

**CHARTIERS TOWNSHIP
BOARD OF SUPERVISORS MEETING
May 13, 2025
5:00p.m.**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

EXECUTIVE SESSION ANNOUNCEMENT

Please be advised that the Chartiers Township Board of Supervisors met in executive session immediately prior to this meeting from 4:45 pm to 5 pm to discuss personnel, contract negotiation, litigation and real property matters.

Attending this meeting were Supervisors Bronwyn Kolovich, Harlan Shober, and Frank Wise. Also present were Jodi L. Noble-Township Manager; James Liekar-Solicitor; Steven Horvath, Chief of Police, Jennifer Slagle-Director of Engineering and Planning Parks and Recreation Director, Angela O'Conner; Ashley Neptune-Township Engineer Jamie Rozzo, Recording Secretary; ABSENT: Ed Jeffries, Public Works Director

VISITORS TIME

1. Swearing in of Patrolman Jeffrey Toth

The board swore Jeffrey Toth into The Chartiers Police Department. They welcomed him to the team. He will be a great addition.

The police welcomed Jeffrey Toth to their department. They look forward to working with him.

The board read a proclamation for National Police Week and thanked the police for their service.

1. A motion was made by Mr. Wise and seconded by Mrs. Kolovich to adopt a Proclamation to recognize National Police Week 2025 and to honor the service and sacrifice of those law enforcement Officers killed in the line of duty while protecting our communities and safeguarding democracy and declare that May 11-17, 2025, is National Police Week in Chartiers Township. All Supervisors voted yes. The motion carried 3-0.

2. A motion was made by Mr. Wise and seconded by Mrs. Kolovich to add a motion to the agenda to approve the sale of 8 Crossroads Road to Nathan Chadwick. All Supervisors voted yes. The motion carried 3-0.

DEVELOPERS TIME

1. A motion was made by Mr. Wise and seconded by Mrs. Kolovich to approve, with conditions the Roupe-Kerr Minor Subdivision Plan, conditional upon satisfaction of the outstanding items in the Township Engineer's letter dated April 30, 2025, and the Township Planning Department's letter dated May 9, 2025. All Supervisors voted yes. The motion carried 3-0.
2. A motion was made by Mr. Wise and seconded by Mrs. Kolovich to **TABLE** the modification request from Summerfield Woods, LP from approved land development plan dated June 27, 2017, as it is not required per, §293-19 B.5., Design Criteria for Stormwater Management Controls of Chapter 293 of the Chartiers Township Code of Ordinances, Stormwater Management. All Supervisors voted yes. The motion carried 3-0.

Trent Neely attended the meeting on behalf of the developer for Summerfield Woods. He has asked the board for a modification on the fencing around the pond. He gave the board several facts to support reasoning for the modification.

John Casey, Summerfield Woods HOA President prefers the fence be installed around the pond. He feels it's a safety concern.

Jen Slagle confirmed the ponds should not hold water for more than seventy-two hours upon completion. Once the ponds have been completed they will be operating properly and can be turned over to the HOA.

The board listened to everyone's information. They will not make a decision until the ponds are completely finished, and they can determine they are functioning properly.

These are detention ponds that are designed to drain water. They are not retention ponds and do not hold water.

Chartiers Township Ordinance does not require a fence be placed around retainment ponds. The original plan has a fence on the approved which means the developer would need a modification granted by the board to not install the fence.

Crystal Breakbill, Secretary for the Summerfield Woods HOA asked Trenton when they anticipate the punch list items to be completed.

Trenton has received quotes but doesn't have a start date currently.

3. Patsch Property Sketch Plan Presentation-Brian Metzler, Engineer for T3 Global Strategies presented a proposed sketch plan to the board. Scarmazzi Homes would like to develop 68 acres, zoned R-2 with single family homes on the Patsch Property located behind the Allison Plan. He went over the plan with the board and asked for their feedback. Is this something Scarmazzi Homes should anticipate proceeding with?

The board thinks this is a good plan from what they have seen so far even though it's preliminary.

Fred Simpson, Chartiers Fire Chief, has asked the board to keep in mind, housing developments should have two access points for emergency services.

4. Public Hearing on the Temporary Structure and Temporary Use Conditional Use Application from United Rental

The Board of Supervisors meeting was adjourned into the Public Hearing on the Temporary Structure and Temporary Use Conditional Use Application from United Rentals at 5:34 pm.

Jen Slagle entered the following into the record:

- Conditional use application, narrative, and plans dated April 4, 2025
- Township review letter dated April 10, 2025
- Chapter 350 of the Chartiers Township Code of Ordinances, "Zoning"
- Proof of publication for the Public Notices for this hearing as printed in the Observer Reporter on April 29, 2025 and May 6, 2025
- The neighboring property owner public notice letters, mailing list, and map dated May 5, 2025
- Photos of property Posting dated May 5, 2025
- Planning Commission meeting minutes of April 15, 2025 recommending approval of the conditional use for the proposed temporary structures and temporary use.

Andy Wright, United Rentals CRE gave testimony to the board on a property purchased by United Rentals that is located in Chartiers Township. It has 2 parcels and 18 acres.

They will be going through the Subdivision and land development process with the township soon but have asked the board for temporary occupancy of 4 acres prior to this process.

He proceeded to go over the temporary plan with the board.

The board asked if there would be temporary holding tanks in place for sewage.

United Rentals will be supplying “wet trailers” with portable water and sewage for this temporary plan. These will be pumped as needed.

A sketch plan was presented to the board outlining the temporary structures to be placed on the property.

United Rentals will enter into a holding tank agreement with the Township and building permits will be submitted prior to placement of any structures.

There was no public comment.

The Public Hearing on the Temporary Structure and Temporary Use Conditional Use Application from United Rentals Board of Supervisors meeting was adjourned into the regular Board of Supervisors Meeting at 5:44 pm.

5. A motion was made by Mr. Wise and seconded by Mrs. Kolovich to approve, with conditions the Conditional Use Application of United Rental for a Temporary Structure and a Temporary Use at 159 South Johnson Road conditional upon satisfaction of the outstanding items in the Township Planning Department’s letter dated April 10, 2025, and in accordance with the Chartiers Township Planning Commission’s meeting of April 15, 2025. All Supervisors voted yes. The motion carried 3-0.
6. A motion was made by Mr. Wise and seconded by Mrs. Kolovich to enter into a Developer’s Agreement with NorthStar Tower II, LLC for the monopole telecommunications tower located at 350 Alpha Drive, Houston, PA 15342, conditional upon receipt of the appropriate financial security. All Supervisors voted yes. The motion carried 3-0.
7. A motion was made by Mr. Wise and seconded by Mrs. Kolovich to enter into a Developer’s Agreement with Diamond Towers, II, LLC for the monopole telecommunications tower located at 215 Beachview Street, Houston, PA 15342, conditional upon receipt of the appropriate financial security. All Supervisors voted yes. The motion carried 3-0.

STAFF REPORTS: Fred Simpson reported the fire department continues to have a steady volume of calls coming in. He has asked the board to consider daytime help as volunteers are low during daylight calls.

Daylight calls have been covered by the fire departments mutual aid program.

SUPERVISOR REPORTS:

Mr. Wise - The PSATS Convention was last week. Mr. Shober and Mr. Wise attended along with other employees from Chartiers Township. It was informative.

Mrs. Kolovich -Mrs. Kolovich was able to attend the DARE graduation at Allison Park Elementary. It was a success and very moving. Officer Conley and Chief Horvath did an outstanding job and touched the lives of these students.
Mr. Shober -No Report.

OLD BUSINESS:

1. A motion was made by Mrs. Kolovich and seconded by Mr. Wise to award the bid for the Pickleball Court Contract to C.H. & D Enterprises, Inc. of New Stanton, PA in the amount of \$306,675.00 as recommended by the Township Engineer in his letter dated May 9, 2025, and in accordance with the public bid opening of May 6, 2025. All Supervisors voted yes. The motion carried 3-0.
2. A motion was made by Mr. Wise and seconded by Mrs. Kolovich to award the bid for Add Alternate 1 for the Pickleball Court Contract to C.H. & D. Enterprises, Inc. of New Stanton, PA in the amount of \$20,100.00 as recommended by the Township Engineer in his letter dated May 9, 2025 and in accordance with the public bid opening of May 6, 2025. All Supervisors voted yes. The motion carried 3-0.
3. A motion was made by Mr. Wise and seconded by Mrs. Kolovich to reject the bid for Add Alternate 2 for the Pickleball Court Contract to C.H. & D. Enterprises, Inc. of New Stanton, PA in the amount of \$12,672.00 as recommended by the Township Engineer in his letter dated May 9, 2025 and in accordance with the public bid opening of May 6, 2025. All Supervisors voted yes. The motion carried 3-0.
4. A motion was made by Mr. Wise and seconded by Mrs. Kolovich to approve the quote from Pyrotechnico of New Castle, PA for Community Day Fireworks in the amount of \$10,565.00 as recommended by the Parks and Recreation Director and the Township Manager. All Supervisors voted yes. The motion carried 3-0.

NEW BUSINESS:

1. A motion was made by Mr. Wise and seconded by Mrs. Kolovich to approve the April 28, 2025 Real Estate Purchase Agreement for the sale of Township owned real estate located on Crossroads Road Parcel ID 170-020-00-00-0004-00 and a parcel of real estate owned by the Moore Estate Parcel ID 170-020-00-00-0003-00 to Nathan Chadwick who purchased the real estate by public auction ending on April 28, 2025, for the total sale price of \$40,700.00 . Recommended by the Township Solicitor. All Supervisors voted yes. The motion carried 3-0.
2. A motion was made by Mr. Wise and seconded by Mrs. Kolovich to approve the Right of Entry Agreement with Steven Janovich of 531 Forrest Avenue to

extend the storm sewer pipe through said property. All Supervisors voted yes. The motion carried 3-0.

3. A motion was made by Mr. Wise and seconded by Mrs. Kolovich to approve the deduct meter request from Greg Hamilton for a sewer deduct meter at 507 Furlong Court, Washington, PA 15301. All Supervisors voted yes. The motion carried 3-0.
4. A motion was made by Mr. Wise and seconded by Mrs. Kolovich to authorize payment of invoices indicated on the enclosed listing. Invoices to be paid are posted on the bulletin board for review.

General Funds: \$ 16,271.32; Light and Hydrant: \$87.38; Fire Tax Fund: \$1,552.00; Act 13 Impact Fee: \$19,727.56; Rev Gaming Fund: \$14,967.36; Eng. Rev Escrow: \$5,360.75; Local Services Tax Fund: \$15,949.16, Capital Reserve Fund: \$5,818.50; Comm. Center Oper. Fund: \$223.96; American Recovery Grant Fund: \$12,780.00; 2024 Bond Issue: \$11,849.77; Payroll Fund: \$76.20

All Supervisors voted yes. The motion carried 3-0.

DISCUSSION ITEMS:

1. 2025 Sewer Rehab-The township received the CCTV Summary. Jen will review for repairs.
2. 2025 Road Program -The Road Program is primarily complete.
3. Barnickel and Country Club -PennDOT is not requiring a traffic impact study. Gateway resubmitted the HOP.
4. WEWJA Items
 - a. Arden Pump Station-The township has met with the DEP and received additional information. Scarmazzi is set to meet with WEWJA regarding taps.
 - b. Arden Mines Sewage Project-This has been resubmitted to the DEP.
 - c. WEWJA Act 537 -The township has received updates from Harshman. This item is moving forward.
5. Summerfield Woods Punchlist-Joe Sites will request an updated punch list for the board to review. The contractors should be starting their punch list of items that need to be completed.
6. Western Avenue Sewer Project-Gateway has populated the estimated future flows for this project.
7. Parks and Recreation Opportunities

- a. Pickleball Court Development-The bids were awarded at this evening's meeting. Next step is securing the contract and bond.
 - b. DCNR Grant-This item is being reviewed. Gateway is working on the cost estimate for the fields.
 - c. Bingo-This past bingo was sold out. This was their largest bingo to date. The seniors donated their earnings to Meals on Wheels.
- 8. 2024 Bond Issue
 - a. Municipal Building Renovations-The township is waiting for the updated plans for review. This project is moving along.
 - b. Window Replacement-This has been decided. A start date for replacement has not been decided.
- 9. Public Works Projects
 - a. 160 Meddings Road Water
 - b. Wylie Ave/Cherry Ave/ Glass Alley
 - c. Welsh Road
 - d. Arthur Road Stormwater
 - e. Arthur Road Sewer Extension

Public Works completed item b. Item a is next on their punch list and they will continue to work down the list for completion.

- 10. Summer Laborers/My Work Initiative-The township has received 3 applications for summer help. My Work Initiative has not confirmed how many workers they will be able to supply but it will be less than prior years.
- 11. Silver Maples Overflow Parking-The township and school had a meeting on this item and hope to work together on this project.
- 12. Ordinance Amendment Considerations-Jen has suggested an update to several Ordinances that have not been updated in recent years. She has discussed these items with the board and will submit draft Ordinance's for their approval.
- 13. Wylie Avenue Bus Stop Complaint-The township is continuing to receive complaints from residents on this issue. Signage has been added by the township, and they have done everything they can to try and help alleviate this issue. At this time there is nothing further the township can do. The school has the authority to make changes to the bus stop location if needed, but has determined this to be the best location.

PUBLIC COMMENT: None

ADJOURNMENT

Time: 6:22 pm

Jamie Rozzo – Recording Secretary

Secretary, Frank Wise Jr.