

BOARD OF COMMISSIONERS MEETING MINUTES

January 6, 2020

The organization and regular meeting of the Board of Commissioners of the Township of Upper St. Clair, duly advertised and posted in accordance with law, was called to order at 7:30 PM on Monday, January 6, 2020 in the Board of Commissioners' Meeting Room, Township Municipal Building, 1820 McLaughlin Run Road, Upper St. Clair, PA 15241. The Pledge of Allegiance was recited by all present.

PRESENT: Commissioner Christie President
 Commissioner Paoly Vice President
 Commissioner Logan
 Commissioner Orchowski
 Commissioner Pardini
 Commissioner Plutko
 Commissioner Waller

 Matthew R. Serakowski Township Manager
 Mark S. Mansfield Assistant Township Manager
 Mark P. Romito Director of Finance
 Adam A. Benigni Director of Community Development
 Chris Cahillane Township Attorney
 Jennifer Slagle, P. E. Township Engineer
 Prudence Cooper Recording Secretary

PUBLIC: Approximately 9 people attended.

At 7:15 PM, the Honorable Ronald A. Arnoni conducted a ceremony in which newly elected Commissioner Dante R. Plutko, Jr., and re-elected Commissioners Robert W. Orchowski, Ronald J. Pardini, and Rex A. Waller, were sworn into office as Commissioners of the Township of Upper St. Clair.

BIENNIAL REORGANIZATION OF THE BOARD OF COMMISSIONERS

At 7:30 PM, Commissioner Christie called the Biennial Reorganization Meeting to order. Before proceeding, Commissioner Christie recognized State Representative Natalie Mihalek and Allegheny County Councilman Tom Duerr who were in the audience.

Commissioner Christie then asked for nominations for President of the Board of Commissioners.

Commissioner Orchowski nominated Commissioner Christie for the office of President of the Board.

Commissioner Christie asked if there were any other nominations for President of the Board and there were none.

MOTION AND VOTE TO ELECT COMMISSIONER CHRISTIE AS PRESIDENT

Commissioner Orchowski moved to elect Commissioner Christie as President of the Board of Commissioners. This was seconded by Commissioner Pardini and carried with a 7-0 voice vote.

Commissioner Christie asked for nominations for Vice President of the Board.

Commissioner Waller nominated Commissioner Paoly for the office of Vice President of the Board.

Commissioner Christie asked if there were any other nominations for Vice President of the Board and there were none.

MOTION AND VOTE TO ELECT COMMISSIONER PAOLY AS VICE PRESIDENT

Commissioner Waller moved to elect Commissioner Paoly as Vice President of the Board of Commissioners. This was seconded by Commissioner Logan and carried with a 7-0 voice vote.

At this time, Commissioner Christie called the Regular Meeting of the Board of Commissioners to order.

PRESENTATION OF CEREMONIAL CHECK FOR THE GAMING ECONOMIC DEVELOPMENT FUNDS (GEDF) GRANT FOR THE MORTON COMPLEX/ COMMUNITY GARDENS CONNECTION – PHASE IIB PERIMETER TRAIL PROJECT

State Representative Natalie Mihalek presented a ceremonial check in the amount of \$150,000 to the Board of Commissioners for a Gaming Economic Development Fund (GEDF) Grant awarded to the Township by the Redevelopment Authority of Allegheny County for the Morton Complex/Community Gardens Connection-Phase IIB Perimeter Trail Project.

REVIEW OF BOARD OF COMMISSIONERS' REGULAR MEETING MINUTES OF DECEMBER 2, 2019

Commissioner Waller moved to approve the Regular Meeting Minutes of December 2, 2019. This was seconded by Commissioner Logan and carried with a 6-0 voice vote. Commissioner Orchowski abstained from voting as he was not in attendance at the Regular Meeting on December 2, 2019.

PUBLIC COMMENTS

Allegheny County Councilman for District 5, Mr. Tom Duerr, introduced himself to the Board of Commissioners and expressed that he is looking forward to working with the Commissioners of Upper St. Clair.

OLD BUSINESS

None.

NEW BUSINESS

RECOMMENDATION RE. IMP19-0003 – ACCEPTANCE OF PUBLIC IMPROVEMENTS IN PLC14-0011 – SHENANDOAH ESTATES

Mr. Benigni explained that in accordance with the Township Code, Shendandoah Land Development, LLC has requested that the Township accept the public improvements in Shenandoah Estates located on Virginia Court. The private storm sewer system which consists of the underground stormwater facility and the storm sewers for the homes will remain privately owned and maintained by the Homeowners Association. The improvements have been inspected and all requirements for acceptance have been met.

Mr. Benigni stated that Staff recommends that the improvements be accepted and action taken to adopt Bill No. 1-20. This may be accomplished by a simple motion and roll call vote.

Discussion ensued between the Commissioners, Mr. Benigni, and Mr. Serakowski regarding the financial responsibility of Home Owners Associations (HOA) for the storm water systems of both large and small developments, and the possibility of securing a bond or escrow mechanism for stormwater management costs for future developments.

Mr. Benigni added that the Township's Public Works Department inspects storm water ponds on a yearly basis and that individual stormwater management plans do get recorded along with the operations and maintenance agreement.

Commissioner Christie asked if there were any additional comments from the Board or the public and there were none.

MOTION AND VOTE TO APPROVE BILL NO. 1-20

Commissioner Orchowski moved to approve Bill No. 1-20 Re. IMP19-0003 – Acceptance of Public Improvements in PLC14-0011 – Shendandoah Estates. This was seconded by Commissioner Paoly and carried with a 7-0 roll call vote.

RECOMMENDATION RE. ESTABLISH PUBLIC HEARING RE. PLC19-0010 – TUSCANY POINTE – PLANNED RESIDENTIAL DEVELOPMENT – AMENDED TENTATIVE APPROVAL

Mr. Benigni stated that developer, Mr. Jeffrey Thomas, submitted an application for Amended Tentative Approval of a Planned Residential Development at 1500 McLaughlin Run Road. The current application is requesting 144 apartment units in seven (7) buildings, a clubhouse with pool and related site improvements.

Mr. Benigni added that at its regular meeting on December 19, 2019, the Planning Commission reviewed this application and adopted a motion recommending that the Board of Commissioners deny this request for Amended Tentative Approval.

Mr. Benigni stated that it is recommended that the Board of Commissioners establish the public hearing on February 3, 2020.

In response to Commissioner Waller's inquiry for the reason for the Planning Commission's recommendation for denial of this plan, Mr. Benigni stated that it was a number of factors, including the intensity of the development, building height, and other modifications.

Mr. Serakowski stated that the Board of Commissioners should not have any pre-judgements about this application prior to the public hearing. He added that Staff is recommending setting the public hearing per Municipal Planning Code regulations regardless of the recommendation from the Planning Commission.

Commissioner Christie asked if there were any additional comments from the Board or the public and there were none.

MOTION AND VOTE TO ESTABLISH MONDAY, FEBRUARY 3, 2020 AS THE PUBLIC HEARING DATE RE. PLC19-0010 – TUSCANY POINTE – PLANNED RESIDENTIAL DEVELOPMENT – AMENDED TENTATIVE APPROVAL

Commissioner Waller moved to establish Monday, February 3, 2020 as the public hearing date Re. PLC19-0010 – Tuscany Pointe – Planned Residential Development – Amended Tentative Approval. This was seconded by Commissioner Pardini and approved by a 6-0 voice vote. Commissioner Logan recused herself from this matter and abstained from voting.

RECOMMENDATION RE. 2020-21 TOWNSHIP TRAFFIC ENGINEER FEE SCHEDULE AND 2020 TOWNSHIP ATTORNEY FEE SCHEDULE

Mr. Serakowski stated that the 2020-21 Township Traffic Engineer Fee Schedule and the 2020 Township Attorney Fee Schedule were reviewed at the Informational Meeting on December 16, 2019. He stated that Staff recommends the Board's approval of the 2020-21 Township Traffic Engineer Fee Schedule and the 2020 Township Attorney Fee Schedule which may be accomplished by a simple motion and voice vote.

Commissioner Orchowski stated that the increases in fees are minimal and although the Traffic Engineering fees for low usage services have increased 7-8%, he has no issue with the fee schedule.

Commissioner Christie asked if there were any additional comments from the Board or the public and there were none.

MOTION AND VOTE TO APPROVE 2020-21 TOWNSHIP TRAFFIC ENGINEER AND 2020 TOWNSHIP ATTORNEY FEE SCHEDULES

Commissioner Logan moved to approve the 2020-21 Township Traffic Engineer and 2020 Township Attorney Fee Schedules. This was seconded by Commissioner Orchowski and carried with a 7-0 voice vote.

OTHER BUSINESS

Commissioner Christie congratulated the elected and re-elected Commissioners and thanked the Commissioners and Staff for their time and for making the Township work smoothly.

ADJOURNMENT

Following a motion for adjournment by Commissioner Paoly and a second by Commissioner Pardini, which carried with a 7-0 voice vote, the meeting was adjourned at approximately 7:50 PM.

Prudence Cooper
Recording Secretary
January 2020