

**NORTH FAYETTE TOWNSHIP
REGULAR MEETING
JUNE 23, 2020
7:00 P.M.**

1. Call to Order
2. Pledge of Allegiance
3. Roll Call: Board of Supervisors: Bob Doddato, J.R. Mangan, Jim Morosetti
 Township Manager: Michael Baker
 Chief of Police: Mark O'Donnell
 Solicitor: Michele Cromer
 Township Secretary: Marlyn Jordan
4. Special Commendation
5. Comments from the floor regarding Agenda items.
6. Public Works Report – Patrick Felton
7. Road Master's Report
 - a. Call for a motion to accept the Road Master's Report
8. Fiscal and Administrative Services Report – David N. Lodovico, Jr.
9. Recreation Report – Darlene Hildebrand
10. Department of Community Development Report – Andrew Hartwell
 - a. Call for a motion to accept the Department of Community Development Report
11. Police Report & EMS Report – Chief of Police Mark O' Donnell
 - a. Call for a motion to accept the Police and EMS Reports
12. Fire Report – Chief Matthew McCartney
 - a. Call for a motion to accept the Fire Report
13. Engineer's Report
 - a. Call for a motion to accept the Engineer's Report

14. Treasurer's Report

- a. Call for a motion to accept the Treasurer's Report

15. Solicitor's Report

- a. Call for a motion to accept the Solicitor's Report

16. Township Manager – Mike Baker

17. Supervisor Comments – Bob Doddato

18. Supervisor Comments – J.R. Mangan

19. Supervisor Comments – Jim Morosetti

20. Call for a motion to approve payment of payroll and invoices as listed.

21. Call for a motion to approve the minutes from the May 26, 2020 Public Hearing and the May 26, 2020 Regular Meeting.

22. Old or Unfinished Business

23. **New Business**

1. Call for a motion to approve **Requisition No. 70** of the 2014 General Obligation Bond issue in the amount of \$5,116.75 for the North Road Sewer Project.
2. Call for a motion to ratify the action of the Township Manager in engaging the services of Bioni Drilling Co. for drilling and grouting work to repair a sinkhole defect in the vicinity of 126 Stonebridge Drive. Bioni Drilling will complete the emergency repair at a total cost of \$35,000.00. Such action has been recommended by the Township Engineer and has been reviewed and recommended by the Township Solicitor.
3. Call for a motion to ratify the action of the Township Manager in engaging the services of Stefanick's New Generation Construction Co. for the emergency relocation of a sewer line on Pointe West Drive made necessary due to the breach in the existing sewer line caused by sliding of a hillside. The contractor will complete the relocation of the sewer line and all other necessary work at a total cost of \$500,000.00. Such action has been recommended by the Township Engineer and has been reviewed and recommended by the Township Solicitor.
4. Call for a motion to ratify the action of the Township Manager in approving Change Order #3 for the North Road Sanitary Sewage Extension Project for the realignment of the sewer line between SMH #R2973 and SMH #R2977. The order increases the cost of

the project by \$11,005.00 and has been reviewed and recommended by the Township Engineer.

5. Call for a motion to ratify the decision of the Planning Commission to move the date of the Planning Commission monthly meeting to the first Thursday of each month, beginning in September, and to authorize the advertisement of said change.
6. Call for a motion to authorize the issuance of an RFP to solicit proposals from qualified firms for Third Party Code Inspection and Permitting Services, for both residential and non-residential activities regulated by the Uniform Construction Code (UCC), on an as needed basis.
7. Call for a motion to approve Resolution No. 12-20 which allows for temporary outdoor dining areas within the Township of North Fayette, effective retroactively on June 5, 2020.
8. Call for a motion to authorize the Department of Community Development to begin the update and re-adoption process of the North Fayette Township Agricultural Security Area (ASA), as required by Act 43 of 1981, with the assistance of the Township Solicitor and the Township Engineer.
9. Call for a motion to approve the scheduling and advertising of a public hearing for July 28, 2020 at 6:30 P.M. to accept public comment regarding a request from Eaton Pizza, Inc D/B/A Angelia's Pizza to transfer a restaurant liquor license (No. R-2497) from McKees Rocks, PA to 400 Penn Lincoln Drive, Imperial, PA 15126.
10. Call for a motion to approve Resolution No. 13-20 which establishes an application fee in the amount \$350.00 for easement encroachment agreements, as recommended by the Township Solicitor. This fee was determined by averaging the costs associated with the Township Engineer's review, the Township Solicitor's review, recording the agreement with the Allegheny County Department of Real Estate, and charging 50% of the average.
11. Call for a motion to approve the request of Fayette Farms, LP to reduce the performance bond for the Fayette Farms, Phase 11 project from \$1,636,629.39 to \$1,198,079.39 as reviewed and approved by the Township Engineer.
12. Call for a motion to approve application 2020-09-SU, known as the Hughes Lot Line Consolidation Plan, filed by Michael and Michaeline for preliminary and final approval of a minor subdivision involving the consolidation of two lots into one lot on 3.93 acres of land located at 270 West Allegheny Road in the R-3 Medium Density Residential Zoning District (Allegheny County Parcel ID Nos. 691-A-10 & 691-A-13), as recommended for approval by the Planning Commission on June 16, 2020, contingent

upon all items being addressed in the Department of Community Development memorandum dated June 12, 2020, the Allegheny County Department of Economic Development review email dated June 17, 2020, and Township Engineer's review letter dated June 2, 2020.

13. Call for a motion to approve a modification request submitted by The Silverman Group, to modify the requirements of §27-603.10.C of the Township's Zoning Ordinance, Chapter 27 of the Township Code of Ordinances, as amended, to allow parking to be located less than 15 feet from the building, as recommended for approval by the Planning Commission on June 16, 2020. *This was a modification that was previously granted in the 2010 Master Plan Revision approval.*
14. Call for a motion to approve a modification request submitted by The Silverman Group, to modify the requirements of §27-603.11.A of the Township's Zoning Ordinance, Chapter 27 of the Township Code of Ordinances, as amended, to allow vehicular access to be at less than two points along a collector or arterial street, as recommended for approval by the Planning Commission on June 16, 2020. *This was a modification that was previously granted in the 2010 Master Plan Revision approval.*
15. Call for a motion to approve a modification request submitted by The Silverman Group, to modify the requirements of §27-603.10.A of the Township's Zoning Ordinance, Chapter 27 of the Township Code of Ordinances, as amended, to allow for a setback of greater than 50 feet for lot 11, as recommended for approval by the Planning Commission on June 16, 2020. *This was a modification that was previously granted in the 2010 Master Plan Revision approval.*
16. Call for a motion to approve a modification request submitted by The Silverman Group, to modify the requirements of §27-603.7.C of the Township's Zoning Ordinance, Chapter 27 of the Township Code of Ordinances, as amended, to allow for less than 75% of the total required open space be contiguous, as recommended for approval by the Planning Commission on June 16, 2020.
17. Call for a motion to approve a modification request submitted by The Silverman Group, to modify the requirements of §27-603.11.B(2) of the Township's Zoning Ordinance, Chapter 27 of the Township Code of Ordinances, as amended, to not construct sidewalks along either side of International Drive, and to authorize the applicant to pay a fee in lieu of sidewalk construction for a sidewalk on both sides of the street as required by §22-404.5 in the amount determined by the Township Engineer, and for the applicant to provide an access easement and a construction easement along the western side of international drive, and through the open space, to allow for the future construction of the sidewalk from Bateman Road to Tax Parcel 798-C-1, as recommended for approval by the Planning Commission on June 16, 2020.

18. Call for a motion to approve a modification request submitted by The Silverman Group, to modify the requirements of §27-603.11.B(2) of the Township's Zoning Ordinance, Chapter 27 of the Township Code of Ordinances, as amended, to not provide the sidewalk at this time, and instead pay a fee-in-lieu of installing the sidewalk on the one side of the street, in the amount determined by the Township Engineer, as required by § 22-404.2., and to provide an access and construction easement in case the Township decides to have the sidewalk installed in the future, as recommended for approval by the Planning Commission on June 16, 2020.

19. Call for a motion to approve application 2020-07-SP, known as the Imperial Business Park, filed by The Silverman Group, for revised tentative approval of a planned non-residential development on 38.9174 acres of land located on International Drive in the I-1 Light Industrial Zoning District, the B-2 General Business Zoning District, and the PNRD Overlay District (Allegheny County Parcel ID Nos. 690-N-20 & 689-A-10), as recommended for approval by the Planning Commission on June 16, 2020, contingent upon all items being addressed in the Department of Community Development memorandum dated June 12, 2020, the Township Engineer's review letters dated April 9, 2020, May 6, 2020, May 28, 2020, June 8, 2020, and June 10, 2020, and the Township Traffic Engineer's review letters dated May 29, 2020, and June 3, 2020.

24. Comments from the floor

25. Adjournment

Upcoming Meetings (times and venues to be announced):

Parks and Recreation Board	Monday, July 20, 2020
Planning Commission	Tuesday, July 21, 2020
Regular Board of Supervisors	Tuesday, July 28, 2020
Zoning Hearing Board	Thursday, July 30, 2020