

**BRIDGEVILLE BOROUGH COUNCIL MINUTES
JANUARY 12, 2015
MUNICIPAL BUILDING
425 BOWER HILL ROAD
BRIDGEVILLE, PA 15017**

MEMBERS PRESENT:

Council President,
Michael Tolmer
Council Vice President,
Bruce Ghelarducci
Council,
Nino Petrocelli, Sr.
Jason Sarasnick
William Colussy
William Henderson
Neil Lyons

ALSO PRESENT:

Mayor, Pasquale DeBlasio
Solicitor, Thomas McDermott
Engineer, Joe Sites
Borough Manager, Lori Collins
Police Chief, Chad King
Fire Chief, William Chilleo
SouthBridge EMS, Dan Miller

Jason Sarasnick left at 8:26 p.m.

The meeting is opened with the pledge of allegiance and a moment of silence for the sick, handicapped, departed and military personnel of the community.

ROLL CALL

VISITORS, PLEASE STATE NAMES AND ADDRESSES

Cee Cee McNulty – 1343 Main Street
Bridgeville, PA 15017

Mrs. McNulty stated that she wanted to address the Allegheny County Storm Water Management Plan that they have been working on since August 2012. It was brought to her attention when she attended the December 5, 2014 walk around by engineers from other communities. She asked why Bridgeville's engineer didn't submit a questionnaire about storm water and Upper St. Clair submitted one? We both use the same engineering firm.

Engineer Sites stated that he was not aware of any questionnaire and will look into this.

N. Petrocelli Sr. stated that he thinks there is no conflict of interest when it comes to our Engineers.

Rich McElhoes – Bridgeville Military Banner Program
Bridgeville, PA 15017

Mr. McElhoes stated that he is representing the Parking Authority. The Military Banner program started last year and to date, we have 260 banners. He thanked the Administration department for keeping control of the checks and letting him know when an application came in. He also thanked the Public Works department for making the brackets and hanging the banners. We are going to present Wounded Warriors with the balance of revenues for the 2014 project in the amount of \$900.00.

Joe Verduci – Bridgeville Athletic Association
Bridgeville, PA 15017

Mr. Verduci stated that 2014 was his last year as president. It was a fun 10 years and he thanked the Borough and the Parks and Recreation department. He will be on board for the next year for guidance. There are many good people on that board. He stated that registration will begin Saturday, January 17, 2015 and Thursday, January 22, 2015. This year as a gift to the parents, we are giving the kids a compression shirt to wear under their uniform. He looks forward to another great season and thanked everyone for their help.

MINUTES

A motion was made by B. Ghelarducci, seconded by W. Colussy approving the minutes of the October 13, 2014 regular meeting as submitted. All in favor, motion carried 7-0.

A motion was made by W. Henderson, seconded by J. Sarasnick approving the minutes of the November 10, 2014 workshop meeting as submitted. All in favor, motion carried 7-0.

A motion was made by B. Ghelarducci, seconded by W. Colussy approving the minutes of the November 10, 2014 regular meeting as submitted. All in favor, motion carried 7-0.

A motion was made by W. Henderson, seconded by J. Sarasnick approving the minutes of the November 19, 2014 budget workshop meeting as submitted. All in favor, motion carried 7-0.

A motion was made by B. Ghelarducci, seconded by W. Colussy approving the minutes of the December 8, 2014 workshop meeting as submitted. All in favor, motion carried 7-0.

BOARD APPOINTMENTS

The following listed Appointed Board Members terms have expired as of the first Monday in January 2015. The motions include re-appointments of existing members and do not exclude nominations for additional individuals who may wish to serve.

A motion was made by J. Sarasnick, seconded by W. Henderson approving the re-appointment of Bruce Ghelarducci to the Civil Service Commission for a six year term to the first Monday in January 2021. All in favor, motion carried 6-0. (B. Ghelarducci abstained)

A motion was made by M. Tolmer, seconded by B. Ghelarducci tabling all of the board appointments and for Manager Collins to advertise for opening positions and have interested parties submit a resume. All in favor, motion carried 7-0.

A motion was made by W. Henderson, seconded by J. Sarasnick amending the motion to re-appoint Bruce Ghelarducci to the Civil Service Commission for a six year term to the first Monday in January 2021. All in favor, motion carried 6-0. (B. Ghelarducci abstained.)

A motion was made by W. Henderson, seconded by N. Lyons approving to extend the appointments of the current members whose term is up January 1, 2015 until the March 9, 2015 Council Meeting. All in favor, motion carried 7-0.

SITE PLAN/CONDITIONAL USE APPLICATION – 415 STATION STREET

A motion was made by N. Petrocelli Sr., seconded by W. Colussy approving a site plan and conditional use application prepared by Design Build 3 and submitted by DeBlasio Properties. The applicant is seeking approval for a proposed “Apartments in Combination with Business” use at 415 Station Street, located in the (B) Business District; a Conditional Use per Zoning Ordinance Chapter 27 §701B(1)(a) and §903.2. Remarks: M. Tolmer stated that a public hearing was duly advertised and held on December 17, 2014 for public comment. A zoning hearing was held on January 7, 2015 with a variance requested and approved for the roof pitch design. Engineer Sites and the Planning Commission have reviewed the application for conformance to Borough Ordinances with the application recommended for the consideration of Council. Engineer Sites is working with the applicant regarding storm water discharge and requirements. All in favor, motion carried 7-0.

ORDINANCE NO. 981 – SEWAGE ORDINANCE

A motion was made by N. Petrocelli Sr., seconded by J. Sarasnick approving Ordinance No. 981. The ordinance amends Ordinance No. 976 adopted the 9th day of December 2013 pertaining to general rates charged for sewage service given to the customers of the Allegheny County Sanitary Authority within the Borough of Bridgeville. Proposed rates are as follows:

	<u>2014 Rates</u>	<u>2015 Rates</u>
ALCOSAN Rate:	\$5.05 per 1,000 gallons	\$ 5.61 per 1,000 gallons
Borough Rate:	<u>\$4.50 per 1,000 gallons</u>	<u>\$ 5.61 per 1,000 gallons</u>
	\$9.55 per 1,000 gallons	\$11.22 per 1,000 gallons
ALCOSAN Service Charge	\$10.61 per quarter	\$11.78 per quarter

Remarks: A Public Hearing was held on December 8, 2014 at 6:30 p.m. to receive citizen comments. The ordinance was duly advertised. A copy of short and long term sewer expenses had been provided for review. Mayor DeBlasio stated that he vetoed this motion for lack of information. He asked Council to amend this motion and consider a \$5.00 increase instead of \$5.61. Councilman Petrocelli stated that he encourages Council to override Mayor DeBlasio’s veto. The increase in needed to fund required consent order repair projects. Council went into further discussion.

Roll Call Vote:

Michael Tolmer	Yes	William Colussy	Yes
Bruce Ghelarducci	Yes	William Henderson	Yes
Nino Petrocelli, Sr.	Yes	Neil Lyons	No
Jason Sarasnick	Yes		

Motion carried 6-1.

BILL LIST

A motion was made by B. Ghelarducci, seconded by W. Colussy approving the December 2014 Final Bill List. All in favor, motion carried 7-0.

A motion was made by B. Ghelarducci, seconded by J. Sarasnick approving the January 2015 Bill List. All in favor, motion carried 7-0.

PAYROLLS

A motion was made by W. Henderson, seconded by J. Sarasnick approving the payrolls of January 16, 23, 30 and February 6, 2015. All in favor, motion carried 7-0.

MONTHLY REPORTS

A motion was made by B. Ghelarducci, seconded by W. Colussy approving to pay any commissions due the December 2014 Real Estate Tax Collector Report. All in favor, motion carried 7-0.

A motion was made by W. Henderson, seconded by J. Sarasnick approving the November 2014 Financial Report. All in favor, motion carried 7-0.

A motion was made by W. Henderson, seconded by W. Colussy approving the December 2014 Police Report. All in favor, motion carried 7-0.

REAL ESTATE TAX REFUNDS

A motion was made by J. Sarasnick, seconded by W. Henderson approving the following Real Estate Tax Refunds due to changes in the assessments as requested by the Real Estate Tax Collector:

<u>Year</u>	<u>Lot/Block</u>	<u>Amount</u>	<u>Name and Address</u>
2014	255-J-235	\$ 107.80	PD Capital LLC PO Box 71 Bridgeville, PA 15017
2013	255-J-235	\$ 721.72	Ida Mae Mannering and Madeline Cotter 1114 Mohawk Road McDonald, PA 15057
2014	255-S-270	\$ 140.25	Annette Mazzarini 134 Vesper Street Bridgeville, PA 15017
2014	322-B-158	\$11,004.22	Goodwill Villa, Inc. 617 McMillen Street Bridgeville, PA 15017

2014	255-R-318	\$ 45.10
	Total	\$12,019.09

William Colussy
647 Baldwin Street
Bridgeville, PA 15017

Official Change Orders have been provided for review. All in favor, motion carried 6-1. (W. Colussy abstained)

COMMITTEE REPORTS

ADMINISTRATION, BRUCE GHELARDUCCI

No Report.

FINANCE, NINO PETROCELLI, SR.

N. Petrocelli, Sr. stated that we closed the year in black. We have been within budget all year.

PARKS & RECREATION, JASON SARASNICK

No Report.

PUBLIC WORKS/BUILDINGS, WILLIAM COLUSSY

B. Colussy stated that the Public Works department has done a good job with the snow.

PUBLIC SAFETY, WILLIAM HENDERSON

No Report.

MAYOR, PASQUALE DEBLASIO

Mayor DeBlasio stated that Mr. Edward Rittenour passed away. He dedicated himself to Bridgeville for 30 years. It is the effort of residents like this who made our community what it is.

POLICE CHIEF, CHAD KING

Police Chief King stated that there was a traffic back-up Friday on Washington Avenue due to a water main break. The water company fixed it today.

SOLICITOR, THOMAS MCDERMOTT

Solicitor McDermott stated that a zoning hearing was held for 625 Washington Avenue regarding allowable heights of a building along with size and dimensions. The zoning hearing board requested the applicant withdraw the application. We communicated with the applicant and explained that we were ready, willing and able to sit down to assist, should they wish to re-apply.

He also stated that there is an automobile repair facility located at the corner of Washington Avenue and St. Clair Street. The current ordinance requires that you need a minimum of 1 acre for that business under the small sales ordinance. The owner of the property has $\frac{3}{4}$ of an acre at this time.

A motion was made by M. Tolmer, seconded by J. Sarasnick authorizing the review of the 1 acre requirement to $\frac{3}{4}$ acre requirement for vehicle sales in the B District. All in favor, motion carried 7-0.

ENGINEER, JOE SITES

Sanitary Sewer Repairs – Operation and Maintenance – 2013 Project

Insight Pipe has completed all of the work including the grouting of the laterals. We have reviewed their grouting information and have requested that they clean the excess grout from the laterals before final payment will be considered.

Due Diligence – Prestley Road and Hill Street and Baldwin Street – Proposed Parking Lots

We presented the conceptual plans and cost estimates to the Bridgeville Parking Authority at their December 15, 2014 meeting. They will be reviewing them and make a decision in the future.

2014 Sanitary Sewer CCTV Inspection and Cleaning

The Borough of Bridgeville is currently in Year 4 of the Operation and Maintenance Phase of the Consent Order. Jet Jack has recently completed the smaller sewers. They have completed 95% of the work and once they are completed with the remainder, they will be submitting the information for our review. Upon completion of the review of information, final payment will be considered and processed.

Chartiers Park Stream Bank Stabilization

We have secured the necessary permit from the DEP for the completion of the stream bank stabilization. We have completed the additional fieldwork and are finalizing the plans and specifications to place the project out for bid.

Chartiers Street, Washington Avenue and Chartiers Creek Bridge Intersection

A meeting with PennDOT will be held at their offices the week of January 12, 2015 to review and discuss the proposed project and get feedback from them.

GIS Mapping, Signs and Fire Hydrants

We have met with the manager to discuss the Borough GIS Mapping updates, sign inventory and fire hydrant mapping. We have developed scopes and some budget amounts for consideration to proceed with the projects to address regulatory requirements.

FIRE CHIEF, WILLIAM CHILLEO

Fire Chief Chilleo stated that they handled 225 fire calls last year. We have a good bunch of people at the fire department.

SOUTHBRIDGE EMS, DAN MILLER

D. Miller stated the statics from last year. There were 842 ambulance responses within the Borough of Bridgeville and 315 of those were lights and sirens responses. 41 of those calls were handled by other entities and 96% of the calls were handled by Southbridge EMS. 7.28 minutes was the average response time.

LIBRARY DELEGATE, MICHAEL AQUILINA

No Report.

BOROUGH MANAGER, LORI COLLINS

Manager Collins stated that an informational meeting was held with some members of Council, the Mayor and manager regarding our signage and wayfinding program. KMA Design presented some preliminary options. Input was received from those in attendance. A second meeting will be scheduled in the near future incorporating some of the ideas received from the attendees.

Manager Collins noted that Council may want to consider a lateral testing program. Also, a backflow preventer program may be an option with the Borough and residents of Baldwin Street working together. Additional information and costs will have to be determined prior to the inception of these type programs.

The Borough will be hosting the January COG Dinner. It will be held on January 15, 2015 at 7:15 p.m. at the fire hall. Councilman Petrocelli extended an invitation to the public in the audience to attend.

Councilman Tolmer reported on the Taskforce. He stated that we have a meeting on January 14, 2015 with PennDOT, South Fayette, Upper St. Clair and Bridgeville. PennDOT asked us to concentrate on the bridge, Chartiers Street and Washington Pike. Gateway will be taking over the engineering as part of the project. Matt Smith and developers from the area are involved. They will be contacting Rich Fitzgerald personally to extend their support for the project.

Councilman Lyons stated that Mr. Fryer was kind enough to make Council packets with his designs. He has been nice enough to do all this work on his own time. He wants to make sure that those four recurring features be brought up at the meeting with PennDOT.

OLD BUSINESS

M. Weise stated that she looks for old pictures from 50/60 years ago. She stated that Chief King is helping a lot. She stated that last week, a gentleman came in with a 7 oz. pop bottle with the name Flapper on it. That bottle was from the 1920's. He also brought in an ad to post

on the internet to find information about the Kaiser Auto Dealership was in Bridgeville in the 1950's. On Sunday January 25, 2015 at 1:30 p.m. which everyone is invited to see a program about an artist named Norman Rockwell. The meeting will be held at the fire department.

She also stated that until 1955, we were the commercial district for South Fayette Township (RD1), we were the commercial district for Upper St. Clair (RD2) and in 1939, the main street in Bridgeville was Rt. 19 and Rt. 28.

Fire Chief Chilleo stated that the fire department wants to meet with the Historical Society because in 2016 the fire department will be 100 years old.

NEW BUSINESS

No Report.

ADJOURNMENT

A motion to adjourn was made by B. Ghelarducci, seconded by J. Sarasnick. Motion carried 7-0.

Meeting adjourned at 8:50 p.m.
Respectfully submitted,


Lori Collins
Borough Manager

January 12, 2015

TO: Borough Council

FR: Thomas P. McDermott, Solicitor

RE: Motion for Approval of DeBlasio Conditional Use and Land Use/Site Plan

The Solicitor, Manager and Engineer have prepared a proposed motion for approval, with conditions, for the **DeBlasio Conditional Use Application**, and companion Application of Site Plan Approval, should Council decide to approve the application.

In that case, we recommend that the following motion be made part of the Council Meeting Minutes:

Motion to Approve, with conditions, the Application of DeBlasio Properties, for Conditional Use Approval, to operate an Apartment in Combination with Business, pursuant to Section 903.2 of the Zoning Ordinance, and to approve companion Application for Site Plan to construct same, subject to and contingent upon the following conditions:

1. **Parking:** Per §1102, The first floor commercial business space is exempt from providing its own parking spaces as it is within 600 feet of available public parking. With regard to the residential units, applicant shall as a condition of issuance and maintenance in good standing of the Occupancy Permit for each residential unit provide proof of an off-site parking lease procured through the parking authority or other private source.

2. **Final Approval and issuance of a permanent Occupancy Permit shall be conditioned upon Applicant's completing all approved Site Plan improvements and addressing all comments and complying with all recommended conditions of approval, of the Borough Engineer, Gateway Engineers, as set forth in the Engineer Joseph Sites, Gateway Engineers review letters, dated October 16, 2014, October 23, 2014, and November 25, 2014, inclusive, to the satisfaction of the Borough Engineer.**

3. **Gutters and Downspouts:** All roof gutters for the building shall be 6" wide minimum and the downspouts be 6" diameter as designed, signed, and sealed by Donald H Andelmo of DB3 Architects Sheet A-2 revised dated November 12, 2014. The design shall not relieve the owner of addressing water discharging onto adjacent properties if there are issues in the future. The owner will be responsible for addressing any drainage problems with adjacent property owners.

4. **Trash:** Per §1008.2, all organic rubbish and discarded materials shall be placed in tight vermin proof containers on the property and shall be located in side or rear yards. Containers shall be emptied at least once a week. The trash enclosure shall at all times be maintained either completely on the DeBlasio Property or within a lawful recorded easement providing for the location of such container on immediately adjacent property.

5. **Solar Energy Generation:** If solar panels are installed on the roof, a building permit must be obtained prior to the installation of the solar panels. Any solar panels installed shall be completed in accordance with the standards of the International Building Code, State Building Code, and Borough Ordinances.

6. The “principal use” of the first floor shall be the business.

7. No dwelling units shall exist in the basement of the building.

8. All site work improvements shall be inspected and approved by the Borough. No occupancy permits shall be issued until the construction of the building is completed and inspected by the Bridgeville Borough Building Inspector in accordance with the plans reviewed and approved with the issuance of the building permit and addendums.

9. All site work shall to be completed within one (1) year of this approval.

10. Any future proposed occupancies or changes in use within the building that require site changes or modifications shall require the property owner to submit for and receive such revised site plan approval and/or revised condition use approval, as the case may be, as required under then applicable Ordinances.

11. The applicant shall reimburse the Borough for all Engineering, Solicitor and other professional consultant fees and all other expenses incurred by the Borough relating to the instant application review and approval and for any inspection fees relating to this proposed development.

12. The applicant may, within thirty (30) days of receiving the written decision of the Borough, notify the Borough of its refusal to accept any or all of the conditions, in which case, the Borough shall be deemed to have denied the application of the Development Plan and conditional use. In the event the applicant does not, within said period, notify the Borough of its refusal to accept any condition of these approvals, the Approvals, with the conditions, shall stand as granted.

-end of document-