

**NORTH FAYETTE TOWNSHIP
REGULAR MEETING
MAY 25, 2021
7:00 P.M.**

The North Fayette Township Board of Supervisors met in regular session on Tuesday, May 25, 2021, 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 J.R. Mangan, Treasurer Bob Doddato, Township Manager Michael Baker (absent), Chief of Police Donald Cokus Solicitor Michele Cromer, and Township Secretary Marlyn Jordan.

OTHERS PRESENT: David Lodovico – Fiscal and Administrative Services Director, Andrew Hartwell – Community Development Director, Patrick Felton – Public Works Director, Gary Hamilton – NFTVFD Chief, Darlene Hildebrand – Recreation Director, Kevin Brett – Township Engineer, Keith Morris, and Steve Fox.

COMMENTS FROM THE FLOOR REGARDING AGENDA ITEMS

There were no comments from the floor.

- **A MOTION WAS MADE BY MANGAN, SECONDED BY DODDATO AND CARRIED TO APPROVE THE PAYMENT OF PAYROLL AND INVOICES AS LISTED. DODDATO ABSTAINED FROM HIGHMARK.**
- **A MOTION WAS MADE BY MANGAN, SECONDED BY DODDATO AND CARRIED TO APPROVE THE MINUTES FROM THE MAY 11, 2021, PUBLIC HEARING AND THE MAY 11, 2021, INFORMATION AND GENERAL AFFAIRS MEETING.**

ENGINEER’S REPORT

Kevin Brett presented LSSE’s Monthly Engineer’s Report dated May 24, 2021.

2021 Roadway Maintenance Seal Coating: Bids were opened on May 24, 2021.

West Allegheny Road Traffic Signal and Turning Lanes: Solicitor is finalizing easement agreement with last property. LSSE is holding a project coordination meeting with the School District, the Township, and Contractor on May 20, 2021. Paving work to begin week after school year ends in early June.

GEDF (Gaming Economic Development Fund) Grant Applications: Lafayette Plaza PRP Retrofit – Bids were opened on April 6, 2021. Work was awarded to G. Salandro Excavating, LLC in the amount of \$175,300.00. Pre-construction meeting is scheduled for June 2, 2021.

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

TREASURER'S REPORT

Bob Doddato presented the following for the month of April 2021:

Consolidated Fund Report

Beginning Statement Balance -	4/1/21	\$ 8,126,756.02
Deposits and Credits		\$ 3,132,319.15
Funds Interest		\$ 174.88
Disbursements and Debits		<u>\$ 4,024,441.14</u>
Ending Statement Balance -	4/30/21	\$ 7,234,808.91
Deposits in Transit	0	\$ -
Outstanding Checks -	124 @	<u>\$ 286,748.87</u>
Adjusted Statement Balance	4/30/21	\$ 6,948,060.04

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

SOLICITOR'S REPORT

Michele Cromer presented the Board of Supervisors with the confidential Solicitor's Report prior to the meeting and had nothing to add.

- **A MOTION WAS MADE BY DODDATO, SECONDED BY MANGAN 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 MANGAN, SECONDED BY DODDATO AND CARRIED TO APPROVE REQUISITION NO. 81 OF THE 2014 GENERAL OBLIGATION BOND ISSUE IN THE AMOUNT OF \$2,884.68 FOR THE NORTH ROAD SEWER PROJECT.**

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

- A MOTION WAS MADE BY DODDATO, SECONDED BY MANGAN AND CARRIED TO AUTHORIZE THE DIRECTOR OF FISCAL & ADMINISTRATIVE SERVICES TO PREPARE AND ADVERTISE A REQUEST FOR PROPOSAL FOR BANKING SERVICES.

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

- A MOTION WAS MADE BY MANGAN, SECONDED BY DODDATO AND CARRIED TO HIRE ALLIE KONIECZNY TO THE SEASONAL POSITION OF SUMMER CAMP COUNSELOR EFFECTIVE MAY 25, 2021, AT A RATE OF \$8.50 PER HOUR. SEASONAL EMPLOYMENT PERIOD BEING FROM MAY 25, 2021, THROUGH AUGUST 21, 2021.

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 VIKTORIA STANG TO THE SEASONAL POSITION OF SUMMER CAMP COUNSELOR EFFECTIVE MAY 25, 2021, AT A RATE OF \$9.00 PER HOUR. SEASONAL EMPLOYMENT PERIOD BEING FROM MAY 25, 2021, THROUGH AUGUST 21, 2021.

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 REQUEST OF HERRICK COMPASSIONATE FUNERAL SERVICE, TO RELEASE THE REMAINING PERFORMANCE BOND AMOUNT OF \$35,300.00 IN ITS ENTIRETY FOR THE HERRICK FUNERAL HOME PROJECT, AS REVIEWED AND APPROVED BY THE TOWNSHIP ENGINEER.

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

- A MOTION WAS MADE BY MANGAN, SECONDED BY DODDATO AND CARRIED TO APPOINT MOIRA EGLER OF THE PORT AUTHORITY AS A MEMBER OF THE ACTIVE TRANSPORTATION PLAN STEERING COMMITTEE.

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

- A MOTION WAS MADE BY DODDATO, SECONDED BY MANGAN AND CARRIED TO AUTHORIZE THE TOWNSHIP MANAGER TO EXECUTE A SERVICE ORDER WITH THE TOWNSHIP ENGINEER, LENNON, SMITH, SOULERET, ENGINEERING INC., FOR REVIEW AND BIDDING FOR SPOT SIDEWALK REPAIRS.

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

- A MOTION WAS MADE BY MANGAN, SECONDED BY DODDATO AND CARRIED TO AUTHORIZE THE TOWNSHIP SOLICITOR TO PUBLISH NECESSARY LEGAL NOTICE(S) TO ADVERTISE AND SCHEDULE A PUBLIC HEARING, TO BE HELD ON JUNE 22, 2021, AT 6:00 P.M., FOR THE BOARD OF SUPERVISORS TO ACCEPT PUBLIC COMMENT REGARDING CONDITIONAL USE APPLICATION 2021-11-CU, FILED BY EARL BURNS, FOR APPROVAL OF A HOME OCCUPATION BUSINESS AT 443 BATEMAN ROAD IN THE R-2 SUBURBAN RESIDENTIAL ZONING DISTRICT (ALLEGHENY COUNTY PARCEL ID NO. 689-H-11).

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

- A MOTION WAS MADE BY DODDATO, SECONDED BY MANGAN AND CARRIED TO AUTHORIZE THE TOWNSHIP SOLICITOR TO PUBLISH NECESSARY LEGAL NOTICE(S) PROVIDING PUBLIC NOTICE THAT AT ITS PUBLIC MEETING ON JUNE 8, 2021, AT 7:00 P.M., THE BOARD OF SUPERVISORS WILL MEET TO CONSIDER AND MAY ENACT ORDINANCE NO. 476 REGULATION AND PERMITTING SPECIAL EVENTS WITHIN THE TOWNSHIP.

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

- A MOTION WAS MADE BY DODDATO, SECONDED BY MANGAN AND CARRIED TO AUTHORIZE THE TOWNSHIP SOLICITOR TO PUBLISH NECESSARY LEGAL NOTICE(S) TO ADVERTISE AND SCHEDULE A PUBLIC HEARING, TO BE HELD ON JULY 13, 2021, AT 6:00 P.M., FOR THE BOARD OF SUPERVISORS TO ACCEPT PUBLIC COMMENT REGARDING THE FOLLOWING PROPOSED AMENDMENTS TO THE ZONING ORDINANCE, CHAPTER 27 OF THE TOWNSHIP CODE OF ORDINANCES, ORDINANCE NO. 477, ADOPTED MAY 11, 2021:

- PROPOSED ORDINANCE NO. 480 - AN AMENDMENT TO SECTION 27-1207 TO SPECIFY THAT CERTAIN RECREATION REQUIREMENTS MUST BE PROVIDED WITHIN PLANNED RESIDENTIAL DEVELOPMENTS

(PRDS), INCLUDING THE REQUIREMENT THAT A CLUBHOUSE AND SWIMMING POOL BE PROVIDED.

- **PROPOSED ORDINANCE NO. 481 - AN AMENDMENT TO REGULATE MASSAGE THERAPY ESTABLISHMENTS AS A CONDITIONAL USE WITHIN THE TOWNSHIP.**
- **PROPOSED ORDINANCE NO. 482 - AN AMENDMENT TO REQUIRE THE ESTABLISHMENT OF HOMEOWNERS' ASSOCIATIONS (HOAS) FOR ALL NEW RESIDENTIAL DEVELOPMENTS IN WHICH COMMON OPEN SPACE, UTILITIES, AND OTHER SUCH AMENITIES OF COMMON INTEREST AND OWNERSHIP ARE TO BE PROVIDED, AND TO AMEND THE CURRENT HOA REQUIREMENTS FOR PLANNED RESIDENTIAL DEVELOPMENTS (PRDS)**
- **PROPOSED ORDINANCE NO. 483 - AN OMNIBUS AMENDMENT MAKING VARIOUS MUSCELLANEOUS CHANGES AND CORRECTIONS TO THE ZONING ORDINANCE.**

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

- **A MOTION WAS MADE BY MANGAN, SECONDED BY DODDATO AND CARRIED TO REFER PROPOSED AMENDMENTS TO THE ZONING ORDINANCE, KNOWN AS ORDINANCE NO. 480, ORDINANCE NO. 481, ORDINANCE NO. 482, AND ORDINANCE NO. 483, TO THE PLANNING COMMISSION AND THE ALLEGHENY COUNTY PLANNING AGENCY FOR REVIEW AND RECOMMENDATION AS REQUIRED BY THE MUNICIPALITIES PLANNING CODE.**

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 APPLICATION NO. 2021-10-SU, THE MORRIS LANDSCAPE DESIGN PLAN OF LOTS, CONTINGENT UPON ALL ITEMS BEING ADDRESSED IN THE DEPARTMENT OF COMMUNITY DEVELOPMENT REVIEW MEMORANDUM DATED MAY 5, 2021, AND THE TOWNSHIP ENGINEER'S REVIEW LETTERS DATED MARCH 25, 2021, APRIL 2, 2021, AND MAY 5, 2021, AS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION ON MAY 6, 2021.**

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

Jim Morosetti Yes

- A MOTION WAS MADE BY DODDATO, SECONDED BY MANGAN AND CARRIED TO DENY THE REQUEST FOR A WAIVER OF 22-204 OF THE MUNICIPAL CODE FOR APPLICATION NO. 2021-11-SP, THE MORRIS LANDSCAPE DESIGN, INC. LAND DEVELOPMENT, TO NOT CONSTRUCT A SIDEWALK ALONG THE PROPERTY FRONTAGE OF STEUBENVILLE PIKE, CONTINGENT THAT THE APPLICANT PAY A FEE IN LIEU OF CONSTRUCTION AS REQUIRED BY THE MUNICIPAL CODE, AS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION ON MAY 6, 2021.

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 REQUEST FOR A WAIVER OF 22-405 OF THE MUNICIPAL CODE FOR APPLICATION NO. 2021-11-SP, THE MORRIS LANDSCAPE DEVELOPMENT, TO NOT INSTALL STREETLIGHTS ALONG THE PROPERTY FRONTAGE OF STEUBENVILLE PIKE.

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 APPLICATION NO. 2021-11-SP, THE MORRIS LANDSCAPE DESIGN, INC. LAND DEVELOPMENT, CONTINGENT UPON ALL ITEMS BEING ADDRESSED IN THE DEPARTMENT OF COMMUNITY DEVELOPMENT REVIEW MEMORANDUM DATED MAY 5, 2021, THE TOWNSHIP ENGINEER'S REVIEW LETTERS DATED MARCH 25, 2021, MAY 5, 2021, AND MAY 14, 2021 AND THE TOWNSHIP TRAFFIC ENGINEER'S REVIEW LETTER DATED MAY 4, 2021, AS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION ON MAY 6, 2021.

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 RESOLUTION NO. 27-21, A RESOLUTION OF THE TOWNSHIP OF NORTH FAYETTE, ALLEGHENY COUNTY, PENNSYLVANIA, ACCEPTING FOR PUBLIC DEDICATION THOSE CERTAIN "AS BUILT" SANITARY SEWERS AND ASSOCIATED EASEMENTS, AS CONSTRUCTED IN

THE FAYETTE FARMS PRD, PHASE NO. 12., AS RECOMMENDED FOR APPROVAL BY THE TOWNSHIP ENGINEER.

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 APPLICATION NO. 2021-14-SP, IMPERIAL BUSINESS PARK - LOT 11 LAND DEVELOPMENT, CONTINGENT UPON ALL ITEMS BEING ADDRESSED IN THE DEPARTMENT OF COMMUNITY DEVELOPMENT REVIEW MEMORANDUM DATED MARCH 29, 2021, AND TOWNSHIP ENGINEER'S REVIEW LETTERS DATED MARCH 23, 2021, APRIL 19, 2021, AND MAY 19, 2021, AS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION ON APRIL 1, 2021.**

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

- **A MOTION WAS BY DODDATO, SECONDED BY MANGAN AND CARRIED TO APPROVE WITH CONDITIONS, APPLICATION NO. 2021-9-CU, FILED BY COEN MARKETS, INC., FOR CONDITIONAL USE APPROVAL OF A POLE SIGN AT 500 MARKET PLACE DRIVE IN THE B-1 NEIGHBORHOOD COMMERCIAL ZONING DISTRICT (ALLEGHENY COUNTY PARCEL ID NO. 799-G-3), AS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION ON MAY 6, 2021, AND AS SET FORTH IN THE FINDINGS OF FACT, CONCLUSIONS AND DECISION DATED MAY 25, 2021.**

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

- **A MOTION WAS MADE BY MANGAN, SECONDED BY MOROSETTI AND CARRIED TO ACCEPT THE 2021/2022 HEALTH CARE RENEWAL FROM HIGHMARK SUBMITTED BY HHM INSURERS.**

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

COMMENTS FROM THE FLOOR

There were no comments from the floor.

ADJOURNMENT

- THE MEETING WAS ADJOURNED TO EXECUTIVE SESSION AT 8:05 P.M.

- A MOTION WAS MADE BY MANGAN, SECONDED BY DODDATO AND CARRIED TO ADJOURN EXECUTIVE SESSION AT 10:06 P.M.

Respectfully submitted,

Marlyn Jordan
Township Secretary