

**BOARD OF COMMISSIONERS INFORMATIONAL  
AND GENERAL AFFAIRS MEETING MINUTES**

**June 29, 2020**

The Informational and General Affairs 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 approximately 7:30 PM, Monday, June 29, 2020, in the Community & Recreation Center, 1551 Mayview Road, Pittsburgh, PA 15241.

PRESENT:	Commissioner Christie	President
	Commissioner Paoly	Vice President
	Commissioner Logan	
	Commissioner Orchowski	
	Commissioner Pardini	
	Commissioner Plutko	
	Commissioner Waller	(late arrival 7:36PM)
	Matthew R. Serakowski	Township Manager
	Mark S. Mansfield	Assistant Township Manager
	Mark P. Romito	Director of Finance
	Adam A. Benigni	Director of Planning & Community Development
	Irving S. Firman	Township Attorney
	Jennifer Slagle, P.E.	Township Engineer
	Laura Long	Recording Secretary

PUBLIC: Approximately 1 person attended.

**ANNOUNCEMENTS**

Commissioner Christie announced that the Board will be meeting in Executive Session following this evening's Informational and General Affairs Meeting to discuss legal and personnel matters.

**CITIZENS' COMMENTS**

Former Commissioner, Nick Seitanakis, 2384 Morrow Road, shared his appreciation and support for how the Township handled the peaceful rally protests on Saturday, June 13, 2020. He stated that he felt a heightened level of concern leading up to the event due to various social media posts. He commended the efforts of Chief of Police, Jonathan Wharton, and Township Administration for navigating what could have been a violent situation and securing a space where 400 people gathered peacefully.

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

**INFORMATIONAL ITEMS**

**COMMUNITY DEVELOPMENT - OLD BUSINESS**

None.

**COMMUNITY DEVELOPMENT – NEW BUSINESS**

Recommendation Re. PLC20-0004 – Woodshire Estates – Preliminary and Final Subdivision Approval

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Mr. Benigni stated that this application was filed by M & D Properties, Inc. for Preliminary and Final Subdivision Approval to permit the consolidation of seven (7) parcels into two (2) parcels within the R-1, Single Family Residential District at 302 Locust Lane. This application was reviewed by the Planning Commission at its regular meeting on June 18, 2020 and was recommended for denial. A Bill granting Preliminary and Final Subdivision Approval will be prepared for consideration by the Board on Monday, July 6, 2020.

In response to Commissioner Orchowski's inquiry regarding the intended purpose of the consolidation, Mr. Benigni explained that one (1) parcel would maintain an existing farm house with an access point to the second larger parcel.

Mr. Serakowski confirmed with Mr. Firman that the applicant shared their intention to bring legal counsel to the presentation scheduled for the Regular Meeting of the Board on Monday, July 6, 2020.

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

**Items of Interest Report**

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The Board reviewed the Items of Interest Report.

**GENERAL AFFAIRS**

Recommendation Re. Establish Public Hearing Date Re. PLC20-0005 – Hastings Village Plan Rev. No. 2 – Amended Tentative and Final Approval.

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Mr. Benigni stated that this application was filed by John and Teres Lucot for Amended Tentative and Final Approval of a Planned Residential Development to receive approval for a revision to Lot No. 37 and Common Area No. 1 located in the R-1 Single Family Residential District at 101 Village Court within the Hastings Village Planned Residential Development. This application was considered by the Planning Commission at its regular meeting on June 18, 2020 and recommended for approval subject to certain conditions.

A public hearing is required for applications for Amended Tentative and Final Approval of a Planned Residential Development. Staff recommends that the public hearing be scheduled for Monday, August 3, 2020. This may be accomplished by a simple motion and voice vote.

In response to Commissioner Orchowski's inquiry, Mr. Benigni stated that this application is for an addition and clean-up.

Commissioner Orchowski moved to establish a public hearing, which was seconded by Commissioner Logan and approved by a 7-0 voice vote.

Commissioner Christie asked if there were any questions from the Board and there were none.

#### Consideration of the June 2020 Bill Sheet

Commissioner Logan stated that the Bill Sheet was reviewed and that she had no further questions. Commissioner Waller moved for approval of the June 2020 Bill Sheet, which was seconded by Commissioner Logan and approved by a 7-0 voice vote.

#### Acknowledge Receipt of Financial Statements for the Five-Month Period ending May 31, 2020

Commissioner Logan asked Mr. Romito to share an update on the financial impact of COVID-19. Mr. Romito mentioned the decline in C&RC operating revenues resulting from the facility's closure. He also noted that the primary concern in the General Fund is earned income tax revenue which will take time to show an impact due to the timing of how that revenue is received.

In response to Commissioner Christie's inquiry, Mr. Romito shared that some expenses such as personnel have been reduced through this time, which has helped to offset some, but not all, of the revenue shortfalls.

Commissioner Christie asked if there were any questions from the Board and there were none. Commissioner Christie acknowledged receipt of the Financial Statements for the Five-Month Period ending May 31, 2020.

#### Other

Commissioner Orchowski requested to discuss the status of an on-going resident concern regarding errant golf balls from the St. Clair Country Club Driving Range. Mr. Serakowski shared that Staff has been in contact with the Country Club to implement measures that have reduced the amount of errant golf balls collected off property; however, there is more work to be done. He indicated that a meeting with the Township Attorney and Country Club leaders has been scheduled to determine a resolution that would eliminate the errant golf balls.

In response to Commissioner Orchowski's request to discuss if West Penn Power's recent tree trimming notification would impact the overgrown trees in the Mill Grove neighborhood, Mr. Serakowski shared that Public Works and Community Development have been working with West Penn Power and property developers to prioritize the need for action to be taken.

Commissioner Christie asked if there were any additional questions from the Board and there were none.

### **ADJOURNMENT**

Commissioner Paoly moved to adjourn the Informational & General Affairs Meeting, which was seconded by Commissioner Logan. This was approved by a 7-0 voice vote and the meeting was adjourned at approximately 7:55 PM.

Laura Long  
Recording Secretary  
June 29, 2020

**LITIGATION REPORT - SUMMARY  
TOWNSHIP OF UPPER ST. CLAIR  
June 26, 2020**

**I. CASES WHERE TOWNSHIP IS PLAINTIFF**

- A. Township of Upper St. Clair v. James Hawk - Nos. CV-222-2016 & CV-223-2016) (Allegheny County)
- B. Township of Upper St. Clair v. Floyd Schubert Jr. - No. CV 35-2020 (Magistrate Arnoni).
- C. Township of Upper St. Clair v. Family Property, LLC, No Docket Number Assigned (Magistrate Arnoni).

**II. CASES WHERE TOWNSHIP IS DEFENDANT NOT DEFENDED BY INSURANCE CARRIER**

NONE.

**III. CASES WHERE UPPER ST. CLAIR IS DEFENDANT AND INSURANCE COMPANY IS DEFENDING**

- A. Folino v. West Penn Power and Upper St. Clair Township, GD 15-11969 (Allegheny County)
- B. Estate of Wendy Abbott vs. Bloomin' Brands Inc. et al., GD 20-6398 (Allegheny County).
- C. Zatta Martin LLC vs. Upper St. Clair Township and Bridgeville Borough, GD 20-6870 (Allegheny County):

**IV. OTHER LITIGATION INCLUDING BANKRUPTCY MATTERS**

- A. David and Mary Conn - 14-22699
- B. Vincent Kelly - 16-24838

**V. LAND USE**

**VI. OTHER LEGAL MATTERS**

- A. REDINGER V. ALLEGHENY COUNTY HEALTH DEPARTMENT

B. UNITED STATES ENVIRONMENTAL PROTECTION AGENCY ACTION  
PURSUANT TO 33 U.S.C. §138

C. TOWNSHIP OF UPPER ST. CLAIR V. SUJILIDA, S.A. NO. 19-000168

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