarding agenda items.

## **PUBLIC WORKS REPORT**

Mr. Felton submitted his written report. He stated that they are stocking up on salt and trying to meet the minimum requirement.

Mr. Doddato asked, you buy salt on a winter so it's not a calendar year. You have to meet your order by April, and you can't carry it over into November?

Mr. Felton said that is correct. He has to have an estimate by March 15<sup>th</sup> for Costars and Shacog the estimate has to be put in by July. That is for winter starting this fall and will last through 2024's winter.

Mr. Doddato asked if we had bought our minimum.

Mr. Felton said not yet. They are getting there.

Mr. Morosetti asked if Costars had a minimum also.

Mr. Felton said 60% and Shacog is 80%.

## **ROADMASTER'S REPORT**

### **DISTRICT #1 MARK O'DONNELL**

- Cold patching on: Noblestown Road, Stewart Road, Front Street, Margarete Street, and First Street
- Berming on: Finks Run Road and McWreath Road
- Snow removal on all roads as needed
- Assisted with work in Districts 2 and 3

### **DISTRICT #2 JIM MOROSETTI**

- Cold patching on: Summit Park Drive, Park Lane, Stonecypher Road, Pinkerton Run Road, Tucker Road, and Forest Glen Drive
- Berming on: Pinkerton Run Road
- Snow removal on all roads as needed
- Assisted with work in Districts 1 and 3

### **DISTRICT #3 BOB DODDATO**

- Cold patching on: Donaldson Road, Pattridge Lane, Kelso Road, and Logan Road
- Snow removal on all roads as needed
- Assisted with work in Districts 1 and 2

➤ **A MOTION WAS MADE BY DODDATO, SECONDED BY O'DONNELL, AND CARRIED TO ACCEPT THE ROADMASTER'S REPORT.**

## **DEPARTMENT OF BUDGET AND FINANCE**

Mr. Hartwell stated that he has secured the surety bonds for the treasurer and myself. He is currently working on securing the bond for the tax collector's office.

Implementation for Edmonds is underway. We will be implementing that through the spring and summer. Mr. Hartwell hopes that we will be live in September. We have completed payroll setup in ADP. We will be moving on to the HR module. Three payrolls have been completed with ADP and the fourth will be this week. Everything seems to be going smoothly with that.

## **RECREATION REPORT**

Ms. Hildebrand submitted her written report. She stated that they will be adding two new programs. The first is a cricket clinic on March 18<sup>th</sup> and 19<sup>th</sup>. If that goes well, they will look to offer a cricket program. The second will be a golf program for ages 5-12. It will be a 6-8-week program and can be indoor or outdoor.

The next senior lunch will be March 8<sup>th</sup>.

The pre-school program finished registration. They are filled to the max. There are currently 6 on the waiting list for the 2-year-old program, 12 on the waiting list for the 3-year-old program, and 22 on the waiting list for the 4-year-old program. They opened registration for summer camp yesterday and they currently have 2 registered.

Ms. Hildebrand stated that March 19 - 22 is the PRPS conference in Hershey. She will be attending but Steve and Nicole declined to go.

Mr. O'Donnell stated that Ms. Hildebrand and her staff are doing a nice job. The programs they have opened up and what they have done at the Community Center has been amazing.

Ms. Hildebrand said that she has a great staff, and she appreciates it.

## **DEPARTMENT OF COMMUNITY DEVELOPMENT**

Michael Wozniak presented the Department of Community Development report for the month of January 2023.

There were (2) Single-Family Homes, (1) Residential Addition, (1) Residential Renovation, (1) Residential Deck Roof, (1) Residential Sunroom or Patio, (1) Residential Solar Panels, (1) New Commercial Building, (3) Commercial Renovation/Build-Out, (1) Commercial Fire System, (1) Zoning - Sign, (2) Zoning- Fence, (1) Zoning - Communication Antennas, (2) Zoning (Acc. Bldg less than 1,000 sq'), (18) Total Fire Inspections Performed, (13) Occupancy Permits Issued, (6) Fire Prevention Permits Issued, (58) Total Building Inspection Performed, (7) Total Fire

Inspections Performed, (3) Fire Drills Witnessed, (65) Total Bldg. & Fire Insps. Performed & Drills.

Total Construction Value	\$6,419,821.00
Building Permit Fees Collected	\$ 52,511.70
State UCC Fee	\$ 58.50
Technology Fee	\$ 90.00
Zoning Permit Fees Collected	\$ 750.00
Fire Permit Fees Collected	\$ 500.00
Occupancy Fees Collected	\$ 750.00
Fire Prevention Inspection Fees Collected	\$ <u>250.00</u>
Total Fees Collected	\$ 54,910.20

Mr. Morosetti wanted to know what was new with Texas Roadhouse.

Mr. Wozniak stated that they are working up there. They were waiting on some approvals from the county for plumbing.

- **A MOTION WAS MADE BY O'DONNELL, SECONDED BY DODDATO, AND CARRIED TO ACCEPT THE DEPARTMENT OF COMMUNITY DEVELOPMENT REPORT.**

### **POLICE AND EMS REPORT**

Mr. O'Donnell presented the January 2023 Police Report.

The police responded to 2,048 calls for service during the month of January 2023. There were (25) Arrests, (4) DUI Arrests, (20) Traffic Citations, (11) Non-Traffic Citations, and (2) Total Warnings.

There were (28) Part I Crimes: (3) Assault, and (25) Larceny.

There were (23) Part II Crimes: (1) Forgery, (1) Stolen Property, (3) Vandalism, (2) Drugs, (7) DUI, (8) Disorderly, and (1) All Other.

Mr. Morosetti presented the Northwest EMS Report.

Northwest EMS reported a total of 129 Emergency and Non-Emergency 911 Responses. There were 125 emergency calls with an average response time of 7 minutes and 42 seconds. Total highest priority was 65 calls with an average response time of 6 minutes and 47 seconds.

Colleen Morris wanted to know what the significance was of the E in the priority of calls.

Chief Hamilton stated that it is the severity of the call.

- **A MOTION WAS MADE BY DODDATO, SECONDED BY O'DONNELL, AND CARRIED TO ACCEPT THE POLICE AND EMS REPORTS AS READ.**

### **FIRE REPORT**

Chief Hamilton presented the Fire Report for January 2023.

Total activity for the North Fayette Volunteer Fire Department (26) calls. Total calls for 2023 in North Fayette Township (30).

Chief Hamilton stated that they are still waiting on some parts for their aerial ladder truck. They are hoping to have the parts and get it in the shop.

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

### **ASSISTANT TOWNSHIP MANAGER**

Mr. Hartwell stated that they have been broadcasting the meetings since the beginning of the year. He is looking for some direction if the board would like this to continue. If so, there is staff looking into a permanent solution.

Mr. Doddato said that he thinks it is a good idea. It allows people to listen in if they can't attend in person. The only challenge we have is asking questions. We might have to get a policy that if you want to ask a question you have to be here in person or submit it a day, or so many hours in advance.

Mr. O'Donnell thinks it's a great idea and we should continue doing it.

Mr. Hartwell said he will put together a policy for them to consider.

### **TOWNSHIP MANAGER**

Mr. Mangan stated that they met with H&K Equipment. They are looking to buy the building next door to them. They are currently storing their equipment across the street.

Mr. Mangan said that Kelly Cain with the Autism Caring Center will be speaking at the ALOM conference. Also working on getting her to a COG meeting. Mr. Mangan is hopeful this will get her into other Townships and Municipalities.

Mr. Mangan stated that he and Mr. Doddato spoke with the Recreation staff about incentives. They are also looking to expand storage up there. Maybe by placing a shed out back. They are also working on expanding the sink in the kitchen area of the banquet room.

#### **SUPERVISOR DODDATO**

Mr. Doddato wanted to compliment Ms. Hildebrand. He stated that she offers all the programs residents love and it's done without help from taxpayers. He said he knows that it's not easy.

Mr. Doddato recently spoke with Alex Devoogd. He is a Boy Scout working on his citizenship in the community merit badge. As part of that he needed to meet with an elected official at the local level and bring up an issue that was important to him. His issue had to do with baseball fields and turfing the infields. He put together a presentation that he will forward on.

#### **SUPERVISOR MOROSETTI**

Mr. Morosetti wanted to know if there is still a big demand for pickle ball that we can't fulfill.

Ms. Hildebrand stated that we allow them to play Monday through Friday from 8am to 10am.

#### **SUPERVISOR O'DONNELL**

Mr. O'Donnell said that everyone is doing a great job. He is very proud to have everyone on our staff.

#### **PAYROLL & INVOICES**

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

#### **MEETING MINUTES**

- A MOTION WAS MADE BY MOROSETTI, SECONDED BY DODDATO, AND CARRIED TO APPROVE THE MINUTES FROM THE JANUARY 10, 2023, PUBLIC HEARING, THE JANUARY 10, 2023, INFORMATION AND GENERAL AFFAIRS MEETING, AND THE JANUARY 24, 2023, BOARD OF SUPERVISORS MEETING.

#### **OLD OR UNFINISHED BUSINESS**

- A MOTION WAS MADE BY O'DONNELL, SECONDED BY DODDATO, AND CARRIED TO ADOPT ORDINANCE NO. 507, AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP TO CHANGE THE ZONING CLASSIFICATION OF A

**PORTION OF TAX PAREL ID NO. 493-N-2 FROM THE "I-1 LIGHT INDUSTRIAL"  
TO "R-2 SUBURBAN RESIDENTIAL.**

<b>Roll Call:</b>	<b>Bob Doddato</b>	<b>Yes</b>
	<b>Jim Morosetti</b>	<b>Yes</b>
	<b>Mark O'Donnell</b>	<b>Yes</b>

Mr. Boonstra stated that the residents of Whittengale Road are opposed to the development of Sycamore Ridge. They are opposed to the zoning change because they would like to keep it Light Industrial.

Mr. Doddato stated that the development still has to get approvals from the state and from PennDOT. All this was, was just a change to the zoning.

Mr. O'Donnell said that the board gave this a lot of thought before making this decision.

Mr. Morosetti stated that the developer has to deal with all of the state roads along with the DEP to get approvals now.

Colleen Morris wanted to know if the state decides to not approve the Whittengale side of the development, would the development for that particular are coming on to McKee Road, is that the only development that will occur?

Mr. Morosetti said they would have to ok McKee Road also.

Mr. O'Donnell asked if the question was if Whittengale gets knixed will the plan still go on.

Ms. Morris said yes.

An unknown resident asked how many access points do you need.

Mr. Mangan stated that was answered at the last meeting, but anything over 40 houses would need 2. He has frontage on 2 state roads.

Mr. Doddato said that it would have to be 2 HOP yeses to have what's purposed if its 1 HOP yes then it can only be 40 homes.

**NEW BUSINESS**

- **A MOTION WAS MADE BY O'DONNELL, SECONDED BY DODDATO, AND CARRIED TO AUTHORIZE THE PUBLICATION OF A LEGAL ADVERTISEMENT TO PROVIDE PUBLIC NOTICE THAT BOTH THE BOARD OF SUPERVISORS MEETING SCHEDULED FOR FEBRUARY 28, 2023, AND THE PLANNING COMMISSION MEETING SCHEDULED FOR MARCH 2, 2023, WILL BE HELD AT THE NORTH FAYETTE COMMUNITY CENTER.**

Roll Call:     Bob Doddato       Yes  
                  Jim Morosetti      Yes  
                  Mark O'Donnell     Yes

- A MOTION WAS MADE BY DODDATO, SECONDED BY O'DONNELL, AND CARRIED TO ADOPT RESOLUTION NO. 14-23, A RESOLUTION AUTHORIZING THE TOWNSHIP MANAGER TO EXECUTE A REIMBURSEMENT AGREEMENT AND OTHER DOCUMENTS WITH PENNDOT REGARDING THE SUMMIT PARK DRIVE BRIDGE REPLACEMENT PROJECT.

Roll Call:     Bob Doddato       Yes  
                  Jim Morosetti      Yes  
                  Mark O'Donnell     Yes

- A MOTION WAS MADE BY O'DONNELL, SECONDED BY DODDATO, AND CARRIED TO ADOPT RESOLUTION NO. 15-23, A RESOLUTION AUTHORIZING THE TOWNSHIP MANAGER TO EXECUTE A REIMBURSEMENT AGREEMENT AND OTHER DOCUMENTS WITH PENNDOT REGARDING THE SUMMIT PARK DRIVE COMPLETE STREETS IMPROVEMENT PROJECT.

Roll Call:     Bob Doddato       Yes  
                  Jim Morosetti      Yes  
                  Mark O'Donnell     Yes

- A MOTION WAS MADE BY O'DONNELL, SECONDED BY DODDATO, AND CARRIED TO ADOPT RESOLUTION NO. 16-23, A RESOLUTION AUTHORIZING THE EXECUTION OF AN EASEMENT ENCROACHMENT AGREEMENT FOR ALLEGHENY COUNTY TAX PARCEL I.D. NO. 798-C-125 (129 HORSESHOE DRIVE).

Roll Call:     Bob Doddato       Yes  
                  Jim Morosetti      Yes  
                  Mark O'Donnell     Yes

- A MOTION WAS MADE BY DODDATO, SECONDED BY O'DONNELL, AND CARRIED TO ADOPT RESOLUTION NO. 17-23, A RESOLUTION AUTHORIZING THE EXECUTION OF AN AGREEMENT WITH TRAIRS, LLC, TO ESTABLISH THE ONLINE PERMIT PORTAL.

Roll Call:     Bob Doddato       Yes  
                  Jim Morosetti      Yes  
                  Mark O'Donnell     Yes

- A MOTION WAS MADE BY DODDATO, SECONDED BY O'DONNELL, AND CARRIED TO APPROVE THE RETIREMENT OF SERGEANT DAVID SANDORA, EFFECTIVE RETROACTIVELY ON JANUARY 29, 2023.



Roll Call:     **Bob Doddato**            **Yes**  
                  **Jim Morosetti**           **Yes**  
                  **Mark O'Donnell**       **Yes**

- **A MOTION WAS MADE BY DODDATO, SECONDED BY O'DONNELL, AND CARRIED TO RATIFY THE ACTION OF THE TOWNSHIP MANAGER TO HIRE DAVID SANDORA AS A PART-TIME PATROLMAN, ASSIGNED TO PARKWAY WEST CTC AS A SCHOOL RESOURCE OFFICER EFFECTIVE JANUARY 30, 2023.**

Roll Call:     **Bob Doddato**            **Yes**  
                  **Jim Morosetti**           **Yes**  
                  **Mark O'Donnell**       **Yes**

- **A MOTION WAS MADE BY DODDATO, SECONDED BY O'DONNELL, AND CARRIED TO ADOPT RESOLUTION NO. 18-23, A RESOLUTION AUTHORIZING THE EXECUTION OF A MEMORANDUM OF UNDERSTANDING BETWEEN THE TOWNSHIP AND DONALD J. COKUS, JR., OUTLINING THE TERMS GOVERNING HIS POSITION AS CHIEF OF POLICE.**

Roll Call:     **Bob Doddato**            **Yes**  
                  **Jim Morosetti**           **Yes**  
                  **Mark O'Donnell**       **Yes**

- **A MOTION WAS MADE BY DODDATO, SECONDED BY O'DONNELL, AND CARRIED TO AUTHORIZE THE SUBMISSION OF A REQUEST TO DCED TO REVISE THE SCOPE OF THE PROPOSED IMPROVEMENTS ASSOCIATED WITH THE MULTIMODAL TRANSPORTATION FUND GRANT RECEIVED FOR THE SUMMIT PARK DRIVE IMPROVEMENTS PROJECT.**

Roll Call:     **Bob Doddato**            **Yes**  
                  **Jim Morosetti**           **Yes**  
                  **Mark O'Donnell**       **Yes**

- **A MOTION WAS MADE BY O'DONNELL, SECONDED BY DODDATO, AND CARRIED TO AUTHORIZE THE ADVERTISEMENT OF CONTRACT NO. 23-R02 FOR THE 2023 ROADSIDE IMPROVEMENTS - GUIDERAIL PROJECT.**

Roll Call:     **Bob Doddato**            **Yes**  
                  **Jim Morosetti**           **Yes**  
                  **Mark O'Donnell**       **Yes**

- **A MOTION WAS MADE BY DODDATO, SECONDED BY O'DONNELL, AND CARRIED TO AMEND THE AGENDA.**

Roll Call:     **Bob Doddato**            **Yes**

**Jim Morosetti      Yes**  
**Mark O'Donnell    Yes**

- **A MOTION WAS MADE BY O'DONNELL, SECONDED BY DODDATO, AND CARRIED TO APPROVE A DONATION IN THE AMOUNT OF \$5,000.00 TO THE HEROES SUPPORTING HEROES SUMMER CAMP 2023 PROJECT.**

**Roll Call:      Bob Doddato      Yes**  
**Jim Morosetti     Yes**  
**Mark O'Donnell    Yes**

### **COMMENTS FROM THE FLOOR**

Mike Berquist wanted to know if the plan goes through does he have to get a permit from the DEP and the Army Core of Engineers.

Mr. Morosetti stated that the ball is in their court.

Mr. Berquist asked if they don't get the permits, they can't do anything until they get them.

Mr. Mangan said that we are doing our part here. There is currently an 18-month waiting period with the DEP.

Mr. Berquist stated that he has a concern living in an older community. They are 60-70 residents right now and they only have one entrance.

Mr. Mangan stated that they are working on getting a second one.

Several minutes of conversation continued about the new phases and how many homes will be in each phase.

### **ADJOURNMENT**

- **A MOTION WAS MADE BY DODDATO, SECONDED BY O'DONNELL, AND CARRIED TO ADJOURN THE MEETING TO EXECUTIVE SESSION AT 8:05 P.M.**
- **A MOTION WAS MADE BY O'DONNELL, SECONDED BY DODDATO, AND CARRIED TO ADJOURN EXECUTIVE SESSION AT 8:35 P.M.**

Respectfully submitted,

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Information and General Affairs Meeting  
Municipal Building  
February 14, 2023  
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Marlyn Jordan  
Township Secretary