



# JEFFERSON TOWNSHIP NOVEMBER 2024 NEWSLETTER

**"ANNOUNCEMENTS" are at the end of the Newsletter!**

## Road Foreman's Report

John Cypher gave the road report as submitted by the road foreman.

- Base repair and patch work was completed on Great Belt Rd. between the salt building and Ferraro Lane.
  - CAT930M payloader is back in service after having it sandblasted and painted.
  - The snow fence installation is over half done and will be completed as time and weather allow.
  - The road foreman attended the COG (Council of Governments) round table meeting at Penn Township. The next meeting is 11/21/24 at Penn Township. The road foreman and Supervisor Rankin will likely attend.
  - There's been a lot of roadkill found on the roads this fall. The road crew continue to keep up.
  - The road crew did two sweeps of leaf removal at the park and will do another sweep later.
  - The road crew removed three small trees at the park for the GAGA ball court.
  - As requested by the manager, the road crew repaired the park fence near the flagpole at Field #1.
- Chairman Cypher thanked the road crew for all their efforts.

## Recreation Committee

The Recreation Committee has no meetings in November, December and January. The Township Manager was notified that Justin Demek, who was co-representative for Baseball on the Recreation Board. He had to step away and Justin Thompson will remain the only Baseball representative. It was noted by the Township Manager that Jefferson Township has been awarded the LSA Grant of \$250,000.00 for the pool renovations.

Baseball: Website: [www.knochyouthbaseball.com](http://www.knochyouthbaseball.com)

Pool: Website: [www.sebcopool.com](http://www.sebcopool.com)

Softball: Website: [www.sagsa.org](http://www.sagsa.org)

Soccer: Website: [www.knochsoccer.org](http://www.knochsoccer.org)

## Planning Commission

Leo Rosenbauer reported on the October 21, 2024 Planning Commission meeting. The Planning Commission (P.C.) reviewed a modification request from Ken and Cindy McCrea, 208 Neupert Rd., Cabot, PA for a side set back modification of 12.6 ft. variance to the twenty-five (25) ft. set back requirement in the township ordinance. After some discussion, Leo Rosenbauer recommended approval of the side set-back (right side) variance stating that it is a narrow lot (width 97.62 ft.) and this new garage is a better location creating better access to the back of the property. The P.C. voted to recommend approval by the Board of Supervisors for the 12.6 ft. variance (side set-back modification) as submitted by Ken and Cindy McCrea. The old garage in the rear of the property will be torn down. After review by the Supervisors tonight (11/11/24), The Supervisors voted to approve the 12.6 ft. side set-back modification as requested by Ken & Cindy McCrea, noting that the proposed garage's set-back will be no closer than that of the existing house.

Mr. Jack Keihl's modification request was tabled at the August PC meeting and Mr. Keihl was offered three options to build another non-residential structure on Lot 2, adjacent to his lot with an existing dwelling (Lot 1, 220 Hannahstown Rd.): 1) build a temporary structure 2) remove the property line, which would eliminate the need for modification. 3) submit a simple land development for the proposed carport according

to Chap. 22-601, (which would also eliminate the need for modification.) Since Leo Rosenbauer was informed that Mr. Keihl wanted to move forward with a lot-consolidation plan, the P.C. voted to deny the original 'modification request' reviewed at their Sept. meeting.

This Lot-Consolidation Plan submitted by Mr. Jack Keihl (220 Hannahstown Rd.) at the Oct. 21, 2024 PC meeting. Lot 2 of 1.03 acres (*with existing garage*) with be added to Lot 3 of 1.44 acres (*with existing dwelling*) into one - Lot 3R of 2.47 acres. The P.C. voted to recommend approval of the Jack Keihl Lot Consolidation Plan contingent upon satisfaction of the comments made by HRG, Inc. (Township Engineers) in their letter of 10/21/24: 1) The Surveyor's Seal is needed; 2) Label Non-Conforming Structures; and 3) Label Pavement Width. First, the Manager requested that the Supervisors deny the original modification request (due to submission of this alternate 'lot consolidation plan'.) The Supervisors voted to deny previously requested modification (already denied by the P.C.) before moving on to the lot-consolidation. After a brief review, the Supervisors voted to approve the Jack Keihl Lot Consolidation Plan with conditions #2 labeling of non-conforming structures and #3 labeling of pavement widths.

The P.C. reviewed the Faust/Noah Lot Line Revision Plan. Lot 6, owned by Brian Noah, plus Tract B of 9.18 acres will make Revised Lot 6 - 20.97 acres. Tract A of 1.31 acres from the remnant farm is to be added to the existing lot (Tax Parcel 2F10-4A) for a total of 2.28 acres. There is also an existing Lot 2 on the plan, no change. The Revised Residual is now 68.86 acres. The P.C. voted to recommend approval of the modification request submitted by Brian Noah to use a scale of 1-inch = 120 ft. (with Brian Noah and Martha Fleming abstaining.) Then the P.C. voted to recommend approval by the Supervisors of the Faust/Noah Lot Line Revision contingent upon satisfaction of the eight comments provided by HRG, Inc. (Township Engineers) in their letter of 10/21/24, plus #9 - Label shed as non-conforming, and #10 - Label set-back lines for the farm remnant (with Brian Noah and Martha Fleming abstaining.) After a brief review this evening (11/11/24), the Supervisors voted to approve the Faust/Noah Lot Line Revision with the modification for the 1-inch = 120 ft. scale (the contingencies have been completed and a non-building waiver received).

The P.C. reviewed all the comments on the review letter from HRG, Inc. (Township Engineer) with Devin Dunwoody and the representatives from Liberty Pointe Partners on the Liberty Pointe Land Development Phase 2. Then they reviewed the two modification requests submitted by Liberty Pointe. Shaun Seydor and Matt Schmidt explained that an existing gas well on site required them to shift units to be 100 ft or more from the gas well, meaning they lost four units total in the plan. This area will be landscaped and available for use as a big yard to the occupants in the plan. They also had to reduce the size of the club house to the size of a single- family unit (1,450 sq. ft. approx.) with a covered patio. Then they reviewed two modification requests, discussing and approving 'revised modifications' as follows:

#1 Roadway Modification (Geotextile Fabric) Request: HRG recommends conditional approval. Significant discussion took place regarding this request. Geotextile was used in Phase 1, but the developer wants to exclude it in Phase 2. It was noted that PennDOT agreed with HRG that it depends on 'conditions.' The P.C. voted to recommend approval of a revised modification to allow the geotextile fabric to be excluded unless it is determined to be needed by the HRG inspector after observation of proof rolling and discussion with the developer's geotechnical engineer. The Supervisors voted to approve the revised modification to allow the geotextile fabric to be excluded unless it is determined to be needed by the HRG inspector after observation of proof rolling and discussion with the developer's geotechnical engineer.

#2 Trench Detail Modification Request: HRG recommends rejection of this modification as presented. The developer wants to install limestone in the pipe zone (with a minimum of 4 inches of stone bedding and 12 inches minimum above the pipe, with the remaining backfill being compacted dirt instead of the 2A or #57 stone. Mr. Schmidt and Mr. Seydor said the soil (or dirt) in the development is excellent and 100% better than using stone; plus, they have used it in 4 other developments in the last 5 or 6 years. The developer also noted that soil backfill was used at three wetland crossings in Phase 1, and they were deep, but did not identify the depth. Leo Rosenbauer said the use of stone as backfill is a standard practice and is still used by PennDOT. The recent roads adopted in Jefferson Township (Alana Drive and Stoneybrook Drive) used stone backfill, and they have not failed. He commented that they should be consistent since the road crew 'may' have to work on the adopted roads in the future. After significant discussion, the P.C. voted to recommend approval of a revised modification by the Supervisors to use the township's standard trench detail with the condition that all utilities will use 100% PennDOT approved 2A limestone except for sanitary sewer installation deeper than 8 feet may have stone bedding (as per SSA) suitably compacted material from on site as may be approved by the Jefferson Township's engineer (HRG, Inc.) The Supervisors voted to approve the revised modification by the

Supervisors to use the township's standard trench detail with the condition that all utilities will use 100% PennDOT approved 2A limestone except for sanitary sewer installation deeper than 8 feet may have stone bedding (as per SSA) suitably compacted material from on site as may be approved by the Jefferson Township's engineer (HRG, Inc.)

Then finally, the PC voted to recommend approval of the preliminary/final Land Development Phase 2 for Liberty Pointe contingent upon the satisfaction of HRG's comments - Items #1, 3, 4, 5, 8, 9, 10, 11, 12, 13, 14, 15, 17, 18, 19, 21, 22 & 25 as well as A) Label road names on pipe profiles and B) provide Developer's agreement for Phase 2 for review by the Township Attorney. Although asked by the township manager to table the preliminary/final because the township did NOT receive the revised plans or Liberty Pointe's or the letter addressing the original comments in HRG's letter of 10/21/24, the Supervisors voted to approve of the preliminary/final Land Development Phase 2 for Liberty Pointe contingent upon the satisfaction of HRG's comments - Items #1, 3, 4, 5, 8, 9, 10, 11, 12, 13, 14, 15, 17, 18, 19, 21, 22 & 25 as well as A) Label road names on pipe profiles and B) provide Developer's agreement for Phase 2 for review by the Township Attorney. Doug Lefever asked if Liberty Pointe has planned for fire hydrants, and yes, they are 'on the plan.'

### **Nov. 11, 2024 Unfinished Business**

The 2024 Budget Introduction was distributed to the Board of Supervisors at the Oct. 14, 2024 meeting. The budget allows for some raises; actual amounts will be voted on later. The budget also allows for the hiring of a sec/treas. trainee and the amount offered prior to hiring will be confirmed later by the Board of Supervisors. There was no further discussion. The Supervisors voted to accept the proposed budget for 2025 and authorize final adoption for the Dec. 9, 2024 meeting (Resolution #536).

### **Nov. 11, 2024 New Business**

The Public Officials Ins. renewal for 12/6/24 to 12/6/26 was \$7246.00. The Sec/Treas. said she gave a copy of the invoice to the Supervisors when it was paid on 10/27/24; the cost was \$347.00 more than last year. The Sec/Treas. Bond renewal for \$800,000 was received and the check paid this evening for \$650.

Butler County Assessment contacted the Township about the following: When a veteran becomes exempt, they receive a letter from the Veterans Administration telling them the Veteran is exempt, or it is under review or it is going from exempt status to taxable. They are reviewed every 5 years. When they become exempt, the Assessment office receives no tax cards for county/municipal/school. If Jefferson Township collects the Per Capita (head tax), it is the township's choice as to whether the veteran would receive this or not. That is what she needs to know, if Jefferson Township collects a Per Capita, do you want the veteran to receive a tax bill for it or are they totally exempt? *The Supervisors discussed the matter; the township ordinance on per capita does not allow for an exemption from this tax.*

It was noted that the Supervisors need to appoint a replacement 'elected' auditor due to the passing of the newly elected auditor. They will plan to do so at the December 9<sup>th</sup> meeting. *(The 'elected auditors' only set the working supervisors' wages, since the Township uses a CPA to perform the annual audit.)*

Lois Rankin attended a 'meeting' with some other municipalities' representatives and Scott Docherty from the CID, Joe Saeler from the CDC, Mark Gordon (from Butler Co. per phone call) regarding a possible Multi-Municipal Comprehensive Plan and possible funding so that remaining costs could be 'shared' by the participating municipalities, i.e. Winfield Township, Clinton Township, Buffalo Township, Saxonburg Borough (and possibly Jefferson). There was some discussion on the matter, as Jefferson Township did one over 20 years ago in order to consider zoning. The Comprehensive plan was adopted, but the proposed zoning was not adopted. The Supervisors agreed that 'more information is needed' before a financial decision such as this can be made. The other municipalities named already have zoning.

An inquiry was received regarding 'adding Veteran banners' to utility poles along Main St/Dinnerbell. Lois Rankin said that the Borough of Saxonburg has already agreed. The Supervisors have absolutely no objection to this, but it was noted that the Township has 'no authority' over the utility poles or what is placed on them. The Supervisors voted to agree to the 'Veterans Banners' being added.

The Supervisors voted to approve Liberty Pointe Drawdown number 7 as presented in the amount of \$231,601.48. HRG has reviewed and approved Drawdown #7 without exceptions.

## Public Comment & Miscellaneous Business – Nov. 11, 2024

John Cypher reported that he attended a Saxonburg Borough Council meeting on Oct. 15, 2024 ‘as agreed to by the Jefferson Township Board of Supervisors on Oct. 14, 2024.’ They discussed the old resolutions/agreements on ‘sharing the maintenance of Constitution Ave.’ and Steve May agreed to meet again on Nov 18<sup>th</sup> at 9 AM at the township with John Cypher and Leo Rosenbauer. He further noted that he and Leo Rosenbauer met with Saxonburg Mayor Bill Gillespie and Police Chief Joe Beachem at the borough at the Borough’s request to discuss a possible police proposal (this meeting was also authorized by vote at the Oct. 14, 2024 Supervisors’ meeting.) John Cypher said a copy of the Borough’s Proposal will be given to Supervisors Rankin and Beblo to review for discussion at the next meeting.

Manager Leo Rosenbauer gave a brief report on the damage done to the road signs on Keck Rd. He was notified by the Butler Co. Courts that the three youths involved will each pay a third of the costs. He also noted that O’Hara Road culvert construction exposed a 3-phase electric-line, and he has been trying to coordinate between the contractor and Central Electric to rectify the matter. Janice Lane culvert work began today.

### Major Expenditures between the Oct. 14<sup>th</sup> meeting and Nov. 11, 2024

Custom Application Specialties – sandblast and paid CAT930M	\$4,300.00
Herbert, Rowland, and Grubic – engineering fees (MIP & Liberty Pointe)	\$4,509.85
HEI-WAY – coldpatch	\$2,000.57
C. W. Howard Ins. Agency – public officials policy renewal	\$7,246.00
Teamsters #261 & Employer – health insurance Nov. 2024	\$6,949.72
Comm. Of PA – addtl. due on MS4 waiver renewal appl.	\$2,000.00
Chase VISA – misc. charges from road dept., stamps, ofc. expenses	\$4,323.66
Dillon, McCandless, King, Coulter, & Graham – legal fees Oct. 2024	\$3,582.50

### MONTHLY MEETINGS

#### **Board of Supervisors – 2<sup>nd</sup> Monday of each month at 7:00 P.M. (except Jan.)**

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

#### **Planning Commission – 3<sup>rd</sup> Monday at 6:00 P.M.**

Members: Leo Rosenbauer (Chair.), Evelyn Gross, Mike Gaston, James Jones,  
Brian Noah (Vice-Chair.), Martha Fleming (Secretary), Robert Williams, Dan Driscoll, and Bernie Shulik.  
Robert Wetzel is an alternate P.C. member.

#### **Recreation Board – 1<sup>st</sup> Wednesday at 8 P.M. Feb. to Oct. (No meetings Nov., Dec. & Jan.)**

Members: Brian Patten (Chair.), Roger Cypher, Kristi Wise, Greg Bauer (Pool), Justin Thompson (Baseball),  
James C. Jones (Softball), and Kody Durrett (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](mailto: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

By mail anytime. All other times by appointment only. Never leave unstamped envelopes in the Tax Collector's personal mailbox. Secure Drop Box located on the porch at 245 Heller Rd.

## ANNOUNCEMENTS    ↓↓

⇒ ‘Hang Tough Stockings Stuffed with Love & Care’ event flyer was received on 10-3-24 and has been placed on the website ‘home page’ for the public to view. It lists donations needed and volunteer opportunities. More information is available at [www.hangtoughstockings.com](http://www.hangtoughstockings.com) or by calling 724-856-0222.

⇒ **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 is also not legal for property owners to place any storm/rain/wind debris from their property along the township road rights-of-way.

⇒ **NOTICE:** The Road Crew will be blowing leaves out of the ditch lines and storm sewers to keep them from clogging up. The rights-of-way will be blown out several times near the end of October through December as the leaves fall.

⇒ **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.

### ⇒ **PA AMERICAN WATER – 'WaterSource'**

LIHWAP – Low Income Household Water Assistance Program – contact [www.compass.state.pa.us](http://www.compass.state.pa.us) or request an application by calling the Dept. of Human Services Customer Service at 877-395-8930 (or for the hearing-impaired call PA Relay at 711).

### ⇒ **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 it 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.**

### ⇒ **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.butlerrunitedway.org/butler-county-emergency-relief-initiative-beri>



## 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](http://www.housingauthority.com)**