

The North Strabane Township Board of Supervisors held its Legislative Meeting, Tuesday, June 22, 2010, at 8:40 P.M., at the Township Municipal Building, Route 519 South, Canonsburg, PA 15317.

ATTENDING THE MEETING

J. Gregory Sulc, Chairman
Stephen Motzer, Vice-Chairman
William Brooks, Supervisor
Robert Balogh, Supervisor
Jeff Stanley, Supervisor

ALSO ATTENDING THE MEETING

Frank R. Siffrinn, Manager
Jim Jeffries, Solicitor
Joe Sites, Engineer
Deanna M. Kelly, Stenographer

Mr. Sulc called the meeting to order followed by the Pledge of Allegiance and Roll Call.

PUBLIC COMMENTS None.

APPROVAL OF MINUTES

June 15, 2010 Non-Legislative

A motion was made by Mr. Motzer, seconded by Mr. Brooks, to approve the minutes of the June 15, 2010 Non-Legislative Meeting.

ROLL CALL OF VOTES: 5 YES 0 NO

June 22, 2010 Special Meeting – Public Hearing

Tabled – Not Available.

June 22, 2010 Legislative Meeting

A motion was made by Mr. Brooks, seconded by Mr. Motzer, to approve the minutes of the June 22, 2010 Legislative Meeting.

ROLL CALL OF VOTES: 5 YES 0 NO

July 20, 2010 Non-Legislative Meeting

A motion was made by Mr. Motzer, seconded by Mr. Brooks, to approve the minutes of the July 20, 2010 Legislative Meeting contingent upon entering the time of the adjournment.

ROLL CALL OF VOTES: 5 YES 0 NO

SOLICITOR'S REPORT

Nothing to Report.

ENGINEER'S REPORT

Nothing to Report.

MANAGER'S REPORT

Manager Frank Siffrinn gave the following report:

The executive committee of the Washington County Tax Collection Committee requested proposals for third party collection effective January 1, 2011. We received six proposals from firms. The executive committee made site visits and interviewed each firm. Three firms have been selected as final candidates. Our intent, over the next several weeks, is to make a second site visit. We expect to be in a position by the second week of September to make a final recommendation to the Washington County Tax Collection Committee. We are also in the process of appointing a three member Tax Appeals Board, which has to be in place once we start the third party collection.

UNFINISHED BUSINESS

None.

NEW BUSINESS

Waterdam Farms A motion was made by Mr. Motzer, seconded by Mr. Brooks, to approve the Waterdam Farms, Phase 3, Thirteenth Amended Preliminary-Final Subdivision Plan reflecting the as-built conditions of lot 326, units A and B, located on Huntclub Drive in an R-3 district.

ROLL CALL OF VOTES: 4 YES 1 NO

Whalen Plan Subdivision Plan A motion was made by Mr. Brooks, seconded by Mr. Motzer, to approve the Whalen Preliminary-Final Subdivision Plan of a two-lot subdivision located on Johnson Road in an A-1 district.

ROLL CALL OF VOTES: 5 YES 0 NO

Perryman Company Site Plan A motion was made by Mr. Motzer, seconded by Mr. Brooks, to approve the Perryman Company Preliminary-Final Site Plan of an 11,250 square foot addition to an existing building, and a 22,000 square foot warehouse located on Vandale Drive in an I-1 district.

ROLL CALL OF VOTES: 5 YES 0 NO

Majestic Hills Subdivision Plan A motion was made by Mr. Motzer, seconded by Mr. Brooks, to approve the Majestic Hills, Phase 3, Preliminary-Final Subdivision Plan of 23 single family lots located off Majestic Drive in an R-2 district.

ROLL CALL OF VOTES: 5 YES 0 NO

North Strabane Township Consolidation Plan A motion was made by Mr. Brooks, seconded by Mr. Motzer, to approve the North Strabane Township Preliminary-Final Subdivision Plan of a consolidation of two lots to create a 3.441 acre parcel located on Johnson Road in R-3 and C-2 districts.

ROLL CALL OF VOTES: 5 YES 0 NO

Meadows Horse Racing Site Plan A motion was made by Mr. Motzer, seconded by Mr. Brooks, to approve the Meadows Horse Racing Preliminary-Final Site Plan reflecting the demolition of existing horse stables and the construction of 6 new stables located off Racetrack Road in a C-2 district.

ROLL CALL OF VOTES: 5 YES 0 NO

Resolution 2010-3. Whalen Plan A motion was made by Mr. Motzer, seconded by Mr. Brooks, to approve Resolution 2010-3. This resolution revises the Township's Official Sewage Facilities Plan for the Whalen Plan, and transmits the applicable planning module to the Department of Environmental Protection for review and approval.

ROLL CALL OF VOTES: 5 YES 0 NO

Resolution 2010-4. Angelo's Landscape Supply Plan A motion was made by Mr. Brooks, seconded by Mr. Motzer, to approve Resolution 2010-4. This resolution revises the Township's Official Sewage Facilities Plan for the Angelo's Landscape Supply Plan, and transmits the applicable planning module to the Department of Environmental Protection for review and approval.

ROLL CALL OF VOTES: 5 YES 0 NO

Municipal Winter Traffic Services Agreement A motion was made by Mr. Motzer, seconded by Mr. Brooks, to approve the Municipal Winter Traffic Services Agreement between the Commonwealth of Pennsylvania and North Strabane Township for the period of October 15, 2010 through April 30, 2015.
Mr. Stanley made a comment pertaining to snow removal on Linden Creek Road. The Board had a discussion on the options for snow removal. Mr. Siffrinn was directed to contact PennDot to determine interest in adding Linden Creek Road to the agreement.

ROLL CALL OF VOTES: 5 YES 0 NO

Resolution 2010-5
Municipal Winter Traffic
Services Agreement

A motion was made by Mr. Brooks, seconded by Mr. Motzer, to approve Resolution 2010-5. This resolution authorizes the appropriate Board officers to execute the aforesaid agreement.

ROLL CALL OF VOTES: 5 YES 0 NO

Purchase of a Rear
Mount Fire Engine

A motion was made by Mr. Motzer, seconded by Mr. Brooks, to approve an Apparatus Purchase Agreement between Toyne, Inc. and North Strabane Township for the purchase of one (1) Toyne/Spartan stainless steel rear mount fire engine in the amount of \$448,688.00. There was further discussion by the Board.

ROLL CALL OF VOTES: 5 YES 0 NO

Deed of Easement

A motion was made by Mr. Motzer, seconded by Mr. Brooks, to approve the Deed of Easement between Tanger Properties Limited Partnership and North Strabane Township for the conveyance of a non-exclusive easement on property owned by Tanger for the maintenance of traffic signals and related traffic signal equipment.

ROLL CALL OF VOTES: 5 YES 0 NO

Advertisement for Bids
of Substation

A motion was made by Mr. Brooks, seconded by Mr. Motzer, to approve the advertisement of competitive bids for grading, site preparation, and the construction of a public safety substation to be located on Johnson Road.

ROLL CALL OF VOTES: 5 YES 0 NO

Final Review of the
Proposed Oil and Gas
Ordinances

Final review and consideration of proposed ordinances authorizing oil and gas drilling either as a permitted use with specific conditions or as a conditional use in the A-1, A-2, R-2 and I-1 zoned districts.

The Board had a lengthy discussion on the consideration of ordinances and bunk houses. The Board directed the solicitor to revise the conditional use ordinance with no bunk houses; however, a provision will be included that permits only essential safety and emergency personnel to occupy any trailer or structure at a site overnight and / or for any type of living quarters.

A motion was made by Mr. Balogh, seconded by Mr. Motzer, to advertise for consideration of the proposed ordinance authorizing oil and gas drilling as a conditional use in the A-1, A-2, R-2 and I-1 zoned districts with the aforesaid revised provision relative to safety personnel.

ROLL CALL OF VOTES: 4 YES 1 ABSTENTION – Greg Sulc

Majestic Hills Site Plan

A motion was made by Mr. Motzer, seconded by Mr. Brooks, to add to the agenda the approval/rejection of the Majestic Hills, Phase 3, Preliminary-Final Site Plan of 23 single family lots located off Majestic Drive in an R-2 district.

ROLL CALL OF VOTES: 5 YES 0 NO

Majestic Hills Site Plan

A motion was made by Mr. Motzer, seconded by Mr. Brooks, to approve the Majestic Hills, Phase 3, Preliminary-Final Site Plan of 23 single family lots located off Majestic Drive in an R-2 district.

ROLL CALL OF VOTES: 5 YES 0 NO

Resignation from Officer
DiSiblo

A motion was made by Mr. Sulc, seconded by Mr. Motzer, to accept the resignation of Officer Carl DiSiblo from the North Strabane Township Police Department effective Tuesday, July 27, 2010.

ROLL CALL OF VOTES: 5 YES 0 NO

CORRESPONDENCE We received a memorandum from the Washington County Planning Commission announcing a Power of 32 meeting. The Power of 32 is a regional visioning initiative that will be open to thousands of people within a 32 county area, across Maryland, Pennsylvania, and West Virginia. The goal of the meeting will be to gather public input that will be used to develop a shared vision for the region's future. The first kick-off meeting will be held on July 27, 2010 at 6:30 PM.

The Board has been provided with copies of two letters from the Municipal Authority. The first one addresses the prospective prepayment of tap fees.

The second one has to do with various projects that were discussed with the Municipal Authority on May 6, 2010. At the August non-legislative meeting, we need to discuss both items. The Municipal Authority will meet the following night and is looking for direction from the Board.

I do want to acknowledge for the record a letter from Eckert/Seaman, the firm that is representing the Glen Cannon Homeowners Association, regarding the pond situation. We forwarded this to our solicitor. The Association is looking for financial assistance from the Township to make restoration to the pond.

Clarification of the
Motion for the Proposed
Ordinance

Mr. Jeffries stated the motion should read "Motion to determine the need of advertising for the final review and consideration of the proposed ordinance authorizing oil and gas drilling as a conditional use in A-1, A-2, R-2 and I-1 zoned districts."

JULY 2010 BILL LIST A motion was made by Mr. Motzer, seconded by Mr. Brooks, to approve the July 2010 Bill List.

ROLL CALL OF VOTES: 5 YES 0 NO

PUBLIC COMMENTS Donald Kimberland, 1912 Thomas Eighty Four Road Eighty Four, PA 15330.

I hear you talk about temporary housing, but you never talk about the crews and what kind of safety features surround the well. Just like I heard about the gas well fire in Beaver, the volunteer firemen did not know what to do. I think what the Supervisors need to do is have the gas companies set up a training site.

Mr. Jeffries stated that the proposed ordinance does require that the oil and gas drilling company provide specialized training for emergencies.

**REMARKS FROM
SUPERVISORS**

None.

ADJOURNMENT

A motion was made by Mr. Sulc, seconded by Mr. Motzer, to adjourn the meeting at 8:05 P.M.

ROLL CALL OF VOTES: 5 YES 0 NO

J. Gregory Sulc, Chairman

Frank R. Siffrinn, Manger-Secretary