



**TOWNSHIP OF NORTH FAYETTE**  
**Information and General Affairs Meeting**  
**January 11, 2022**  
**7:15 P.M.**

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

**Board of Supervisors:** James Morosetti, Chairman  
Bob Doddato, Vice Chairman  
Mark O'Donnell, Treasurer

**Township Manager:** James Mangan

**Assistant Township Manager:** Andrew Hartwell

**Chief of Police:** Donald Cokus

**Solicitor:** Michele Cromer

**Township Secretary:** Marlyn Jordan

4. PRESENTATIONS

5. PUBLIC COMMENTS

Comments from the floor regarding Agenda items.

6. REPORTS

7. Department of Public Works

- Patrick Felton, Director, Public Works

8. Road Master's

8.I. Call for a motion to accept the Road Master's Report

Documents:

[ROAD REPORT .PDF](#)

9. Department of Budget & Finance

- Scott Crawford, Director

10. Department of Recreation

- Darlene Hildebrand, Director, Recreation

10.I. Recreation Report

Documents:

[RECREATION REPORT.PDF](#)

11. Department of Community Development

- Andrew Hartwell, AICP, Director, Community Development

11.I. Call for a motion to accept the Department of Community Development Report

Documents:

[COMMUNITY DEVELOPMENT - DECEMBER 2021 REPORT.PDF](#)  
[COMMUNITY DEVELOPMENT - 2021 YEAR END REPORT.PDF](#)

12. Department of Public Safety

- Police & EMS
  - Donald Cokus, Chief, Police Department
- Fire
  - Gary Hamilton, Chief, Fire Department

12.I. Call for a motion to accept the Police and EMS Reports

Documents:

[POLICE REPORT - CALLS FOR SERVICE.PDF](#)  
[POLICE - CRASH REPORT.PDF](#)  
[POLICE - MCSAP REPORT.PDF](#)  
[EMS REPORT.PDF](#)

12.I.i. Call for a motion to accept the Fire Report

Documents:

[NFT FIRE SUMMARY 12-2021.PDF](#)

13. Assistant Township Manager

- Andrew Hartwell

14. Township Manager

- James Mangan

15. SUPERVISOR COMMENTS

- Bob Doddato
- Jim Morosetti
- Mark O'Donnell

16. PAYROLL & INVOICES

17. APPROVAL OF MEETING MINUTES

- 17.I. Call for a motion to approve the minutes from the December 14, 2021, Combined Meeting, and the January 3, 2022, Reorganization Meeting.

Documents:

[12 DECEMBER 14, 2021 COMBINED.PDF](#)  
[01 JANUARY 3, 2022 REORGANIZATION .PDF](#)

18. OLD OR UNFINISHED BUSINESS

19. NEW BUSINESS

- 19.I. Call for a motion to hire Brad Gicopoulos as a patrolman at a training rate of \$26.45 per hour effective January 11, 2022.
- 19.II. Call for a motion to adopt Ordinance No. 488, an ordinance amending the Subdivision and Land Development Ordinance, Chapter 22 of the Township Code of Ordinances, as amended, establishing minimum requirements for vehicular access to subdivision and land developments.

Documents:

[DRAFT ORD. 488 - VEHICULAR ACCESS.PDF](#)

- 19.III. Call for a motion to approve Partial Payment No. 2, in the amount of \$158,670.68, and Partial Payment No. 3 - Final, in the amount of \$47,150.78, to Power Contracting Company, for work completed on the West Allegheny Signalization Project, as recommended for approval by the Township Engineer.

Documents:

[POWER CONTRACTING - WA SIGNAL - INVOICES 2 AND 3.PDF](#)

- 19.IV. Call for a motion to publish a Legal Notice providing Public Notice that on February 8, 2022, at 6:30 pm, the Board of Supervisors shall hold a Public Hearing to accept public comment on Ordinance No. 486, a proposed ordinance amending the Zoning Ordinance (Chapter 27) regarding the Township Planning Commission.

Documents:

[DRAFT NO. 486 - PC AMENDMENT.PDF](#)

- 19.V. Call for a motion to approve, with conditions, Application No. 2021-21-CU, Texas Roadhouse, filed by Bernahl Development Services, LLC, for Conditional Use approval of an Outdoor Dining Area at 130 Andrew Drive in the B-2 General Business Zoning District and the SEO Streetscape Enhancement Overlay District (Allegheny County Parcel ID No. 412-B-4), as recommended for approval by the Planning Commission on December

2, 2021, and as set forth in the Findings of Fact, Conclusions, and Decision dated January 11, 2022.

Documents:

[TEXAS ROADHOUSE CU APPLICATION \(11-17-2021\).PDF](#)  
[TEXAS ROADHOUSE CU SITE PLAN \(11-17-2021\).PDF](#)  
[TEXAS ROADHOUSE - TWP REV LTR NO. 1 \(11-3-2021\).PDF](#)  
[TEXAS ROADHOUSE - TWP REV LTR NO. 2 \(12-2-2021\).PDF](#)  
[TEXAS ROADHOUSE CU \(LSSE REVIEW NO. 1\).PDF](#)  
[TEXAS ROADHOUSE CU \(LSSE REVIEW NO. 2\).PDF](#)

- 19.VI. Call for a motion to approve, with conditions, Application No. 2021-20-SP, Texas Roadhouse, filed by Bernahl Development Services, LLC, for preliminary and final approval of a major land development (site plan) on 1.3 acres of land located at 130 Andrew Drive in the B-2 General Business Zoning District and the SEO Streetscape Enhancement Overlay District (Allegheny County Parcel ID No. 412-B-4), as recommended for approval by the Planning Commission on December 2, 2021, contingent upon all items being addressed in the Department of Community Development review memorandums dated November 3, 2021, and December 2, 2021, and the Township Engineer's review letter letters dated October 27, 2021, November 29, 2021, and December 13, 2021.

Documents:

[A1 BUILDING ELEVATIONS.PDF](#)  
[A2 BUILDING ELEVATIONS.PDF](#)  
[L.AH. COMMENT RESPONSE 11.15.PDF](#)  
[L.LTS.TRAFFIC LETTER 10.05.2021.PDF](#)  
[TRH - PARKING ANALYSIS- 12.01.2021.PDF](#)  
[TRH - SITE PLAN - 12.01.2021.PDF](#)  
[TEXAS ROADHOUSE - TWP REV LTR NO. 2 \(12-2-2021\).PDF](#)  
[TEXAS ROADHOUSE SP \(LSSE REVIEW NO. 3\).PDF](#)  
[TEXAS ROADHOUSE POWER POINT PRESENTATION NORTH FAYETTE TOWNSHIP, PA.PDF](#)

- 19.VII. Call for a motion to approve, with conditions, Application No. 2021-19-SP, AHN North Fayette Health and Wellness Pavilion, filed by Sentinel Construction, for preliminary and final approval of a minor land development (site plan) on 6.9737 acres of land located at 200 Quinn Drive in the B-2 General Business Zoning District and the SEO Streetscape Enhancement Overlay District (Allegheny County Parcel ID No. 412-K-1), as recommended for approval by the Planning Commission of December 2, 2021, and as set forth in the Findings of Fact, Conclusions, and Decision dated January 11, 2022.

Documents:

[AHN NORTH FAYETTE - PLAN DIAGRAM - FACADE GLASS.PDF](#)  
[AHN NORTH FAYETTE - REVISED CIVIL SET 12-01-21.PDF](#)  
[AHN PAVILLION SP - TWP REV LTR NO. 2 \(12-2-2021\).PDF](#)  
[AHN PAVILLION SP \(LSSE REVIEW NO. 2\).PDF](#)

- 19.VIII. Call for a motion to approve Partial Payment No. 4 (Final), for Contract No. 20-R01 for the 2020 Roadway Improvement Program to Youngblood Paving, Inc. in the amount of \$319,533.14 as recommended for approval by the Township Engineer.

Documents:

[2020 ROADWAY IMP PROGRAM - PARTIAL PAYMENT NO. 1.PDF](#)

- 19.IX. Call for a motion to approve Partial Payment No. 1 (Final), for Contract No. 20-R02 for the 2021 Road Maintenance Seal Coating Program to Youngblood Paving, Inc. in the amount of \$65,293.98 as recommended for approval by the Township Engineer.

Documents:

[2021 ROAD MAINTENANCE SEAL COATING - PARTIAL PAYMENT NO. 1.PDF](#)

- 19.X. Call for a motion to authorize the publication of a Legal Notice providing Public Notice that on January 25, 2022, at 7:00 pm, the Board of Supervisors shall inform and take public comment on proposed Ordinance No. 489, amending Ordinance No. 339 to increase the property tax rebate for eligible taxpayers, and will consider, and may enact, the ordinance during the same meeting.
- 19.XI. Call for a motion to authorize the publication of a Legal Notice to advertise the acceptance of bids for Contract No. 22-MB1 for municipal complex gas service relocation.
- 19.XII. Call for a motion to amend the agenda to add one item.
- 19.XIII. Call for a motion to advertise in a newspaper of general circulation the upcoming electronic auction of a used vehicle, described as follows  
2009 Ford Escape XLS

VIN# 1FMCU92729KB19455

66,314 miles

20. PUBLIC COMMENTS
21. EXECUTIVE SESSION
22. ADJOURNMENT
23. ANNOUNCEMENTS
24. Engineer's Report
25. Solicitor's Report
26. Treasurer's Report

**Upcoming Meetings (times and venues to be announced):**

Planning Commission	Thursday, February 3, 2022
Information & General Affairs	Tuesday, February 8, 2022
Parks and Recreation	Monday, January 17, 2022
Zoning Hearing Board	Thursday, January 27, 2022
Board of Supervisors	Tuesday, January 25, 2022