



JEFFERSON TOWNSHIP

November 2021

NEWSLETTER

"ANNOUNCEMENTS" are at the end of the Newsletter!

Road Foreman's Report

John Cypher read the road report as submitted. Crack sealing for the year is complete. West Jefferson, Marwood and Neupert Roads were done. More material will be needed for next year. Snow fence installation has started and is about one-third completed. A new front tire and a new battery were installed on the JD6330 tractor. The ladies' pavilion has been winterized by the road crew. The 10-ton weight limit sign was replaced on Bonniebrook Rd. near Durango Lane. It was damaged by a hit and run. A 10-ton weight limit sign on Victory Road near Dinnerbell Rd. was damaged in a roll-over accident last month; it has been replaced. They will be pursuing reimbursement for damages. Salt spreaders will be installed as time allows to prepare for winter weather. The road crew has been doing leaf blowing/vacuuming at the park. The quote to replace the roof over the gas tanks came in at \$3,100. Manager Rosenbauer reported that neither contractor is able to place the pavement 'rejuvenator' this year due to their schedules and upcoming winter weather.

Recreation Committee

A copy of the Oct. 6, 2021 Recreation Committee meeting minutes was just received and Chairman Cypher noted several items. The Pool Study is underway. There is an online survey available 'on-line' this winter for public input. Notice of the link will be posted on the website as soon as it is available.

Projects: Resident Cale Patten has volunteered to oversee the design and installation of Kiosks/Signs at the two park entrances. He will be working with the Recreation Committee's list of requirements for these and will submit a design(s) for approval. The goal is to have the project completed by late spring 2022.

Action Request: Ask Township to winterize the upper concession stand water system after Nov. 8th. Manager Rosenbauer reported that this has been done.

Baseball - www.saxonburgbaseball.com

Pool - www.sebcopool.com

Softball - www.sagsa.org

Soccer - www.knochsoccer.org

There was significant discussion on requests from Chris Tully from the Soccer Assn. for decision on whether the fences are their responsibility or the Township's responsibility. He also asked that the Township clear the brush and branches on the outside of the fences (to prevent possible damage to the fences.) There were also requests from the Baseball Assn. to address the field drains on T-ball field #6 and tree removal and trimming 'outside' the fence at Fields #3 and #7. The Township Manager will review and investigate the matter.

Planning Commission

Leo Rosenbauer (Planning Chairman) reported on the Oct. 18, 2021 P.C. meeting. A DEP Planning Module (Component 3S) was received for William G. Kingan, 426 Saxonburg Rd., Butler, PA 16002. The existing system failed and a 'small flow treatment facility' is needed. The P.C. voted to approve the Component 3S for William G. Kingan contingent upon satisfactory review and signing by the sewage enforcement officer and township officials. The Supervisors reviewed the Component on Nov. 8, 2021 and voted approve the DEP Component 3S and adopt the Resolution (#477) for Plan Revision for New Land Development.

A DEP Planning Module (Component 3S) was received for Greg Campbell, 588 Dinnerbell Rd., Butler, PA 16002. The existing system failed and a 'small flow treatment facility' is needed. The P.C. voted to approve the Component 3S for Greg Campbell contingent upon satisfactory review and signing by the sewage enforcement officer and township officials. The Supervisors reviewed the Component on Nov. 8, 2021 and voted to approve the DEP Component 3S and adopt the Resolution (#478) for Plan Revision for New Land Development.

Graff Surveying submitted a Lot-Line Revision (Plan No. 3) for M. Morrow on Alwine Rd. In 2014, a subdivision plan was approved providing for Lot 1 of 3.59 acres, Lot 2 of 3.22 acres and Residual Lot of approx. 17.3 acres. This Lot-Line Revision decreases the Residual lot to 5.97 acres (with reduction of Tract A and Tract B); increases Lot 2 to 15.44 acres (with addition of Tract B of 12.22 acres); and increases Lot 1 to 5.57 acres (with addition of Tract A of 2.18 acres.) Lots 1 and 2 have existing dwellings. There seems to be a discrepancy in the 'property area' for Lot 1 in the upper right corner tabulation chart; it should be 5.55 acres and Lot 1 acreage should be changed as well. The former approved and recorded plan (2014) had an old 'dwelling' that was to be raised, so as there would not be two dwelling structures on one lot. The former structure to be raised (2014) is now labeled 'building.' The P.C. cannot approve a subdivision with two dwelling structures on one lot. Not 'all' of the setbacks are shown on the plan. Notes should be placed on Lot 1 and 2 that they cannot be subdivided unless the driveway is brought up to private road specs (Subdivision & Land Development Ordinance Chap. 22 - 903.14). No one was present to represent the Morrows. The P.C. voted to table the M. Morrow Plan No. 3 (Lot-Line Revision). After a brief discussion about the old house which was indicated for removal on the 2014 plans; labeled 'building' on the plans reviewed on Oct. 18, 2021; and labeling changed on the revision submitted today to "partially raised, uninhabitable foundation". It was agreed that this structure should be removed. There was no action for the Board to take this evening (Nov. 8, 2021.) Manager Rosenbauer reported that the 'revision' submitted today, Nov. 8, 2021 will be reviewed by the P.C. at their Nov. 15, 2021 meeting.

The Wain Site Plan (Land Development) was submitted for Phillip H. Wain & Cathleen M. Wiltrout. The property is a flag-lot located off Bullcreek Rd. They are proposing an 80' x 48' building (replacing the old trailer) for a landscaping business (not for retail.) The setbacks are indicated on the plan. It was noted that they have no plans to widen the driveway (pole of flag-lot) to Bullcreek Rd. The P.C. voted to approve the Wain Site Plan (Land Development) with six (6) contingencies. The Supervisors review the plan this evening, Nov. 8, 2021. Contingency #1 (review and solution to septic matters) and Contingency #3 (location of sign shown on revised plan was indicated, but it needs to be moved to onto his own property) still need to be addressed. The Supervisors voted to approve the Wain Site Plan (Land Development) with two contingencies (#1 and #3 as noted).

The P.C. viewed concept drawings presented by Mark Schmidt and Matt Schmidt from Hampton Technical Services, and Shaun Suido, owner/developer, for preliminary discussion on a proposed plan of patio homes on the 44 acres off Constitution Ave. east of the Stoneybrook Plan of Lots. Their company is located in Ross Township and they have several developments in Butler County such as Leslie Farms in Connoquenessing Township and a few lots in the Plantation in Saxonburg/Clinton Township. They plan to call this development 'Liberty Point.' They plan on one entrance off Constitution Ave. for 29 buildings (4 units each). The units will be owned by the buyers and there will be an HOA. They will provide 'reserve' areas for future access to the north (Ginter property) and to the west (through Stoneybrook to Audrey Lane.) They noted several wetland areas and significant floodplain areas (Zone AE), which are being avoided (except the driveway at the Constitution access point.) They are working on a water course study; a traffic study, and a hydraulic study. There is a proposed walking trail indicated. Due to the contour of the property, the back row of condos (east) will sit about 6 ft. higher than the lower row of condos. Leo Rosenbauer said that the concept drawings were just received today and the P.C. needs time to review and consider any questions they might

have. Noted this evening: sidewalks are proposed on 'one-side' of the road, which will require a modification application; the number of parking spaces needed at the proposed 'clubhouse' will be determined by state regs according to the use/size of the structure; bonding is needed on the public road (Constitution Ave.) for overweight vehicle use and for the construction of the development; they plan on two (2) Phases with a temporary cul-de-sac; the average cost of the condos is \$300,000 +/-; and the development is not age-restricted. They hope to acquire township approval by December's meeting, but it was noted that a NPDES permit could take 12 to 18 months for approval. They hope to submit official 'plans' for the next P.C. meeting on Nov. 15th. No formal plan has yet been received from Hampton Technical Services or the owner. Manager Rosenbauer noted two potential problems: 1) there is no second access (they are proposing an access through Stoneybrook Plan to Audrey Lane; Stoneybrook Plan is 'incomplete') and 2) they have proposed in the concept drawings that storm sewers connect to the township storm drains. It was agreed that this is not possible; they need to drain into their own storm water pond(s). There was no action for the Supervisors to take this evening.

The P.C. was notified that the Supervisors are in agreement to begin review and research to modify, revise, or add language as needed to revise the Subdivision & Land Development Ordinance, the Driveway and Private Street Ordinance, and the Multi-Family Ordinance.

November 8, 2021 Unfinished Business

The Supervisors voted to authorize advertisement of the intent of the Supervisors to appoint a CPA at the Jan. 4, 2021 meeting 'to examine all of the accounts of the Township for the fiscal year 2021'. The Certified Public Accounting firm is Merge & Hill, P.C.

The Supervisors discussed the 2022 Budget Proposal distributed to them last month. Chairman Cypher noted that the donation to the library and the donation to the fire department should be increased. It was noted that the budget proposed includes an increase from \$8,000 to \$10,000 for the Saxonburg Volunteer Fire Dept. Mr. Cypher suggests raising the So. Butler Community Library donation from \$7,500 to \$8,000 for 2022.

There was also discussion on revising the 'fee resolution' to include an additional 'refundable deposit' on building permits to keep the file of 'outstanding' building permits to a minimum. If a permit is completed (with a final inspection and/or a Certificate of Occupancy), the deposit could be refunded. If the permit is not completed or it expires, it would be 'non-refundable.' A 'modification application fee' was also requested for consideration by the Board (at their Sept. 13, 2021 meeting.) Chairman Cypher said there may be other changes and the revised fee resolution should be prepared for adoption at the Jan. 4, 2022 meeting.

The Supervisors voted to authorize advertisement of the 2022 Proposed Budget with changes discussed this evening (donations increased to library and fire dept.)

November 8, 2021 New Business

A letter and invoice were received from C. W. Howard Ins. Agency for the Public Officials Ins. renewal for 2021/2022; total is \$6,483.00. A check has been prepared for payment this evening.

The quote for the shed roof over the gas tanks came in at \$3,100. It is to be replaced in December (includes new roof, stringers, sides, fascia, and snow guard.) See notes under the Road Report.

Miscellaneous Business – November 8, 2021

There was a PUBLIC HEARING at 6:45 PM on Nov. 8, 2021 prior to the regular meeting. It was advertised by the County of Butler. Wendy Leslie, CDBG Coordinator was present to take public comment and answer questions on the proposed change of use of the \$48,131.00 CDBG-CV (COVID) funding allocation that had been designated for rent/mortgage/utility assistance, for which no qualifying applications were received. The Supervisors voted to affirm the re-allocation of the CDBG-CV funding to housing rehab. for 'air quality' (i.e. ventilation or mod remediation) due to COVID issues.

A notice was received from Gateway Engineers that they are applying for a GP5 Permit for Utility Line Stream Crossing on West Jefferson Rd. for Peoples Gas.

A notice was received from Gateway Engineers that they are applying for Veselich Property gas line replacement on Bullcreek Rd. for Peoples Gas. Manager Rosenbauer has asked for a meeting with the gas company and the contractor regarding the line location.

A notice was received from Penn United Technologies that they are applying to DEP for renewal of Site Only Operating Permit No 10-00333 for its facility at 799 N. Pike Rd., Cabot.

An email was received from Michelle Lesniak, So. Butler Community Library Director, reporting on their Oct. board meeting and the Booktoberfest held last month and the Diabetes Lifestyle event. A thank-you letter was received for the 'basket donation' from the Township and put together by Lois Rankin.

Manager Rosenbauer reported that PennDOT did an inspection of the Golden City Bridge and said the repairs look good; thanks for the quick response in completing the repairs. He also reported an email received from Sheryl Kelly from Butler Co. Environmental Specialties informing us that ESC&R is ceasing ALL operations immediately. TC Recycling is Adams Township may take recyclables.

Supervisor Rankin asked about appointing a new dog enforcement officer; still no firm decision. She mentioned the appointments needed at the reorg. meeting; the draft agenda for Jan. 4, 2022 is being developed.

Major Expenditures since the Oct. 11th meeting through Nov. 8, 2021

Code.Sys Code Consulting – Sept. invoice for inspections on bldg. permits	\$1,794.35
Teamsters #261 & Employer – health ins. premium for Dec. 2021	\$5,849.56
Dillon, McCandless, King, Coulter, & Graham – legal fees Oct. 2021	\$1,387.50
C. W. Howard Insurance Agency – public officials ins. prem. (annual)	\$6,483.00
Skander Tire Service – 2 new tires for JD6330 and one for JD6300	\$1,784.50

THE NEWSLETTER is only available On-line OR via e-mailing OR can be picked up at the Township Office. **Our Web Site is:** www.jeffersonbutler.com If you want to have the newsletter e-mailed to you or if you have not received your e-copy, please contact the Township Secretary: jefftwpbutlerpa@zoominternet.net – 724-352-2324.

E-Code 360 is up and running, so you can now view township ordinances via our website:
www.jeffersonbutler.com – under "home" click 'find out more'.

MONTHLY MEETINGS

Board of Supervisors – 2nd Monday of each month at 7:00 P.M. (except Jan.)

L. John Cypher, Chairman Lois Rankin, Vice-Chair. Braden Beblo, Supervisor

Planning Commission – 3rd Monday at 7:00 P.M.

Members: Leo Rosenbauer (Chair.), Evelyn Gross (Secretary), Kathryn Foertsch, James Jones, Brian Noah (Vice-Chair.), Martha Fleming, Robert Williams, Dan Driscoll, and Bernie Shulik. Alternate member: Robert Wetzel.

Recreation Board – 1st Wednesday at 8 P.M. Feb. to Oct. (No meetings Nov., Dec. & Jan.)

Members: Brian Patten (Chair.), Roger Cypher, Kristi Wise, Greg Bauer (Pool), Scott Kriley (Baseball), James C. Jones (Softball), and Chris Tully (Soccer)

Location for all meetings listed: 157 Great Belt Rd., Butler, PA 16002 - Any changes are advertised and posted.

Please see websites for the park associations under 'Recreation Committee' above.

TOWNSHIP OFFICE HOURS

REGULAR HOURS: Monday through Thursday - 7:30 AM to 4:30 PM (CLOSED on Fridays.)

Office phone #724-352-2324 - Fax #724-352-8850 Manager: Leo Rosenbauer Sec/Treas.: Lois Fennell

Holidays, Vacation, & other days off/office closures are posted on the door.

ANY QUESTIONS: email or call: jefftwpbutlerpa@zoominternet.net – 724-352-2324

REAL ESTATE /PER CAPITA TAX COLLECTOR

Tax Collector Nadine Grabe, 245 Heller Rd, Butler, PA 16002 - 724-352-3288

Pay by mail or call for an appointment. Never leave unstamped envelopes in the Tax Collector's personal mailbox. There is a secure payment drop box located on the porch.

ANNOUNCEMENTS ↓↓

⇒ **THIS FALL SEASON, PLEASE do not** push or blow fallen leaves from your property onto the roadway. It is a safety issue - especially when the leaves become wet. It could cause a vehicle to lose traction and 'you' could be held responsible.

⇒ **During the upcoming WINTER months**, as per the Township Ordinances, NO ONE is to park on the cul-de-sacs or any public road so that the road can easily be cleaned of snow. Please **DO NOT PUSH SNOW ONTO THE ROADS** when plowing your driveway. Should this cause an accident, you could be named in a claim or lawsuit. In addition, this is a reminder that the Township is NOT responsible for replacing or repairing mailboxes damaged during the plowing/salting process. Mailbox installation guidelines are available at the USPS website - "Regulations for Installing a Mailbox."

Also, residents living along the Butler-Freeport Community Trail are asked to be considerate when plowing snow from their property. Some residents are plowing snow onto the trail and in front of the gates, which blocks emergency vehicle access. If there would be an emergency, Emergency Services / 1st Responders would have difficulty getting to the scene.

⇒ **NOTICE:** Jefferson Township's responsibility during & following storms and excessive rain events is to clear and protect the Township rights-of-way. The Township is NOT authorized to clean-up any private property; the only exception would be for Emergency access for 9-1-1 responders! It also not legal for property owners to place any storm/rain/wind debris from their property along the township road rights-of-way.

⇒ **NEED HELP during COVID19:** Call (dial) 2-1-1 for help or **Contact** one of the 'community resources' below:

- **Food For Kids** Program information: <https://files.constantcontact.com/5061598a001/e62a6eb1-16b1-48d2-ad5c-349fc68f4395.pdf>
- **Food Bank** Information: <https://files.constantcontact.com/5061598a001/2d7ca64b-ee3d-4b4f-8ad9-45aa6cc125a3.pdf>
- **Link for Butler County Food Bank donations:** <https://anrinfo.org/product/butler-county-food-bank-donation/>
- **Butler County Health and Human Services** Resources are available 24 hours a day 7 days a week at, <http://pa211sw.org/> or by calling 211.
- **The Center for Community Resources** is also available 24 hours a day 7 days a week at (855)-284-2494. You can also chat with them at their website, <https://ccrinfo.org/>
- **24 Hour Crisis Services** Local Hotline (800) 292-3866
- **United Way of Butler County** – Check with them for help, but also to give donations that will help Butler County citizens. 724-283-4883 <https://www.butlerunitedway.org/butler-county-emergency-relief-initiative-beri>

⇒ **Jefferson Township Burning Ordinance**

The Township Burning Ordinance limits burning of 'ordinary' (domestic) waste materials (paper, cartons, boxes, yard waste, wood, and other similar items) by residents to 'dawn to dusk'; *see on-line ordinance for excluded items*. PLEASE use common sense! Many items that cannot be burned can be recycled. All fires are to be completely extinguished before leaving unattended.

Recreational fires are permitted by Ordinance #459 (Chapter 7 of the Code of Ordinances.)

PLEASE be considerate of your neighbors and do NOT permit leaves and other 'allowed' materials to be left smoldering after dusk.

ALL COMMERCIAL/INDUSTRIAL BUSINESSES, NON-RESIDENTIAL and MULTI-FAMILY are PROHIBITED from ANY burning at ANY time per the Dept. of Environmental Protection.

Do you live in Jefferson Township?

You may be eligible to have your windows, furnace, roof or more replaced!



Don't miss your chance to make some home improvements before the cold weather hits!

The Owner Occupied Rehabilitation Program
assists homeowners in renovating their homes!

APPLY TODAY:
financial grants up to \$12,500 to assist eligible low to moderate income homeowners with home improvements including making your home more Energy Efficient. Also, if applicable, an additional \$2,500 is available to make handicap accessibility modifications to your home.



Call, Stop-in, or Email:

Redevelopment Authority County of Butler

114 Woody Drive □ Butler, PA 16001

724.287.6797/1.800.433.6327/TDD: 1.800.545.1833 x772



www.housingauthority.com