

**TOWNSHIP OF NORTH HUNTINGDON, BOARD OF COMMISSIONERS
REGULAR MEETING, WEDNESDAY, MAY 18, 2022, 7:00 P.M.
11279 Center Highway, North Huntingdon, PA 15642
Presiding Officer – Zachary Haigis, President, Board of Commissioners**

CALL TO ORDER

Commissioner Haigis called the meeting to order at 7:00 P.M.

ROLL CALL

Commissioner Stump	Present	Also Present:
Commissioner Atwood	Present	Mike Turley
Commissioner Gray	Present	Solicitor Alexander
Commissioner Zona	Present	Lt. McCurdy
Commissioner Wengrzyn	Present	Dan Miller
Commissioner Gass	Present	Ryan Fonzi
Commissioner Haigis	Present	Rich Albert

PLEDGE OF ALLEGIANCE

OPENING PRAYER – Pastor Rosemary Suitor – Calvary Assembly Church

CITIZENS INPUT

Bob Morgan – 871 Northeast Drive – thanks the Board for the welcome signs on Route 30 and suggests putting signs on Route 993 coming in from Trafford, Irwin and Manor. He also states water on Northeast Drive is missing the catch basin and running onto Brownstown Road. He states to Dan Miller that he and some of his friends are interested in being on the Recreation Board.

Mike Greer – 380 Park Drive – states he has been a resident of the Township for thirty five years and an employee of the Public Works Department for five years. His father has recently passed away and thanks the Board of Commissioners for the wonderful gift sent to his family, Rich Albert and Dan Miller for being there for him and his family and also the police and dispatch for the blanket sent. Thank you from the Greer Family.

David Plecko – 9931 Deerfield Drive – states at the meeting on April 20, 2022, one Commissioner asked if outside of bonding Laurel Avenue and Caruthers Lane, is there any way that North Huntingdon would be able to work with the developers to find State money or grants to fix the roads. He states Mr. Spiegel from the Housing Authority said there was stakeholders meeting on May 10, 2022 with George Dunbar, County Representatives and Irwin Borough to discuss funding for Caruthers Lane. He states one Commissioner asked if North Huntingdon representatives could

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sit in on the meeting as well. Mr. Plecko states he spoke with George Dunbar's office four times since that meeting and from what he could gather Chief of Staff Brian Rasel did not appear to know there was a meeting scheduled on May 10th and also stated there would be no funds available for Laurel Avenue because that would fall under North Huntingdon. Mr. Plecko states the residents remain unclear on funding for Laurel and as to the situation with Caruthers Lane and what Irwin Borough intends to do or not do with that road. Mr. Plecko asks if any North Huntingdon representatives ever attend the meeting, did it take place and if so, can we have an update as to what was said.

Brian Lust – 9908 Deerfield Drive – states he took pictures of the mine that was said they don't live on and every time it pours down rain, the water comes down from Laurel at the road they want to put in and freezes in the winter. He states he spoke with Brian from Dunbar's office and there was no meeting about this and no funding to either North Huntingdon or Irwin. Mr. Lust states he services two patients from the VA who currently live in Greensburg Commons and they are very dissatisfied with their living conditions owned by the Housing Authority.

Rebecca Rudy – 10018 Deerfield Drive – states she has spoken many times the last two months. She states everyone agrees low income senior housing is needed in Westmoreland County, however residents in North Huntingdon and Irwin are not given priority and Irwin benefits financially. The property owners around this development oppose this as no one can guarantee the property owners will not have problems with landslides, traffic and the integrity of the neighborhood is at stake.

Lynn Brackney Mehring – states she has multiple concerns about her property being the closest property to the edge where they will be digging. This is not a good project for this site and should take in consideration the Township residents and this should not be a sentimental issue by any means as they will suffer the consequences.

Deanna Betras – 701 Main Street – states all the residents on her side of the street own their homes but one house is a rental and the residents who reside there are out of control with drug use, etc. She states she placed a call to the landlord but does not seem to care. She proposes to adopt a nuisance property law and the goal being to help residents deal with nuisance properties targeting the owners and tenants to place fines after police officers respond too many times.

Shane Hornicak – Eagle Scout – states he appreciates the support he received from the Township towards his Boy Scout Eagle Project. He personally thanks the Commissioners, Dan Miller, and Mike Turley. He states on April 30th he was awarded his Boy Scout Eagle Medal and part of the ceremony was called the Eagle Charge. He states while his Eagle Scout Project is complete, his Eagle Charge is not, but he will continue to give back to the Township while maintaining a kiosk at Braddocks Trail Park that his brother built for his Eagle Project. He will also update the map and trail handouts that his sister designed and replace some of the safety railings all under the guidance of Mr. Miller at no cost to the Township. Mr. Hornicak states mentors are unsung

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heroes as they make an impact without ever knowing it. He states Dan Miller believed in him to take on this project and his guidance and support were so encouraging and asks Dan to accept the Eagle Mentor Pin from him.

Terry Hill – 9983 Deerfield Drive - asks the Board to vote no for the Grand View development.

RESPONSE TO CITIZENS INPUT

Northeast Drive - Commissioner Haigis states Public Works can look at the drainage issue on Northeast Drive. Rich Albert states they are aware of this situation and Bob Robinson has been there to inspect. He states Northeast Drive is on the paving schedule for this year and already have a plan in place to correct this situation.

Grand View Senior Center – can to discuss further on the agenda.

Main Street Property Owners – Commissioner Haigis states to explore with Township Manager and come back with options.

Eagle Scout Shane Hornicak – Commissioner Haigis thanks him on behalf of the Board and states he is a proud young member of the community and to keep up the good work.

Commissioner Wengryzn addresses David Plecko in regards to the meeting with George Dunbar. She states she was reached out to attend the meeting that was scheduled for May 13th with George Dunbar and Commissioner Kertes' office and was told Mr. Plecko pulled out to attend the meeting at the last minute. Mr. Plecko states there were no representatives from North Huntingdon but Commissioner Wengryzn states there were representative from the Township as well as Irwin. She states this meeting was originally scheduled for May 13th and on May 10th they ended up meeting in regards to funding for Caruthers Lane, not Grand View Residencies. Mr. Plecko states that was communicated to him and went back and forth about the meeting. Commissioner Wengryzn states if Mr. Plecko wants to reschedule to call. Commissioner Haigis asks Commissioner Wengryzn who scheduled this meeting as he was never offered to attend. Commissioner Wengryzn states because it was at the Courthouse, they reached out to her to attend. Commissioner Gray states he was also reached out to by Brian Rasel who left a message, but by the time he got back to him was a moot point as the residents pulled out of the meeting. Commissioner Haigis states it is interesting that only two Commissioners were invited and not the entire Board or the Township Manager.

Commissioner Stump asks if there is anything in the ordinance that covers the Nuisance Act. Director Fonzi states they do not track rental properties or problem properties and are in the very beginning stages of investigating.

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APPROVAL OF MINUTES

Motion: Commissioner Zona
Second: Commissioner Gray

Motion to approve. (Special Meeting 4/14/22)

Motion carried 7 – 0 – 0

Motion: Commissioner Zona
Second: Commissioner Atwood

Motion to approve (Regular Meeting 4/20/22)

Motion carried 7 – 0 – 0

PAYMENT OF BILLS

Motion: Commissioner Zona
Second: Commissioner Stump

Motion to approve.

Commissioner Gass asks what the item Police Professional Policy Renewal is for. Mike Turley states this is the yearly police insurance renewal. Commissioner Gass asks what the new police server set up is. Lt. McCurdy states Lt. Arendas is working on that and the server is a secured server for the sensitive information received.

Motion carried 7 – 0 – 0

STAFF REPORTS:

PUBLIC WORKS REPORT

Commissioner Gass thanks for the improvements at Ormsby and Niagara.

PARKS AND RECREATION REPORT

Commissioner Zona asks Dan Miller if the Relay for Life has been scheduled yet as it was well attended last year. Dan Miller states he has not been contacted to schedule but would be supportive. Commissioner Stump asks if there was any damage to the pond at Oak Hollow Park from the truck accident and has the school district contributed anything to recreation. Dan states there was no damage to the pond and thanks our police department, fire department and rescue departments that assisted. Secondly, he has not heard anything from the school district.

POLICE REPORT

Lt. McCurdy thanks Commissioner Haigis for the moment of silence for Duane Kucera. He states Duane was his supervisor for many years and served the community for over forty years and treated everybody equally and with respect. Lt. McCurdy states Duane was one of his mentors and will be greatly missed.

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EMERGENCY MANAGEMENT REPORT

ENGINEERING REPORT

FIRE OFFICIAL'S REPORT

There are no Board comments.

SUBDIVISION & LAND DEVELOPMENT APPLICATION REPORT

1) S-08-2022: Penrod-Walley Plan, Veronica Lane, R-3 & R-4 Zoning

***Action to approve a boundary line revision involving two lots on Veronica Lane.**

Motion: Commissioner Zona

Motion to approve.

Second: Commissioner Gray

Motion carried 7 – 0 – 0

2) SP-06-2022: Grand View Senior Residences

***Action to approve a senior housing spanning North Huntingdon & Irwin Borough.**

Motion: Commissioner Gray

Motion to approve.

Second: Commissioner Stump

Commissioner Stump states a resident commented about CDBG grants to be used to address the roads and Irwin would be eligible for that grant money because of it's household income, however North Huntingdon's household income is too high to qualify. She states about the possibility of mine subsidence and the engineer said there are mines underneath but the overburden was adequate. Commissioner Stump states in her opinion and the opinion of the engineer, directing the stormwater from Deerfield is actually going to improve the odds of the area not subsiding and there is a benefit with this project piping some of that stormwater. She also states this project so far only involves the construction of the apartment building and the driveway to the building is a use by right of the landowner. This is a two phase project, the first being the apartment complex and then the patio homes at which time North Huntingdon can have some objection to this project. The only thing right now involving North Huntingdon is the driveway. Commissioner Stump states there was a report that the engineer evaluated the site distance and determined it was adequate for forty miles per hour on Laurel Avenue and if the Township would deny the use of the driveway would have a legal issue that would involve all of the citizens having to pay for a lawsuit and the Housing Authority would win that lawsuit because the driveway would be a use by right. Commissioner Zona adds that by listening to all this the past couple of months feels there could be a better location for this but what the Board is faced with is this is where the Housing Authority wants to build this. He also doesn't feel the roads are safe but with all the reports from the experts, he does not know this project could be denied. Commissioner Wengrzyn states she feels there is a lot of mis-information out there and understands the concerns of hearing low income housing but asks everyone to have an open-mind. Commissioner Gass asks that before the Board votes on this to spell out exactly what is being voted on. Commissioner Haigis answers that the Board will be approving the roadway that will partly be in North Huntingdon, not the high rise

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building approved through Irwin Borough. Director Fonzi states that is correct. Commissioner Gass asks what specifically are we voting on and what is the name of the road. Director Fonzi states the access road is a private drive and the applicant is still submitting names, Bankers Street, was approved by Westmoreland County 911. Commissioner Gass asked about mines being under this property and are they one hundred percent sure there are not. Commissioner Haigis states in looking at the mine map, no one could guarantee there are no mines underneath. Director Fonzi states at least eighty to eighty five percent of the homes in the Township are undermined. Commissioner Haigis asks Director Fonzi if the applicant is going to apply for the grading ordinance for approval. Director Fonzi states the grading would be included in the commercial developer's agreement and all the bonding. Commissioner Haigis states he would like to see a less of a grade of a slope versus a two to one and also states he is still concerned with the increased traffic and lastly the Housing Authority cannot maintain their current properties and now want to build a new facility. He states he cannot support this project what so ever.

ROLL CALL:

Commissioner Stump – YES

Commissioner Atwood – NO

Commissioner Gray – YES

Commissioner Zona – YES

Commissioner Wengrzyn – YES

Commissioner Gass – NO

Commissioner Haigis – NO

Motion passes 4 – 3 – 0

SOLICITOR'S REPORT – Solicitor Alexander

- 1) Action to adopt Proposed Ordinance No. 3 of 2022 of the Township of North Huntingdon, Westmoreland County, amending Ordinance No. 443, authorizing the placement of No Right Turns from State Route 0030 to Mountain View Place.

Motion: Commissioner Atwood

Second: Commissioner Wengrzyn

Motion carried 7 – 0 – 0

TOWNSHIP MANAGER'S REPORT

- 1) Action to approve the April check register.

Motion: Commissioner Stump

Second: Commissioner Zona

Motion to approve.

Motion carried 7 – 0 – 0

- 2) Budget Report – April 2022 Report.

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- 3) Action to approve Logan Road Intergovernmental Agreement with North Versailles.

Motion: Commissioner Zona
Second: Commissioner Atwood

Motion to approve.

Commissioner Stump asks if this project will pay for itself and are they reimbursing us one hundred percent. Mike Turley said will reimburse for their share.

Motion carried 7 – 0 – 0

- 4) Action to hire James Blake and Vernon Mardis for the positions of Truck Driver/Laborer in the Public Works Department at the rate of \$20.61, per the Collective Bargaining Agreement, contingent upon successful pre-employment drug and alcohol testing.

Motion: Commissioner Zona
Second: Commissioner Wengrzyn

Motion to approve.

Motion carried 7 – 0 – 0

- 5) Action to approve Natalie Lane Easement Vacation.

Motion: Commissioner Stump
Second: Commissioner Atwood

Motion to approve.

Motion carried 7 – 0 – 0

- 6) Action to approve Conditional Use Application for Javor Backyard Chicken Keeping application.

Motion: Commissioner Gass
Second: Commissioner Stump

Motion to approve.

Commissioner Stump states she would like to see Commissioner Gass add to his motion that the homeowner accept the conditions that were layed out and limit the chickens to six and it expires with the sale of the property. Commissioner Gass agrees. Commissioner Atwood suggests to adjust the language to transfer of the property and not sale in case it is not sold but transfers hands.

Commissioner Stump states there were conditions discussed at the work session meeting and they are a limit of six birds, allowing the Javor's to keep the seventh bird until one dies and then capped at six, and the approval is capped at the transfer or sale of property.

Solicitor Alexander asks if the applicant is present and do they accept those conditions. (YES).

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ROLL CALL:

Commissioner Stump – YES
Commissioner Atwood – YES
Commissioner Gray – NO
Commissioner Zona – NO
Commissioner Wengrzyn – YES
Commissioner Gass – YES
Commissioner Haigis - NO

Motion passes 4 – 3- 0

- 7) Action to approve Conditional Use Application for Helzsouer Backyard Chicken Keeping application.

Motion: Commissioner Stump
Second: Commissioner Atwood

Motion to approve with the same conditions.

Solicitor Alexander asks Ms. Helzsouer if she accepts those conditions (YES). Commissioner Haigis thanks her for being the first applicant to actually file the conditional use before already having chickens.

ROLL CALL:

Commissioner Stump – YES
Commissioner Atwood – YES
Commissioner Gray – NO
Commissioner Zona – NO
Commissioner Wengrzyn – YES
Commissioner Gass – YES
Commissioner Haigis – NO

Motion passes 4 – 3 - 0

- 8) Action to approve the request of the Penns Woods Civic Association for Fourth of July fireworks.

Motion: Commissioner Gass
Second: Commissioner Zona

Motion to approve.

Motion carried 7 – 0 – 0

FURTHER BOARD COMMENTS

Commissioner Zona calls on the tax collector to get in here and open the tax office so our citizens can pay their taxes in person. He also asks the new Township Manager to give a new lease agreement that is more in line with the going rate and would like it added to next month's agenda.

Commissioner Stump further comments on chickens where a lot of homes in the Township have protective convenance in their deeds and likely not be permitted to have chickens, so when buying property see if there is protective convenance. Solicitor Alexander states most convenance run

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with the land and homeowners association are filed at the courthouse, so you would know when buying the property because you would sign to acknowledge you received them.

Commissioner Gray states he would like to speak about U.S. mail and states Commissioner Zona made a motion to have the Board pick up their mail in the police department which he feels is great and should have been done long ago, but he asks what happens to U.S. mail that gets delivered to the office. Mike Turley states the mail is delivered with the meeting books. Commissioner Wengrzyn states when mail is delivered to office to possibly send an email so they can pick it up and would also like to discuss to possibility of incorporating the use of tablets instead of paper booklets. Commissioner Stump agrees and should all be able to look at meeting information on cell phones or tablets. Mike Turley states that was the plan to get tablets but was an issue when cutting budget expenses. Commissioner Haigis that is something to discuss at budgetary time and Solicitor Alexander adds this is the second community to raise this issue. Commissioner Zona adds he would rather have the paper booklets. Commissioner Haigis agrees and would rather have the paper booklet.

Commissioner Haigis states the Board approved the Grand View Senior Center, but states George Dunbar stated he did not have anything to do with the project but contacted the PA Housing Finance Agency to help get support for funding and those funds come from the tax payers. He states it is a little disheartening that the County Commissioners and George Dunbar's office only reached out to two Commissioners to attend the meeting.


ADJOURNMENT

Motion: Commissioner Gray
Second: Commissioner Atwood

Motion to adjourn. (8:21 P.M.)

Motion carried 7 – 0 – 0

- Regular Meeting Minutes of May 18, 2022 were approved by the Board of Commissioners on June 15, 2022.



Harry R. Faulk, Township Manager
/jjm



Zachary Haigis, President

