



**TOWNSHIP OF NORTH FAYETTE  
INFORMATION & GENERAL AFFAIRS MEETING  
MUNICIPAL BUILDING  
AUGUST 8, 2023  
7:00 P.M.**

The North Fayette Township Board of Supervisors met in regular session on Tuesday, August 8, 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, Solicitor Michele Cromer, and Township Secretary Marlyn Jordan.

**OTHERS PRESENT:** Pat Felton – Public Works Director, Mike Wozniak – Assistant Director Community Development, Gary Hamilton – NFTVFD Chief, Shawn Wingrove – Township Engineer, Lyndsay Davis, Rich Valent, Colleen Morris, Terry Palmer, Steven Victor, and Matt Brockman.

**ANNOUNCEMENT**

Prior to the meeting at 6:00 P.M. an executive session was held to discuss personnel matters.

**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.

Mr. Felton stated that the electric has been installed at the Hankey Farms Park along with the light and tables. They cut the grass there for the first time today. They are waiting on the paving and sidewalks. Mr. Felton said they have a meeting with Youngblood next week. They are going to do a walkthrough of all the roads for paving.

**ROADMASTER'S REPORT**

**DISTRICT #1 MARK O'DONNELL**

- Patching On: Noblestown Road
- Berming On: Locust Lane

- Mowed Berms On: Valley Street
- Assisted with work in Districts 2 and 3

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

- Patching On: Walden Way, Woodcrest Drive, Carolina Drive
- Street Sweeping On: Mahoney Road
- Catch Basin repaired on: Holly Hill Drive (2x)
- Hankey Farms Park: Infrastructure work
- Mowed Berms On: Mahoney Road, Davis Lane
- Assisted with work in Districts 1 and 3

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

- Cold Patching On: Valley View Road
- Street Sweeping On: West Allegheny Road, Donaldson Road
- Mowed Berms On: Donaldson Road Pattridge Lane
- 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 submitted his written reports. He stated that they are currently working on wrapping up the annual audit for 2022. Mr. Hartwell said that they have received the last round of questions from the auditors, and they are addressing them.

Mr. Hartwell said that they will begin the budget process in September.

#### **RECREATION REPORT**

Ms. Hildebrand submitted her written report. She stated that they will be adding a few new programs. The PALS golf outing will be on August 26<sup>th</sup>.

Ms. Hildebrand wanted to thank Chief Hamilton and the Fire Department and Mr. Felton and the Public Works department for all their help during Community Days.

#### **DEPARTMENT OF COMMUNITY DEVELOPMENT**

Mike Wozniak presented the Department of Community Development report for the month of July 2023.

There were (1) Commercial Business Occupancy, (4) Signs, (1) Commercial Electrical Only, (1) Commercial Renovation/Interior Build-Out, (1) Sprinkler System, (1) Residential Deck (less

than 30" above grade), (1) Residential Fence, (2) Residential Shed/Bldg. (Less than 1,000 sq.ft.), (1) New Single-Family Home, (1) Residential Addition, (4) Residential Deck, (2) Residential Deck Roof, (2) Residential Deck/Porch Roof, (1) Residential Demolition, (2) Residential Pool or Hot Tub, (2) Residential Renovation, (8) Residential Solar Panels, (37) Total Permits Issued, (14) Occupancy Permits Issued, (55) Total Building Inspections Performed.

Total Construction Value	\$1,803,561.00
Zoning	\$ 2,611.40
Building Fee	\$ 7,162.30
Technology Fee	\$ 185.00
PA UCC Fee	\$ 126.00
Occupancy	\$ 600.00
Fire Permit Fee	\$ 750.00
Stormwater Review	\$ 100.00
Total Fees Collected	\$ 11,534.70

Mr. Wozniak stated that the stormwater pond is going in at the development across the street.

Texas Roadhouse is shooting for a Labor Day weekend grand opening.

- A motion was made by DODDATO, seconded by O'DONNELL, and carried to accept the Department of Community Development report.

### POLICE AND EMS REPORT

Chief Cokus presented the July 2023 Police and EMS Reports.

The police responded to 2,158 calls for service during the month of July 2023. There were (15) Arrestees, (10) Traffic Citations, and (1) Non-Traffic Citation.

There were (29) Total Part I Crimes: (9) Assault, (1) Burglary, (18) Larceny, and (1) Motor Vehicle Theft. There were (22) Total Part II Crimes: (2) Fraud, (1) Vandalism, (6) Weapons, (2) Drugs, (1) Liquor, (1) Drunkenness, (6) Disorderly, and (3) All Other.

Northwest EMS reported a total of 135 Emergency and Non-Emergency 911 Responses. There were 130 emergency calls with an average response time of 8 minutes and 00 seconds. Total highest priority was 78 calls with an average response time of 6 minutes and 36 seconds.

- 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 July 2023.

Total Activity for the North Fayette Volunteer Fire Department (33) calls. Total calls for 2023 in North Fayette Township (205).

Chief Hamilton stated that on Thursday they will have their state inspection for the QRS program. He is hoping that by the end of the day on Thursday they will have fully licensed QRS program by the state of Pennsylvania. Chief Hamilton said tha they will then go to Northwest to have them add the fire department to assist with their calls. They will also have to contact County 911 because they will not dispatch unless they know that they are a licensed service.

- A motion was made by **DODDATO**, seconded by **O'DONNELL**, and carried to accept the Fire report.

### **ENGINEER PRESENTATION**

Shawn Wingrove from LSSE presented the annual MS4 update.

### **ASSISTANT TOWNSHIP MANAGER**

Mr. Hartwell stated that they are continuing to implement the new insurance.

Mr. Doddato wanted to know if there were any issues with the HSA.

Mr. Hartwell stated that they have a meeting with MBS later this week to talk about the HSA accounts with MBS.

### **TOWNSHIP MANAGER**

Mr. Mangan wanted to thank the Police Department, Fire Department, Public Works and the Parks and Recreation committee for a wonderful job on Community Days. He also wanted to thank the Argenta and McCracken families for allowing us to use their property to set off the fireworks.

Mr. Mangan also wanted to thank the Police Department for a great golf outing.

### **SUPERVISOR DODDATO**

Mr. Doddato said that everyone did a wonderful job with Community Days. He also wanted to give a special thanks to the Finance team.

**SUPERVISOR MOROSETTI**

Mr. Morosetti wanted to thank everyone for the great work on Community Days.

**SUPERVISOR O'DONNELL**

Mr. O'Donnell said for everyone to keep up the great work.

**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 **DODDATO**, seconded by **O'DONNELL**, and carried to approve the minutes from the July 11, 2023, Public Hearings and the July 11, 2023, Combined Meeting.

**OLD OR UNFINISHED BUSINESS**

- A motion was made by **DODDATO**, seconded by **O'DONNELL**, and carried to enact Ordinance No. 511, an ordinance amending Chapter 15, Part 4, of the Township Code to prohibit the parking of vehicles along certain public streets within the Township.

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

**NEW BUSINESS**

- A motion was made by **O'DONNELL**, seconded by **DODDATO**, and carried to approve Bond Reduction No. 1, a request to release in full the 18 Month Roadway Maintenance Bond for the Scarmazzi Homes - Point West Plan 12B 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 approve Bond Reduction No. 3, a request to reduce the performance bond for the Scarmazzi Homes - Point West Plan 12B Project from \$7,700.00 to \$2,200.00.

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. 56-23, a resolution authorizing the execution of an easement encroachment agreement for Allegheny County Parcel ID 584-B-41 (100 Hollyberry Circle).

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. 57-23, a resolution authorizing the execution of an easement encroachment agreement for Allegheny County Parcel ID 496-A-24 (105 Persian Drive).

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. 58-23, a resolution granting preliminary and final land development to approval with conditions for the Ferguson Enterprises detached shed addition land development application.

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. 59-23, a resolution granting preliminary and final plan approval to Christine Stinson for a simple subdivision application.

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 60-23, a resolution granting preliminary and final land development plan approval with conditions to Bateman NFIA and Associates, LLC for the revised North Fayette Business Park - Phase 1 Final approval - Lots 1 through 4 Land Development Application.

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. 61-23, a resolution granting preliminary and final land development plan approval with conditions to Oakdale Properties for the Oakdale Properties Plan of Lots Application.

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. 62-23, a resolution authorizing the execution of an easement encroachment agreement for Allegheny County Tax Parcel ID 584-C-45 (203 Dupont 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 approve Bond Reduction No. 16, a request to reduce the performance bond for the NFBP Phase - 1 Common Improvements Project from \$348,827.82 to \$278,564.89.

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 enact Ordinance No. 514, an ordinance amending Chapter 1, Part 8 of the Township Code regarding Departmental Organization.

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 enact Ordinance No. 515, an ordinance amending Chapter 6, Part 4 of the Township Code to repeal and replace regulations regarding fireworks.

Roll Call:      Bob Doddato      Yes





Mark O'Donnell      Yes

- A motion was made by **DODDATO**, seconded by **O'DONNELL**, and carried to approve Change Order No. 1 to Contract No. 23-R03, to the 2023 Road Maintenance – Seal Coating program, to include additional work at the intersection of Pattridge Lane and Steubenville Pike and sections of bends on Steubenville Pike East of Pattridge Lane.

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 Change Order No. 2 to Contract No. 23-R03, the 2023 Road Maintenance – Seal Coating program, to include additional work on West Allegheny Road uphill from Cliff Mine Road and a section of Noblestown Road.

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

### **COMMENTS FROM THE FLOOR**

Several residents voiced their concerns over the signs on Cliff Mine Road.

The Board and Solicitor advised the residents that they are doing everything they can to rectify the situation.

### **ADJOURNMENT**

- A motion was made by **DODDATO**, seconded by **O'DONNELL**, and carried to adjourn to executive session at 7:55 P.M.
- A motion was made by **DODDATO**, seconded by **O'DONNELL**, and carried to adjourn executive session at 9:15 P.M.

Respectfully submitted,

*Marlyn Jordan*  
Township Secretary