

Township of Upper St. Clair

THERE WILL BE AN INFORMATIONAL AND GENERAL AFFAIRS MEETING OF THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF UPPER ST. CLAIR AT 7:30 P.M. ON MONDAY, JUNE 29, 2026, AT THE MUNICIPAL BUILDING, TOWNSHIP OF UPPER ST. CLAIR, 1820 MCLAUGHLIN RUN ROAD, UPPER ST. CLAIR, PA 15241.

AGENDA

1. Call to Order.
2. Roll Call.
3. Citizens' Comments.

INFORMATIONAL ITEMS

4. Community Development

A. July 6, 2026, Regular Meeting Agenda Items. (Memorandum enclosed)

1. Old Business:

- (a.) None.

2. New Business:

- (a.) Public Hearing Re. PLC26-0001 – St. Clair Country Club Paddle Hut – Nonresidential – Conditional Use Approval.
- (b.) Public Hearing Re. PLC25-0003 – Thomas Property – Planned Residential Development – Tentative Approval.
- (c.) Public Hearing Re. PLC26-0003 – Dawson Property – Unified Conditional Use/Preliminary Land Development Approval.
- (d.) Public Hearing Re. PLC26-1301 – Zoning Text Amendment to Chapter 130 of the Township Code Entitled “Zoning” to Add a Definition of Tobacco/Vape Shop as a Conditional Use in the C3, Regional Shopping Center District.

B. Other.

- (a.) None.

5. Other Agenda and Discussion Items

A. Discussion Re. Recognitions. (Memorandums enclosed)

- Upper St. Clair High School Boys Baseball Team
- Upper St. Clair High School Track and Field Team Members
- Upper St. Clair High School Robotics Team

B. Discussion Re. Approval of Contracts. (Memorandums enclosed)

- Community & Recreation Center Indoor Pool Lighting Demo and Installation
- Community & Recreation Center HVAC Aquatics Ductwork Replacement

C. Discussion Re. Approval for a Grant Application through the Department of Community and Economic Development for the Upper St. Clair Fire Station Emergency Preemption Project. (Memorandum enclosed)

GENERAL AFFAIRS

1. Status Report Re. Community & Recreation Center Implementation & Advisory Committee Meeting held Wednesday, June 10, 2026. (Commissioner Graves to report)
2. Review of the Informational and General Affairs Meeting Minutes of May 26, 2026. (Minutes enclosed)
3. Consideration of the June 2026 Bill Sheet. (Bill Sheet sent electronically 6/26/26)
4. Acknowledge Receipt of Financial Statements for the Five-Month Period ending May 31, 2026. (Financial Statement sent electronically 6/26/26)
5. Adjournment.

MEMORANDUM

To: Matthew R. Serakowski, Township Manager

From: Adam A. Benigni, Director of Planning and Community Development

Date: June 26, 2026

**Subject: COMMUNITY DEVELOPMENT DEPARTMENT INFORMATIONAL ITEMS FOR THE
INFORMATIONAL AND GENERAL AFFAIRS MEETING ON JUNE 29, 2026**

A. JULY 6, 2026 - REGULAR MEETING AGENDA ITEMS

Old Business

None

New Business

1. PUBLIC HEARING RE. PLC26-0001 – ST. CLAIR COUNTRY CLUB PADDLE HUT – NONRESIDENTIAL – CONDITIONAL USE APPROVAL

This is the initial public hearing on an application for Conditional Use Approval filed by the St. Clair Country Club, located at 2300 Old Washington Road, for Conditional Use Approval seeking approval of a time limit extension for the temporary paddle hut. This application was reviewed by the Planning Commission on May 21, 2026, and was recommended for approval. Following the applicant's presentation, staff will recommend that the hearing be continued to Monday, August 3, 2026, for the purpose of taking staff testimony.

2. PUBLIC HEARING RE. PLC25-0003 – THOMAS PROPERTY – PLANNED RESIDENTIAL DEVELOPMENT – TENTATIVE APPROVAL

This is the initial public hearing on an application filed by Northwest Land LLC #1023 for Tentative Approval of a Planned Residential Development consisting of 115 townhomes and associated amenities located at 1512 McLaughlin Run Road. This application was reviewed by the Planning Commission on May 21, 2026, and was recommended for denial. Following the applicant's presentation, staff will recommend that the hearing be continued to Monday, August 3, 2026, for the purpose of taking staff testimony.

3. PUBLIC HEARING RE. PLC26-0003 – DAWSON PROPERTY – UNIFIED CONDITIONAL USE/PRELIMINARY LAND DEVELOPMENT APPROVAL

This is the initial public hearing on an application filed by Northwest Land LLC #1023 for Unified Conditional Use/Preliminary Land Development Approval for a six-lot

subdivision located at 1400 McLaughlin Run Road. This application was reviewed by the Planning Commission on May 21, 2026, and was recommended for denial. Following the applicant's presentation, staff will recommend that the hearing be continued to Monday, August 3, 2026, for the purpose of taking staff testimony.

4. PUBLIC HEARING RE. PLC26-1301 – ZONING TEXT AMENDMENT TO CHAPTER 130 OF THE TOWNSHIP CODE ENTITLED “ZONING” TO ADD A DEFINITION OF TOBACCO/VAPE SHOP AS A CONDITIONAL USE IN THE C3, REGIONAL SHOPPING CENTER DISTRICT

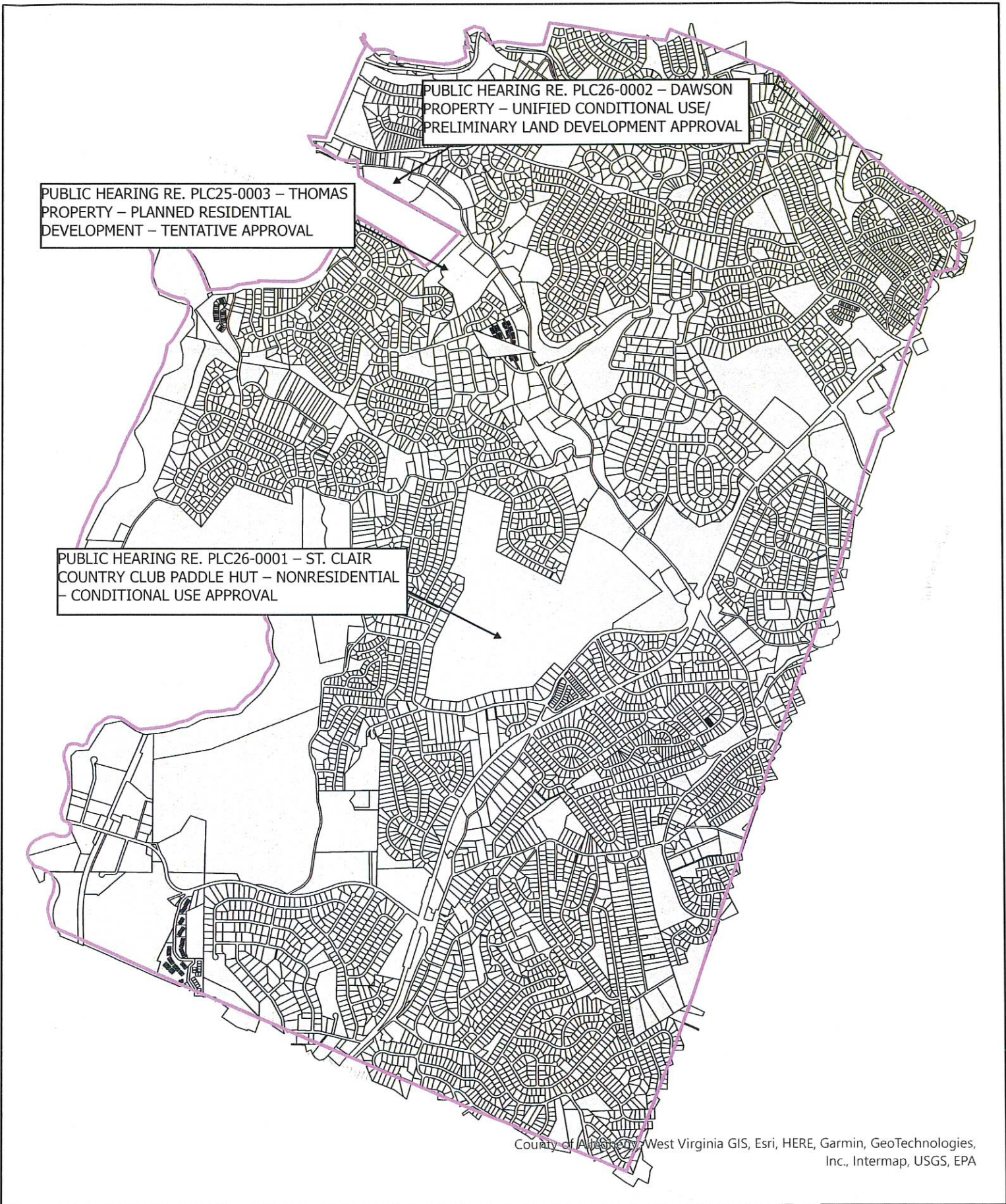
This is the initial public hearing on the zoning text amendment to Chapter 130 of the Township Code to address the classification and regulation of Tobacco/Vape Shops. This amendment was reviewed by the Planning Commission on May 21, 2026, and was recommended for approval. Following a presentation, staff will recommend that the hearing be continued to Monday, August 3, 2026, for the purpose of taking additional testimony.

B. OTHER

None.

Attachment

1. Map of locations of Community Development Department agenda items for the meetings of June 29, 2026 and July 6, 2026



Township of Upper St. Clair
Department of Planning and
Community Development

Community Development Department
Agenda Items for the
Informational and General Affairs
Meetings of June 29, 2026 and July 6, 2026

MEMORANDUM

To: Board of Commissioners

From: Matthew R. Serakowski, Township Manager

Date: June 26, 2026

Subject: **DISCUSSION RE. RECOGNITIONS**

Staff will prepare the appropriate Proclamations and Certificates of Achievement to be presented at the July 6, 2026 Regular Meeting of the Board recognizing:

- Upper St. Clair High School Boys Baseball Team for their win at the Western Pennsylvania Interscholastic Athletic League (WPIAL) Championships (*Certificate of Achievement*).
- Upper St. Clair High School Track and Field Team members Holden Schwamberger, Sadie Tomczyk, Sydney Tomczyk, Jameson Tisdale, and Melice Rubino for their wins at the Western Pennsylvania Athletic League (WPIAL) Championships (*Certificate of Achievement*) and the Pennsylvania Interscholastic Athletic Association (PIAA) Championship (Proclamation)
- Upper St. Clair High School Robotics Team, TeraBridges, for their win at the First Tech Challenge Western Edge Premier Event Championship (*Proclamation*).



/avg

i:\memos\discussionre.recognitionsjune2026.docx

MEMORANDUM

To: Board of Commissioners

From: Matthew R. Serakowski, Township Manager

Date: June 26, 2026

Subject: **DISCUSSION RE. APPROVAL OF CONTRACT FOR COMMUNITY & RECREATION CENTER INDOOR POOL LIGHTING DEMO AND INSTALLATION**

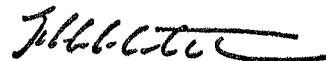
Staff has received three proposals for the Community & Recreation Center (C&RC) Indoor Pool Lighting Demo and Installation with MK Electric LLC, providing a low quote in the amount of \$62,500.00.

This project will help to improve lighting, enhance safety, and increase energy efficiency in the C&RC indoor pool area by removing old fixtures and installing new lighting.

This purchase is allocated in the Township's 2026 Capital Projects Budget.

Staff will recommend that the proper Township Officials be authorized to enter into a contract with MK Electric LLC., in the amount of \$62,500.00 at the July 6, 2026 Regular Meeting of the Board.

Attachment
/avg



i:\memos\discussionc&rcindoorpoollightingdemoandinstall2026.doc

MEMORANDUM

To: Board of Commissioners

From: Matthew R. Serakowski, Township Manager

Date: June 26, 2026

Subject: **DISCUSSION RE. COMMUNITY & RECREATION CENTER HVAC AQUATICS DUCTWORK REPLACEMENT**

Staff is recommending Huckestein Mechanical, LLC for the HVAC Aquatics Ductwork Replacement for the Community & Recreation Center's (C&RC) indoor pool area providing a quote of \$207,700.00.

On Tuesday, May 19, 2026, this project was initially put out for public bid. While three contractors were pre-qualified, JB Mechanical Inc. was the sole bidder and was awarded the project. However, they recently notified us they are closing their business immediately and cannot complete the work.

Although Huckestein Mechanical, LLC did not participate in the original bidding process, they are an approved COSTARS vendor for this type of project.

This purchase is allocated in the Township's 2026 C&RC Capital Projects Budget and is scheduled to be completed during the weeklong August C&RC shutdown.

Staff will recommend that the proper Township Officials be authorized to enter into a contract with Huckestein Mechanical, LLC in the amount of \$207,000.00 at the July 6, 2026 Regular Meeting of the Board.

/avg



i:\memos\discussionrec&rehvacaquaticsductworkreplacement26(rebid).doc

MEMORANDUM

To: **Matthew R. Serakowski, Township Manager**

From: **Adam A. Benigni, Director of Planning and Community Development**

Date: **June 26, 2026**

Subject: **DISCUSSION RE. APPROVAL FOR A GRANT APPLICATION THROUGH THE DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT FOR THE UPPER ST. CLAIR FIRE STATION EMERGENCY PREEMPTION PROJECT**

The Township desires to apply for funding through the Department of Community and Economic Development (DCED) Multimodal Transportation Fund for the Upper St. Clair First Responder Safety and Signal Enhancement Project in the amount of \$205,000.00. This project aims to obtain funding for the emergency preemption system at the Upper St. Clair Fire Department located at 2001 Washington Road. The system upgrade includes poles, mast arms, signals, and signage to ensure safe and reliable emergency response operations.

Staff will prepare the appropriate Resolution for the Regular Meeting on July 6, 2026, to authorize Mark S. Mansfield, Assistant Township Manager, to file all applications, documents, and forms between the Township and DCED.



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

May 26, 2026

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, Tuesday, May 26, 2026, at the Township of Upper St. Clair Municipal Building, Board of Commissioners' Meeting Room, Upper St. Clair, PA, 15241.

PRESENT: Commissioner Burlingame President
Commissioner Herrod
Commissioner Madden
Commissioner Pardini
Commissioner Plutko
Commissioner Thomas

Matthew R. Serakowski	Township Manager
Mark S. Mansfield	Assistant Township Manager
Adam A. Benigni	Director of Planning and Community Development
Kristen Burch	Director of Finance
Chris Biswick	Director of Recreation and Leisure Services
Paul Besterman	Senior Strategic Advisor
Irving Firman	Township Attorney
Michael Galet	Township Engineer
Laura Long	Recording Secretary

EXCUSED: Commissioner Graves Vice President

PUBLIC: Two members of the public were in attendance.

CITIZENS' COMMENTS

Mr. Matt Amick, 192 Devonwood Drive, shared comments regarding the upcoming Devonwood Drive traffic study presentation, noting he would be unable to attend next week's meeting. He expressed concerns about the placement of the speed strips, stating that none are located at the bottom of the hill where residents have observed speeding. He also noted that some residents have placed traffic cones in the roadway during the Westminster Church Farmers Market to encourage slower speeds. Mr. Amick stated although this is unofficial data, he caught someone doing 44 miles per hour on his radar detector one morning earlier this week. Mr. Amick emphasized that the concern is not with all drivers, but with those traveling at unsafe speeds. He stated that residents appreciate the Township's continued engagement and hope to work collaboratively toward a solution.

Mr. Justin Beinhauer, 1476 Mayview Road, spoke about his long-standing interest in environmental stewardship and community trail advocacy. He raised concerns about golf ball safety along McLaughlin Run Road after his son recently struck a vehicle windshield while playing at the three-hole golf course. Mr. Beinhauer stated he has observed golf balls along the roadway for years and requested the Board consider additional protective measures, such as netting, noting that existing trees have not adequately addressed the issue.

Mr. Beinhauer also expressed concerns about the spread of invasive Japanese Knotweed on Township property and encouraged the Township to consider more aggressive management practices. He suggested Board members observe the infestation past the wooden bridge near the McLaughlin Run Activity Center and referenced international approaches to controlling the plant.

Finally, Mr. Beinhauer advocated for additional pickleball courts and youth programming to accommodate the growing local interest in the sport.

Commissioner Burlingame thanked the residents for their comments and asked if there were any additional citizens' comments, and there were none.

INFORMATIONAL ITEMS

COMMUNITY DEVELOPMENT – OLD

Discussion Re. PLC26-9301 – Amendment to Chapter 93 of the Township Code entitled “Parks and Playgrounds” to add Standards for the Operation of E-Bikes and Electronically Motorized Devices on Township Property.

Mr. Benigni stated the Township is proposing to amend Chapter 93, “Parks and Playgrounds”, of the Township Code to address the increasing use of e-bikes and electronically motorized devices on Township property. Staff will prepare an Ordinance for consideration by the Board of Commissioners on June 1, 2026.

Commissioner Burlingame thanked the Staff and Mr. Benigni's efforts regarding this matter and asked if the Board had any questions, and there were none.

COMMUNITY DEVELOPMENT – NEW BUSINESS

None.

COMMUNITY DEVELOPMENT – OTHER

Devonwood Drive Traffic Calming Study – Township Traffic Engineer to Report at the June 1, 2026 Regular Meeting.

Mr. Benigni stated at the June 1, 2026 Regular Meeting, the Township Traffic Engineer will present the updated results of the Devonwood Drive Traffic Calming Study.

Commissioner Burlingame asked if Staff could address Mr. Amick's earlier citizen's comments in the report.

Commissioner Burlingame asked if the Board had any additional questions, and there were none.

Discussion Re. Allegheny County Hazard Mitigation Plan.

Mr. Benigni stated the Allegheny County Department of Emergency Services has been accumulating data and community input through various meetings to update the county-wide Hazard Mitigation Plan (HMP). FEMA has notified Allegheny County that the HMP is Approved – Pending Adoption. Formal approval by the Board of Commissioners is necessary to be eligible for future aid from state and federal agencies in the event of a disaster. Staff will prepare a Resolution for consideration by the Board on June 1, 2026.

Commissioner Burlingame asked if the Board had any questions, and there were none.

OTHER AGENDA AND DISCUSSION ITEMS

Discussion Re. Approval of Contracts.

Commissioner Burlingame asked Mr. Mansfield to review each of the contracts listed on the Agenda so that the Board may ask any questions following each item:

- Public Works Replacement Upfit

Mr. Mansfield stated Staff is seeking approval to purchase one (1) upfit for a Public Works vehicle in accordance with the Township's Fleet Replacement Schedule:

<u>Vehicle Upfit</u>	<u>Vendor</u>	<u>Bid/GSA</u>	<u>Amount</u>
One (1) 9' Reading Classis II Service Body with Lighting Upfit	Keith's Truck Service Duncansville, PA	PA COSTARS Contract #025-E22- 414	\$ 63,097

The Public Works equipment is allocated in the Township's 2026 Capital Projects Budget.

Staff will recommend that the proper Township officials be authorized to enter into contract with the above referenced vendor in the amount indicated at the June 1, 2026 Regular Meeting of the Board.

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

- Community & Recreation Center Fitness Equipment

Mr. Mansfield stated as part of the Community & Recreation Center's (C&RC) ongoing mission to provide quality, reliable training apparatus within the facility, various machines and equipment are due for replacement/upgrades.

Staff is therefore seeking approval to purchase the following fitness equipment from G & G Fitness, Williamsville, NY, for the C&RC under the PA COSTARS government pricing Contract #014-E22-270:

Life Fitness Integrity Treadmill with SE4 16" Console (Model: SE416-XF-14)

Unit price: \$11,380.65/ 2 units

Total Cost: \$22,761.30**Life Fitness Integrity Elliptical with 16" SE4 Console (Model: INX-SE416-XF-13)**

Unit price: \$9,629.65/ 2 units

Total Cost: \$19,259.30**Life Fitness PowerMill SE4 16" Console (Model: INPM-SE416-XF-13C)**

Unit price: \$13,131.65/ 2 units

Total Cost: \$26,263.30**Keiser M3i Indoor Cycle with M Connect Display (Model: 005507BBC)**

Unit price: \$2,537.25/ 5 units

Total Cost: \$12,686.25**Concept2 SkiErg with PM5 Console (Model:2715-US)**

Unit price: \$765.00/ 1 unit

Total Cost: \$765.00**Concept2 SkiErg Floor Stand (Model:2720-US)**

Unit price: \$198.00/ 1 unit

Total Cost: \$198.00**Nautilus Glute Drive 60 (Model:9NP-L1131-60BZS)**

Unit price: \$3,999.00/ 1 unit

Total Cost: \$3,999.00**Total Cost of Equipment: \$85,932.15**

The funding for the fitness equipment is allocated in the C&RC's 2026 Capital Projects Account.

Staff will recommend that the proper Township Officials be authorized to enter into a contract with G & G Fitness in the amount of \$85,932.15 at the June 1, 2026 Regular Meeting of the Board.

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

- **Community & Recreation Center HVAC Aquatics Ductwork Replacement**

Mr. Mansfield stated on Tuesday, May 19, 2026, one pre-qualified vendor submitted a bid for the Community & Recreation Center (C&RC) HVAC Aquatics Ductwork Replacement. JB Mechanical was the best responsible bidder for the C&RC Aquatics Ductwork Replacement contract in the amount of \$168,000. Two other contractors did not submit bids.

This purchase is allocated in the Township's 2026 C&RC Capital Projects Budget.

Staff will recommend that the proper Township Officials be authorized to enter into a contract with JB Mechanical in the amount of \$168,000 at the June 1, 2026 Regular Meeting of the Board.

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

Discussion Re. Community & Recreation Center Facility Enhancements Phase I – Outdoor Aquatics.

Mr. Serakowski stated the Board was provided with two memos earlier this week. The first memo from Mark Edelmann, WMF Architects, provided a summary of the bid results along with a further review of the variances between the preliminary project estimates and the actual bid results. Mr. Edelmann provided examples of uncertainties that have occurred in the energy and commodities markets, the required construction timing, and the various complexities that evolved as the project scope was finalized; all driving final bid numbers. He further opined that this cost is unlikely to improve should the Township consider rebidding the project.

The second memo from the Director of Recreation, Chris Biswick, and Director of Finance, Kristen Burch, also highlighted the bid results while elaborating on potential funding and/or project alternatives. Financing the current project as bid is certainly possible using the budgeted allocation and some form of additional borrowing; however, this alternative presents risks regarding future planned and unplanned capital needs for the C&RC.

Several more conservative approaches might include proceeding with the bids minus the speed slide entirely, or at least minus the apparatus (to be added in a different phase). In this case, the project would still exceed the estimated cost/budgeted funding and thus require supplemental financing.

An alternative approach that was mentioned by Staff at this past week's Informational and General Affairs meeting would be to send the project back to the C&RC Implementation Advisory Committee (IAC) to review and develop a new modified design for rebid at a future date, potentially in 2027. Another approach the IAC may consider would include flipping the phases and focusing on the interior building enhancements at this time considering early construction estimates. However, those values would also require further review considering the current market.

The C&RC has historically maintained healthy capital improvement reserves, which was essential while navigating operations during Covid shutdowns. We must remain attentive that future unknown factors could adversely impact this relatively consistent growth. Overall, we do believe, however, that the C&RC will continue to generate reliable funding for future prioritized improvements, and/or desired expansion elements.

The C&RC Facility Enhancements Phase 1 bids remain valid for up to 60 days; so, the Board may hold off on taking action Monday evening if you choose while this matter receives further consideration. In the alternative the Board may take action to reject the bids and move forward with renewed focus on the entire project. Either way Staff is not recommending approval of the bids at this moment in time. Mark Edelmann will attend the Regular Board Meeting, Monday, June 1, 2026, to review the current bid results and answer questions from the Board.

Commissioner Thomas stated he would feel uncomfortable moving forward with this project given the state of the market which is impacting supply costs. Commissioner Thomas indicated that he would prefer to postpone the decision to approve this project after things stabilize with current oil prices.

Commissioner Herrod stated that he looks forward to hearing more from Mr. Edelmann next week to gain a better understanding as to why the figures have varied so greatly.

Commissioner Burlingame agreed with the comments made this evening and stated that these are big numbers. Commissioner Burlingame stated he would like the Township to take the necessary time to make sure this project is done well. He referred to his time as a member of the C&RC IAC with Director of Recreation, Chris Biswick, and Director of Finance, Kristen Burch. Commissioner Burlingame stated he found the committee's process to work really well, and that it may be beneficial to have the committee meet again. Commissioner Burlingame stated the Board should have better direction to give Staff next week.

Mr. Biswick stated that he and Ms. Burch have included various options in the memo provided to the Commissioners and encouraged the Board to reach out with any additional questions. In response, Commissioner Burlingame stated, if the Board decides to reinstitute the C&RC IAC, they will lean on the Staff for feedback and recommendations.

Mr. Serakowski stated that Staff appreciates the input and encouraged the Board to reach out later this week if additional questions arise as this information is digested.

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

Discussion Re. Affirm Planning Priorities for 2026-2027.

Mr. Serakowski stated that Staff will provide a tallied list of planning priorities for 2026-2027 that were voted upon by the Board of Commissioners and Directors later this week. Mr. Serakowski stated when their groups convened for the publicly advertised Planning Priorities Working Session in February, a comprehensive list of projects and tasks to be considered was created. The Board may take action at the Regular Meeting next Monday, June 1, 2026, to affirm the 2026-2027 Planning Priorities for the remainder of 2026-2027.

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

GENERAL AFFAIRS

Recommendation Re. Establish Public Hearing Re. PLC26-0001 – St. Clair Country Club Paddle Hut – Nonresidential – Conditional Use Approval.

Mr. Benigni stated this application for Conditional Use Approval for an extension for the temporary paddle hut from October 13, 2026 to March 31, 2027 at the St. Clair Country Club, located at 2300 Old Washington Road, was reviewed by the Planning Commission on May 21, 2026, and was recommended for approval subject to certain conditions. A public hearing is required for Conditional Use applications. Staff recommends that the public hearing be scheduled for Monday, July 6, 2026. This may be accomplished by a simple motion and voice vote.

Commissioner Thomas and Commissioner Madden recused themselves from any discussion on this matter, noting that they are members of St. Clair Country Club.

Commissioner Burlingame inquired why this item is back before the Board since it had previously been approved. Mr. Benigni indicated that he was informed their project had been delayed due to bids coming in significantly over budget and stated that the club would be able to provide better details next week during their presentation to the Board.

Commissioner Burlingame asked if there were any additional comments, and there were none.

MOTION AND VOTE TO ESTABLISH PUBLIC HEARING RE. PLC26-0001 – ST. CLAIR COUNTRY CLUB PADDLE HUT – NONRESIDENTIAL – CONDITIONAL USE APPROVAL.

Commissioner Herrod moved to establish public hearing re. PLC26-0001 – St. Clair Country Club Paddle Hut – Nonresidential – Conditional Use Approval. This was seconded by Commissioner Pardini and carried with a 4-0-2 voice vote. Commissioner Madden and Commissioner Thomas abstained from voting since they are members of St. Clair Country Club.

Recommendation Re. Establish Public Hearing Re. PLC25-0003 – Thomas Property – Planned Residential Development – Tentative Approval.

Mr. Benigni stated this application for Tentative Approval of a Planned Residential Development for a 115-unit townhouse community located at 1512 McLaughlin Run Road, was reviewed by the Planning commission on May 21, 2026, and was recommended for denial.

A public hearing is required for a Tentative Approval of a Planned Residential Development application. Staff recommends that the public hearing be scheduled for Monday, July 6, 2026. This may be accomplished by a simple motion and voice vote.

Commissioner Thomas stated for the record that the property referred to in this item is not his property and shares no relation to him.

Commissioner Burlingame asked if there were any additional comments, and there were none.

MOTION AND VOTE TO ESTABLISH PUBLIC HEARING RE. PLC25-0003 – THOMAS PROPERTY – PLANNED RESIDENTIAL DEVELOPMENT – TENTATIVE APPROVAL.

Commissioner Herrod moved to establish public hearing re. PLC25-0003 – Thomas Property – Planned Residential Development – Tentative Approval. This was seconded by Commissioner Thomas and carried with a 6-0 voice vote.

Recommendation Re. Establish Public Hearing Re. PLC26-0002 – Dawson Property – Unified Conditional Use/Preliminary Land Development Approval.

Mr. Benigni stated this application for Unified Conditional Use/Preliminary Land Development Approval for a six-lot subdivision in the R-L1, Low Intensity Residential District located at 1400 McLaughlin Run Road, was reviewed by the Planning Commission on May 21, 2026, and was recommended for denial.

A public hearing is required for Conditional Use applications. Staff recommends that the public hearing be scheduled for Monday, July 6, 2026. This may be accomplished by a simple motion and voice vote.

Commissioner Burlingame asked if there were any additional comments, and there were none.

MOTION AND VOTE TO ESTABLISH PUBLIC HEARING RE. PLC26-0002 – DAWSON PROPERTY – UNIFIED CONDITIONAL USE/PRELIMINARY LAND DEVELOPMENT APPROVAL.

Commissioner Thomas moved to establish public hearing re. PLC26-0002 – Dawson Property – Unified Conditional Use/Preliminary Land Development Approval. This was seconded by Commissioner Herrod and carried with a 6-0 voice vote.

Review of the Informational and General Affairs Meeting Minutes of April 27 2026.

Commissioner Plutko moved to approve the Informational and General Affairs Meeting Minutes of April 27, 2026. This was seconded by Commissioner Herrod and carried with a 6-0 voice vote.

Consideration of the May 2026 Bill Sheet.

Commissioner Burlingame stated the Board received the Bill Sheet for May 22, 2026 by email. Commissioner Pardini moved for approval of the May 2026 Bill Sheet, which was seconded by Commissioner Thomas and approved with a 6-0 voice vote.

Acknowledge Receipt of Financial Statements for the Four-Month Period ending April 30, 2026.

Commissioner Burlingame acknowledged receipt of the Financial Statements for the four-month period ending April 30, 2026 and stated they are available at the Township offices for review.

ADDITIONAL COMMENTS

Commissioner Burlingame reported on the recent South Hills Area Council of Governments (SHACOG) meeting, noting that salt purchasing and last year's shortage challenges were discussed. Mr. Serakowski added that SHACOG is strengthening contract language to address past supply delays and expects to bid the program soon. Commissioner Burlingame stated SHACOG is better positioned this year than last.

Commissioner Herrod commended everyone involved in Community Day, stating it drew the largest crowd he has seen in 10 years. He specifically recognized the Police and Fire Departments, as well as the high school student volunteers, for their contributions to the event's success.

Commissioner Burlingame stated that the Board will be meeting later this evening for an Executive Session to discuss legal and personnel matters.

ADJOURNMENT

Commissioner Pardini moved to adjourn the Informational & General Affairs Meeting, which was seconded by Commissioner Madden. This was approved by a 6-0 voice vote, and the meeting was adjourned at approximately 8:03 PM.

Laura Long
Recording Secretary
May 26, 2026

LITIGATION REPORT - SUMMARY
May 22, 2026

I. CASES WHERE TOWNSHIP IS PLAINTIFF

- A. Township of Upper St. Clair vs. Deborah E. McPherson & David C. Mesko (AR-257328) (Court of Common Pleas)
- B. Township of Upper St. Clair vs. Matthew Weiss (No. CV-118-2025) (Magistrate Arnoni)
- C. Township of Upper St. Clair v. Ronald Riso (CV-244-2025) (Magistrate Arnoni)
- D. Township of Upper St. Clair v. Daniel M. Evans (CV-313-2025) (Magistrate Arnoni)
- E. Township of Upper St. Clair v. Rene Marasco (CV-3-2026) (Magistrate Arnoni)
- F. Township of Upper St. Clair v. Amirul Noor Un Hoque (CV-125-2026) (Magistrate Arnoni)
- G. Township of Upper St. Clair v. Robert & Joan Minetti (No Case Number Assigned) (Magistrate Arnoni)

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

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

- A. Jeffrey S. Valperga et ux. vs. The Municipal Authority of the Township of Upper St. Clair, Township of Upper St. Clair, and Municipality of Bethel Park, GD 20-9879 (Allegheny County).
- B. HUD Fair Housing Complaint (Jason Depp).
- C. Estate of Stephen A. Stasenko vs. Township of Upper St. Clair et al., GD 23-3656 (Allegheny County).
- D. Susan Shepherd as Administratrix of the Estate of Chris Shepherd vs. Township of Upper St. Clair, (GD 24-2215) (Allegheny County)

IV. OTHER LITIGATION INCLUDING BANKRUPTCY MATTERS

V. LAND USE

- A. Matthew Weiss vs. Township of Upper St. Clair Zoning Hearing Board (No. SA 25-000453) (Allegheny County):

VI. OTHER LEGAL MATTERS

- A. United States Environmental Protection Agency Action Pursuant To 33 U.S.C. §138

M & D Properties Board of Viewers, No. GD20-10982