



Borough of Ben Avon

Council Meeting

Minutes

March 15, 2022

The Borough of Ben Avon Council met in a regular voting session on Tuesday, March 15, 2022, virtually and at 7101 Church Avenue for the purpose of transacting General Business. President Richard Wagner presided and opened the meeting at 7:00 PM with the Pledge of Allegiance.

ROLL CALL

Council Members Present: Richard Wagner, Jennifer Bett, Russell Kuehner, Kara Roggenkamp, Jim Thornton, Tavia Washington

Council Members Absent: Ken Opiery

Others Present: Mayor Melanie Hughes-Holcomb, Public Works Foreman Dale Regrut, Solicitor Daniel Conlon, Ohio Township Police Chief Joe Hanny, Emsworth Fire Chief Jim Kohl, JPC Representatives Christen Cieslak and Mary Smith, and Borough Secretary Terrie Patsch

PUBLIC PARTICIPATION - *There was no public participation*

BOROUGH REPORTS

Ohio Township Police Report – *See Attachment “A”*

Chief Hanny reported 68 calls. There were several accidents including one driver under the influence, and there were traffic violations issued. Mr. Thornton followed with a question about last month’s discussion on controlling the speed on the Borough streets. Chief Hanny stated once they know which streets council would like to address, arrangements can be made to monitor those areas.

Emsworth Volunteer Fire Company Report – *See Attachment “B”*

Chief Jim Kohl reported 29 calls last month, with 4 in Ben Avon. There have been no difficulties to report. Ms. Roggenkamp thanked Chief Kohl for the information he submitted for the newsletter.

Mayor’s Report

Mayor Hughes-Holcomb reported that she was working with Avon Club on the Spring fundraiser. She also reported the next edition of the Borough Bulletin is in the final stages of

production. In addition, Mayor Holcomb received several letters of support from legislators for the Building Project grant applications.

Solicitor's Report

Solicitor Conlon requested an executive session to update council members on potential litigation items.

Joint Planning Commission – See attachment “C”

Ms. Smith reported receiving Council's comments as requested on the ordinance revisions, and the Commission will forward the latest draft for final input from the boroughs. Ms. Cieslak stated the next steps would include advertising and a public hearing, then the final copy will be voted on by all boroughs. She also noted that the annual report for 2021 was sent out along with the JPC minutes this month. Ms. Cieslak stated several goals for 2022, including a draft 5G tower ordinance, a bicycle parking ordinance and the Commission would like to review ordinances addressing renewable energy and tiny homes.

APPROVAL OF MINUTES

February 15, 2022, Council Meeting

Motion: Mr. Thornton ; **Second:** Ms. Washington; **Motion Carried** by unanimous voice vote to approve the minutes of the February 15, 2022, council meeting as presented.

March 1, 2022, Work Session Meeting

Motion: Mr. Thornton; **Second:** Ms. Washington; **Motion Carried** by unanimous voice vote to approve the minutes of the March 1, 2022, council work session.

FINANCIAL REPORTS

Mr. Kuehner noted the payment of the 2021 road contract from the Capital Expense account and shared that revenue was up slightly most likely due to 2021 earned income tax payments made early in 2022.

Revenue & Expense Report

Motion: Mr. Kuehner; **Second:** Ms. Washington; **Motion Carried** by unanimous voice vote to approve the financial statement for February.

In addition, Mr. Kuehner noted \$4887.50 paid to Gateway Engineers for assistance on MS4 and the 2nd quarter payment to Ohio Township Police in the amount of \$71,486.50.

Accounts Payable

Motion: Mr. Kuehner; **Second:** Ms. Washington. **Motion Carried** by unanimous voice vote to approve Accounts Payable in the amount of \$115,983.76. .

COMMITTEE REPORTS

Administration Report

Ms. Bett stated she would like to discontinue the required mask wearing in the Borough buildings to fall in line with the current County guidelines.

Ms. Bett also stated she is following the status of the lock changes at the Borough Hall to be complete when Mr. Regrut is available.

Public Affairs & Communications.

Ms. Bett gave kudos to Ms. Roggenkamp for her efforts to get the next edition of the newsletter ready for print. Ms. Roggenkamp stated that they are in the final revisions and the newsletter is on track for the end of month distribution. She will distribute the draft for a quick review by council members and asks them to respond quickly.

Public Safety – See Attachment “D”

Mr. Thornton reached out to the Northwest EMS regional coordinator. He and Mr. Wagner met with him to discuss their service to the community. He said the meeting was informative and they expressed gratitude on behalf of the Council for Northwest’s efforts. Northwest provided statistics for the newsletter going out in the next few weeks.

Mr. Wagner referenced the current code enforcement report following a complaint about water discharge on a property. He also noted the recently scheduled zoning hearing has been postponed with a continuance until next month. He said the committee continues to work closely with Harshman to improve communications with the Borough.

Public Works

Ms. Roggenkamp stated there has not been a recent committee meeting, however there were several items of note:

- She thanked the Public Works crew for keeping the roads safe over this past winter.
- The upper portion of a wall on Brighton Road is scheduled to be repaired this summer.
- There will be a road paving project this summer, the roads scheduled for repair pending the outcome of the Brighton Road repair expense:
 - Walnut
 - Virginia
 - Belle Riviere
 - Forest
 - Laurel
 - Maple

Community of Governments - See Attachment “E”

Ms. Washington stated that the new glass recycling location opened this past weekend at Riverfront Park in Sewickley. She also reported that the COG was looking for participants for the Rt. 65 Corridor Committee. They are asking for both residents and businesses to volunteer to serve on this committee. Ms. Washington’s inquiry on recent salt contract issues was referred to SHACOG.

Sustainability

Mr. Thornton and Ms. Roggenkamp met with Eric Raabe from Connect, a nonpartisan initiative that convenes neighboring municipalities that share borders, challenges, and opportunities in Allegheny County, to talk about what they and others are doing in the region. He stated that Connect serves as more of a consultant and not as a governing body. Mr. Robb encouraged the Borough to join the organization.

Special Projects

Centennial Building Committee

Mr. Wagner stated there are currently three grants in various stages of development at this time. One grant already awarded would provide upgrades to the Borough Building. In addition, another grant recently applied for would enable handicapped accessibility to the second floor of the building.

NEW BUSINESS

Wall Repair Brighton Road

Mr. Regrut asked the council to consider the recent estimate from Gateway Engineers for the repair of the wall on Brighton Road.

Motion: Ms. Roggenkamp; **Second:** Mr. Thornton; **Motion Carried** to authorize Gateway Engineers to begin design work on the wall repair on Brighton Road by the end of March 2022.

Motion: Ms. Washington; **Second:** Ms. Roggenkamp; **Motion Carried** by unanimous voice vote to advertise for bidding if the design work is complete prior to the next council meeting.

Mr. Regrut asked the council to authorize his getting quotes for CCTV work on the sewers that will be affected with the proposed 2022 road project. As the expense will fall under the threshold, there was no motion required, and Council agreed.

OLD BUSINESS – *there was no old business*

EXECUTIVE SESSION - *for pending potential litigation*

Motion: Mr. Thornton; **Second:** Ms. Washington; **Motion Carried** by unanimous voice vote to adjourn to Executive Session at 8:11 p.m. to discuss pending potential litigation.

Motion: Mr. Thornton; **Second:** Ms. Roggenkamp **Motion Carried** by voice vote to return to regular session at 9:43 p.m.

ADDITIONAL BUSINESS

Approval to file complaint

Motion: Mr. Thornton; **Second:** Ms. Roggenkamp; **Motion Carried** by unanimous voice vote to authorize the Solicitor to file a complaint in Allegheny County Common Pleas Court against the Ben Avon Volunteer Fire Company to return \$83,000 taxpayer money held in a reserve account to the Borough as stipulated in the original service agreement signed in 2010.

MOTION TO ADJOURN

Motion: Ms. Washington; **Second:** Mr. Thornton; **Motion Carried** by unanimous voice vote to adjourn the meeting at 9:45 p.m.

Respectfully submitted,

Terrie Patsch

Borough Secretary

ATTACHMENT A

CHIEF OF POLICE

JOSEPH P. HANNY



Office
(412) 259-8304

Fax
(412) 259-8306

Dispatch
(412) 473-3056

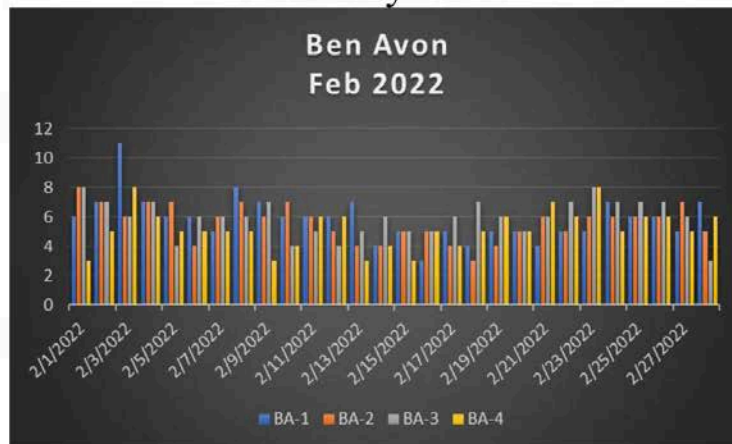
OHIO TOWNSHIP

POLICE DEPARTMENT

Established 1808

Allegheny County, Pennsylvania
126 Lenzner Ct, Sewickley, Pa. 15143

BEN AVON PATROLS FOR February 2022



BA-1 164

BA-2 157

BA-3 166

BA-4 145

3/11/2022

Call Service Report Grouped by Urcodes
OHIO TOWNSHIP POLICE
2/01/2022 THROUGH 2/28/2022
For Municipality: 05

Page 1

<u>CODE</u>	<u>FEB COUNT</u>	<u>YTD COUNT</u>
0501 - ALARM - RESIDENCE	0	2
0503 - ALARM - BUSINESS	1	2
0614 - THEFT-\$200 & OVER-FROM AUTO (EXCPT 0615)	1	1
0624 - THEFT-\$50 TO \$200-FROM AUTO (EXCPT 0625)	1	1
0644 - THEFT-ATTEMPTED-FROM AUTO (EXCEPT 0645)	3	3
0841 - NARCOTICS-USE-MORPHINE, HEROIN, CODIENEC	0	1
1430 - CRIMINAL MISCHIEF - PUBLIC BUILDINGS	1	1
2112 - DRIVE UNDER INFLUENCE-ALCOHOL-IMPAIRED	0	1
2020 - OFFENSES AGAINST FAMILY-CHILD ABUSE	1	1
2400 - DISORDERLY CONDUCT	1	1
2450 - HARASSMENT	0	1
2640 - ORDINANCE VIOLATIONS	3	6
2647 - PFA-PROTECTIVE ORDERS	0	1
3400 - MENTAL HEALTH	2	4
3502 - SUSPICIOUS CIRCUMSTANCES	0	1
3600 - DISTURBANCES-DOMESTIC	2	4
3620 - DISTURBANCES-OTHER (FIGHTS,DISPUTES,ETC)	0	1
3840 - FIRES (INCLUDING ALARMS-FOUNDED/UNFOUND)	1	3
3850 - HAZARDOUS CONDITION/NOT SNOW RELATED	1	1
3855 - ROAD DEPARTMENT CALL OUT	5	14
3860 - LOCKOUTS (VEHICLE/BLDG)	0	1
3870 - MEDICAL EMERGENCY/ ASSIST AMBULANCE	8	12
3880 - OPEN DOORS/WINDOWS - DISCOVERED	3	4
3885 - POST NO PARKING SIGNS	0	1
3900 - TRAFFIC & PARKING PROBLEMS	5	8
4010 - TRAFFIC OFFENSES	0	1
4012 - GAS LEAKS & EXPLOSIONS	1	2
4016 - PEDESTRIAN CONTACTS	0	1
4020 - SUSPICIOUS AUTO	2	2
4022 - SUSPICIOUS PERSON	1	1
4024 - WATER LEAKS,MAINS,ETC.	2	3
4026 - WIRES AND POLES DOWN	0	1
4027 - TREES DOWN	2	2
4091 - CIVIL DISPUTES	0	1
5004 - LOST & FOUND - FOUND ARTICLES	0	1
5008 - LOST & FOUND - LOST ARTICLES	1	1
5510 - ANIMAL COMPLAINTS - INJURED/SICK	1	3
5590 - ANIMAL COMPLAINTS - REPORTS	1	1
6004 - TRAFFIC ACCIDENT INVOLVING PROPERTY DAMA	1	1
6008 - TRAFFIC ACCIDENT INVOLVING NONINJURY	2	2
6603 - TRAFFIC RELATED -ABANDONED VEHICLE	0	1
6610 - TRAFFIC RELATED - MOTORIST AID	0	2
6614 - TRAFFIC RELATED - CARELESS DRIVER	2	3
7010 - POLICE NOTIFICATIONS/INFO	0	1
7016 - FOLLOW UP INFORMATION	0	1
7090 - PUBLIC SERVICES-REPORTS	1	1
7094 - FOOT PATROL	0	3
9002 - ADMINISTRATIVE DUTIES	0	1
9008 - ADMINISTRATIVE - CLERICAL	0	2
911 - 911-HANG UP	0	2

3/11/2022

Call Service Report Grouped by Urcodes
OHIO TOWNSHIP POLICE
2/01/2022 THROUGH 2/28/2022
For Municipality: 05

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CODE

CITT - TRAFFIC CITATION
CITW - WARNING
CKWE - WELFARE CHECK
WARR - WARRANT

<u>FEB COUNT</u>	<u>YTD COUNT</u>
7	12
2	4
3	5
0	1
<u>68</u>	<u>138</u>

Done

12 of 12

Emsworth Volunteer Fire Company



En

Th

1 of 2

3/7/2022 6:11:26 PM

Bas

nt Type

Incident Type(s): All Incident Types | Start Date: 02/01/2022 | End Date: 02/28/2022

Incident Date	Incident #	Dispatch Run Number	Address	Narrative	Station	Zone
02/01/2022	2022-28	220007832	707 O.R.B.	smoke coming from the furnace. Found that outlet burned up turned the main power off to the furnace. Avalon	148 - Emsworth VFC	
02/02/2022	2022-29	220008254	534 Lincoln Ave	Smoke inside the building searched the building bad cook Bellevue	148 - Emsworth VFC	
02/03/2022	2022-30	220008483	427 Dickson Ave	Water inside the house found about 6 feet in the basement. no one leaved inside the house turned off all utilities off to the house. Ben Avon	148 - Emsworth VFC	
02/04/2022	2022-31	220008814	8179 O.R.B.	Accident PD on scene no need for fire Emsworth	148 - Emsworth VFC	
02/04/2022	2022-32	220008834	4 Ben Avon Heights RD	Car hit a pole then caught on fire in a driveway Ben Avon Heights	148 - Emsworth VFC	
02/04/2022	2022-33	220008869	O.R.B.	Two car accident blocking both NB lanes helped with clean up and traffic control Emsworth	148 - Emsworth VFC	
02/04/2022	2022-34	220008881	218 Park Ave	Smell of natural gas inside the house found that the stove was left on without the flame being on Ben Avon	148 - Emsworth VFC	
02/06/2022	2022-35	220009375	Shade Ave	Poss. Fire PD on scene no need for fire steam from a dryer vent Bellevue	148 - Emsworth VFC	
02/11/2022	2022-36	2200010491	Center Ave	Smell of Natural Gas outside checked the aera nothing found Emsworth	148 - Emsworth VFC	
02/13/2022	2022-37	220011069	7220 Church Ave	smell of plastic burning outside drove around and check the area nothing found Ben Avon	148 - Emsworth VFC	
02/13/2022	2022-38	220011094	8439 O.R.B.	2 car accident no INJ. helped with traffic and clean up Kilbuck	148 - Emsworth VFC	
02/14/2022	2022-39	220011137	O.R.B.	accident with no INJ. helped with traffic and containment Emsworth	148 - Emsworth VFC	
02/14/2022	2022-40	220011224	638 Orchard Ave	Fire alarm due to someone cutting wood helped with searching the hole place Bellevue	148 - Emsworth VFC	
02/14/2022	2022-41	220011216	1001 New Brighton Rd	Fire alarm walked the building nothing found Avalon	148 - Emsworth VFC	
02/15/2022	2022-42	220011563	77 N. Balph Ave	Poss. Fire 108 Asst. on scene holding it to 108 Bellevue	148 - Emsworth VFC	
02/16/2022	2022-43	220011846	8235 O.R.B.	small fire in the oven fire was out when we got on the scene used fans to vent the building Emsworth	148 - Emsworth VFC	
02/17/2022	2022-44	220012101	402 Marie Ave	Fire Alarm caller called back no need for Fire Avalon	148 - Emsworth VFC	
02/17/2022	2022-45	220012172	65	Accident no inj. helped with closing the road due to flooding untill pendot got on scene Kilbuck	148 - Emsworth VFC	

This report is limited to 500 pages. Incidents with more than one narrative will appear on multiple pages. Only REVIEWED incidents included.



emergencyreporting.com
Doc Id: 830
Page # 1 of 2

Incident Date	Incident #	Dispatch Run Number	Address	Narrative	Station	Zone
02/18/2022	2022-46	220012244	236 center Ave	Tree fell on to the roof of the house Emsworth	148 - Emsworth VFC	
02/18/2022	2022-47	22012346	Monitor	2 car accident with one lady with neck pain Ben Avon	148 - Emsworth VFC	
02/18/2022	2022-48	220012420	1 Windmere RD	Fire alarm. Alarm Company called back no need for fire Ben Avon Heights	148 - Emsworth VFC	
02/20/2022	2022-49	220012894	Camp Horne RD	PD on scene called for fire to do Containment detail from a accident Emsworth	148 - Emsworth VFC	
02/21/2022	2022-50	220013102	401 Lincoln Ave	Poss. Fire search the building found out the furnace had something wrong with the blower Bellevue	148 - Emsworth VFC	
02/21/2022	2022-51	220013112	118 Wescott DR	Smoke inside the house went over for RIT Ross	148 - Emsworth VFC	
02/21/2022	2022-52	220013172	196 Locust St	Fire alarm due to burnt food vented the house Emsworth	148 - Emsworth VFC	
02/23/2022	2022-53	220013687	909 California Ave	someone stuck inside a elevator PD on scene person is out no need for fire Avalon	148 - Emsworth VFC	
02/25/2022	2022-54	220014237	O.R.B.	Car into a bus poss. INJ. helped with traffic and clean up on the road Emsworth	148 - Emsworth VFC	
02/27/2022	2022-55	220014529	132 Ben Avon hghts. RD	Poss. trash can fire at the gas station PD. on scene no need for fire OT	148 - Emsworth VFC	
02/28/2022	2022-56	220014742	304 S. Birmingham Ave	Fire alarm due to back smoke head Avalon	148 - Emsworth VFC	

This report is limited to 500 pages. Incidents with more than one narrative will appear on multiple pages. Only REVIEWED incidents included.



Avalon • Bellevue • Ben Avon

Joint Planning Commission

JPC REGULAR MEETING

7:00 PM Monday, January 24, 2022, Avalon Borough 640 California Avenue, Avalon PA 15202
(Zoom for those who have contacted the chair in advance and cannot attend in person – see below)

Leadership and Representatives

Avalon: Michael Kurela, David Haslett, Brigitte Jackson
Bellevue: Catherine Tulley (Vice Chair 2021), Leann Chaney, Dameon Holmes
Ben Avon: Catherine Houska (Chair 2021), Christen Cieslak (Secretary 2021), Mary Smith
Solicitor: Kerry Fraas

Minutes:

1) Roll call

- a) Representatives
 - i) Present: Kurela (Zoom), Jackson, Houska, Cieslak, Smith (Quorum achieved)
 - ii) Absent: Haslett (excused), Holmes (unexcused)
- b) Solicitor: Fraas - Present
 - i) Visitors: Shawn McWilliams, Avalon Borough Council; J. Martin; Jennifer Bett, Ben Avon Borough Council

2) Public Questions and Comments: none

3) Approval of Minutes and Agenda

- a) Agenda: Chris made motion to approve. Mary 2nd. All present in favor.
- b) Minutes: Chris made motion to approve December 13, 2021 minutes. Mary 2nd. All present in favor. No objections. No abstentions.

4) Communications and invoices: no discussion

5) Officer's Reports

- a) Chairman's Report - C. Houska
 - i) Ordinances: County provided comments. They were circulated to Boroughs and JPC with reminder to Boroughs to provide feedback by Feb 7. Jennifer Bett asked if JPC is obligated to incorporate County comments. Fraas said JPC is obligated to consider and respond, but not necessarily incorporate them.
 - ii) JPC forms: On Nov 30, 2021, Catherine re-circulated several application forms developed in 2017 for adoption and use by the Boroughs. They include examples of Subdivision/Land Development Application, Conditional Use Application, Modification or Waiver Request Form, Extension of Time Request Form, etc. To date, the JPC has not received feedback from the Boroughs.
- b) Vice Chairman's Report - C. Tulley
 - i) JPC/Borough training: no update
- c) Secretary's Report - C. Cieslak
 - i) Term expirations: Shawn McWilliams confirmed that Michael Kurela was re-appointed through 1/1/2024. Chris to tabulate terms for all JPC members.
- d) Solicitor's Report – K. Fraas: no update
- e) Borough Updates
 - i) Avalon: no update

Public meetings at 7:00 pm on the fourth Monday of each month on Zoom until further notice.

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www.bellevueboro.com
www.benavon.com

Joint Planning Commission

- ii) Bellevue: no update
- iii) Ben Avon: lot consolidation under new business

6) Old Business

- a) Updating Joint Zoning Ordinance - eCode 360 quote from Michael Peter – Catherine circulated quote for two options to update/consolidate code and will circulate to Boroughs for review. Cathy Tulley agreed to arrange a meeting with JPC/boroughs/eCode representatives to do an in-depth discussion about the two options. Michael Kurela suggested that Bellevue might be in a position to apply for a grant to pay for the cost. Cathy Tulley to explore.

7) New Business

- a) Ben Avon lot consolidation: Ben Avon presented lot consolidation revision date 12/8/2021 for William C Tyler property at Spruce Creek/Alder Drive. Kerry requested confirmation that comments in November memo from Gateway Engineers had been addressed. Chris confirmed that they had. Chris noted that Alder Drive was mis-spelled on plan and Catherine noted that the plan lacked signature block for JPC President and Secretary. Mary expressed concern about condition of structure on lot. Jennifer Bett said she would refer to Code Enforcement. Kerry suggested that lot consolidation was a precursor to renovation work on the structure. Chris made a motion to approve the Dec 8, 2021 lot consolidation conditioned upon correcting the mis-spelling of Alder Drive and addition of the signature block. Brigitte 2nd. All present approved. Kerry to draft letter of approval.
- b) Election of 2022 officers: Catherine opened the floor for volunteers to assume officer roles. There were no volunteers. Chris nominated Catherine to continue as Chair. Leeann nominated Cathy Tulley to continue as Vice Chair. Brigitte nominated Chris to continue as Secretary. Michael 2nd the motion for all three nominations. All present approved.
- c) Brigitte requested agenda by the Friday before the meeting. Catherine apologized for late distribution.

- 8) **Adjournment:** Chris made motion to adjourn at 7:53 pm. Mary 2nd. All present approved.

MEETING CALENDAR:

7pm at Avalon or Ben Avon Municipal Building as noted below

Future dates 2022:

Avalon Borough Hall: February 28, March 28, April 25, May 23, June 27, July 25, August 22, September 26, October 24

Ben Avon Borough Hall: November 14, December 12

Note: Underlined dates are exceptions to the "fourth Monday" schedule

Public meetings at 7:00 pm on the fourth Monday of each month on Zoom until further notice.

www.boroughofavalon.org

www.bellevueboro.com

www.benavon.com

Joint Planning Commission

March 1, 2022

VIA EMAIL

Cindy Bahn, Manager
Bellevue Borough
manager@bellevueboro.com

Lorraine Makatura, Manager
Avalon Borough
lmakatura@boroughofavalon.org

Terrie Patsch, Secretary
Ben Avon Borough
benavon@benavon.com

Michael Kurela (A) ☐
David Haslett (A) ☐
Brigitte Jackson (A) ☐
Catherine Houska (BA) ☐
Mary Smith (BA) ☐
Chris Cieslak (BA) ☐
Leann Chaney (B) ☐
Catherine Tulley (B) ☐
Dameon Holmes (B) ☐

RE: Joint Planning Commission Annual Report, 2021

Dear Ms. Bahn, Ms. Makatura, and Ms. Patsch:

Pursuant to Section 207 of the Pennsylvania Municipalities Code, the Joint Planning Commission ("JPC") is required to annually make a written report in March of each year of its activities to the governing body. 53 P.S. § 10207. I am writing on behalf of the JPC to provide this update to you and your requisite Borough Councils. Below please find a summary of the JPC membership, its activity throughout the 2021 year, and its goals for the 2022 year.

Membership

The JPC typically meets on the fourth Monday of each month at 7:00 p.m. in the Avalon Borough Building. Due to the COVID-19 pandemic, the meetings were moved to virtual (Zoom). Pursuant to § 2000-161 of the Joint Zoning Ordinance, the JPC is comprised of three resident representatives from each of the three Boroughs:

Avalon:

1. Michael Kurela
2. David Haslett
3. Brigitte Jackson

Ben Avon:

1. Catherine Houska (2021 Chair)
2. Mary Smith
3. Chris Cieslak (2021 Secretary)

Bellevue:

1. Catherine Tulley (2021 Vice Chair)
2. Leann Chaney (appointed May 2021)
3. Dameon Holmes (appointed May 2021)

Joint Planning Commission

Review of 2021

The JPC completed the following during 2021:

Approved Lot Consolidations

Ben Avon: none

Bellevue: 196 Lincoln Ave

Avalon: 850 Ohio River Blvd

Advised on New Construction and other plans

Primarily, the JPC serves as a recommending body to the three Boroughs regarding the approval of new construction. The JPC welcomes all developers to attend its monthly meetings to present their plans and receive feedback prior to commencing construction, as required by Subdivision and Land Development Ordinance.

In 2021, the following developers presented plans for developments. JPC reviewed plans, asked questions and provided comments:

- Avalon: 344/348 Spruce Run Road
- Avalon: 850 ORB LLC, Starbucks/Chase ATM at Parcel 159-M-68
- Bellevue: 4575 ORB LLC, Popeyes at Parcel 160-N-102
- Bellevue: Allegheny Health Network, Conditional use for medical/health research laboratory at 100 S Jackson Ave

Joint Zoning Ordinance Amendments

The JPC undertook the drafting of Ordinances which propose amendments to Joint Zoning Ordinance, to address the following areas:

- (1) **420.5.2.1 Signage (Temporary Signs)** in order to fill in blanks within the Joint Zoning Ordinance. This was finalized in December 2020, but tabled until other ordinances were ready for public review and comment. This was sent to the Planning Division of Allegheny County Economic Development (ACED) and Borough Councils in November 2021. ACED comments were received in December 2021.
- (2) **409 Fences, walls and screening in areas zoned Residential** in order to provide limits and clarifications to these structures to protect a community's appearance and public safety. This was finalized in 2021 and sent to ACED Planning Department and Borough Councils in November 2021. ACED comments were received in December 2021.
- (3) **721 Tavern/Bar** (Bellevue Dry Town exclusion) in order to eliminate the prohibition of tavern/bars in Bellevue. This was sent to ACED Planning Department and Borough Councils in November 2021. ACED comments were received in December 2021.
- (4) Two JPC working groups were formed to develop 5G Tower ordinance and Bicycle Parking ordinance in September.

The JPC is awaiting feedback received from the Boroughs on these amendments and will

Joint Planning Commission

advertise for a public hearing after incorporation of feedback from ACED and Boroughs.

Administrative

- (1) JPC migrated electronic file storage from Dropbox to Microsoft Teams
- (2) Bellevue introduced Jeff Wissner as the new Zoning Officer
- (3) JPC reviewed and approved Avalon's Subdivision and Land Development Ordinance (SALDO)
- (4) JPC sought information and price proposal from General Code to update joint zoning ordinance in eCode360 with all amendments since 2009. Currently under review
- (5) JPC meetings returned to in-person beginning in January 2022
- (6) JPC reviewed and provided feedback to Ben Avon on its Climate Action Plan
- (7) JPC re-appointed its solicitor and engineer for the period July 2021 through June 2022.

Goals for 2022

The JPC intends to seek agreement between ACED and Boroughs on language pertaining to signage, tavern/bar and fences ordinances and present for public comment and approval. The JPC intends to continue discussions with Boroughs regarding necessity of, cost of, and sources of funds for updating joint zoning ordinance via eCode360. JPC will continue its duties as described in Pennsylvania Municipalities Planning Code.

The JPC intends to draft 5G tower ordinance and bicycle parking ordinance. The JPC intends to identify working groups to address additional ordinances for consideration such as renewable energy, tiny homes.

Please feel free to share this update with the members of your Borough Councils. Please contact me or JPC Chair, Catherine Houska, with any questions regarding the above.

Sincerely,



Chris Cieslak, Secretary, Joint Planning Commission

cc:

Daniel Conlon, Esq. (Avalon/Ben Avon) (via email)

Matthew D. Racunas, Esq. (via email)

Kerry Fraas, Esq (via email)

Catherine Houska, Chair, Joint Planning Commission (via email)



March 11, 2022

Ben Avon Council
Ben Avon Borough
7101 Church Avenue
Pittsburgh, PA 15202

Subject: Monthly Report
Code Enforcement, Zoning, and Building Permit Report.

Dear Council,

The following are updates on action items since the previous Council meeting.

CODE ENFORCEMENT

NEW INVESTIGATIONS:

311 Breeding Avenue –

Property was inspected due to the appearance of water discharge causing a public nuisance.
Notice received 03.07.22 allowing for 10 days remediation.

ONGOING INVESTIGATIONS/CITATIONS:

7008 Church Avenue – Satellite Dish in Front Yard

Property was inspected for a satellite dish in the front yard. A Notice of violation was received on 05.15.21 requesting proof of approval. Property owner has been in contact with Code Enforcement to discuss history of property and location of satellite dish. Documents were provided to Code Enforcement to review. Property owner has had ongoing communication with Code Enforcement.

03.11.22 Property owner applied for a variance hearing, to be held on 04.20.22.

Tallied new complaints investigated are as follows:

- Structures – 0
- Trash / Rubbish / Junk – 0
- Grass / Trees - 0
- Other – 1

Engineering & Surveying

100 Courson Hill Road
Washington, PA 15301
T: 724-503-4125

www.HarshmanLLC.com

Office@HarshmanLLC.com

Codes & Zoning

2455 Park Ave
Washington, PA 15301
T: 724-993-4505

Permits@HarshmanLLC.com

MAGISTERIAL HEARINGS

No hearings this month.

RENTAL INSPECTIONS

PASS

1. 225-227 Rostrevor Place (Unit 1 & 2)
2. 225 Park Avenue (Unit 1, 2, 3, 4, 5, 6)

FAIL

1. None

BUILDING & ZONING PERMITS


Building Permits

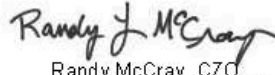
1. No new Building Permits

Zoning Permits

1. Zoning review for Building Permits.
2. 252 Hilands Avenue - Fence

Please contact our office at any time with questions.


Jarrod D'Amico, BCO
Director of Codes and Zoning


Randy McCray, CZO
Code & Zoning Technician

cc: File 19.159



QUAKER VALLEY COUNCIL OF GOVERNMENTS
 343 Eicher Road, Pittsburgh, PA 15237
 412-766-7458 | www.qvcog.org



Executive Director's Report – March 2022

QVCOG Intern - On March 2nd it was announced by the Local Government Academy (LGA) that the QVCOG was selected as a Municipal Intern Program Host site for the 2022 Program. As a part of this process the QVCOG will be attending the Municipal Intern Fair on April 13th which serves as the primary introductory tool and helps establish a fit between interested candidates and participating organizations. The QVCOG's selected Intern will work with the Executive Director as well as municipal staff and officials within the COG's member communities in effort to promote current programming and analyze the possibility for future collaborative opportunities, including the future of the Route 65 project and glass recycling program. The Intern will also engage with other Allegheny County COGs and like-minded organizations within the region to benchmark existing structures and programming to find efficiencies and opportunity for the COG to better serve our 15 member communities.

Banner Community Recognitions - The QVCOG would like to congratulate the 8 member communities who were recognized as 2022 "Banner Communities" by the Allegheny League of Municipalities! Avalon Borough, Bellevue Borough, Edgeworth Borough, Emsworth Borough, Kilbuck Township, Leet Township, Leetsdale Borough, and Sewickley Borough

GIS Roundtable – On February 23rd several municipal managers and elected officials were in attendance for a presentation by Mr. Matt Mercurio of Civic Mapper and Mr. Aaron Brouse of ESRI on the topic of ready-built "GIS Solutions" available through the ESRI platform. Those interested in the ArcGIS software are encouraged to contact Executive Director Conners. Several QVCOG ArcGIS licenses are available free of charge on a trial basis through May 16th.

Route 65 Committee – At its February 16th Regular Meeting, the QVCOG Board authorized the formation of an internal Route 65 Advisory Committee. This Committee will be made up of QVCOG Delegates as well as municipal managers from member communities. This Committee will be responsible for advising the QVCOG Board concerning future measures and initiatives emanating from the recent Route 65 Study.

WM Recycling Facility Tour - All interested parties are invited to attend a tour of Waste Management's (now WM) Greenstar Recycling Facility (4100 Grand Avenue, Pittsburgh, PA 15225). The tour will take place on Wednesday, May 4th at 11:00 a.m. This site visit will provide an in-person visual demonstration of the recycling separation and consolidation process and will serve to highlight proper recycling techniques specific to the curbside recycling program. Those who are interested in attending the tour are asked to RSVP via email (pconners@qvcog.org).

Glass Recycling Center Opens - The QVCOG will be launching a Pilot Glass Recycling Program for our fifteen member communities. Beginning Saturday, March 12th users will be invited to use a site located in Sewickley Borough's Riverfront Park (300 Chadwick St, Sewickley, PA 15143) free of charge. The QVCOG anticipates the Pilot Program will last approximately 3 months to evaluate the viability of the program. This Pilot Program will be funded through the QVCOG's joint recycling fund. At the Pilot Program's conclusion the QVCOG will evaluate the feasibility of establishing a second location (to be determined) as well as a shared cost structure based on each participating municipality's population. The Rules and Regulations for the program can be found below:

- The dumpster hauling and glass recycling service will be provided by Michael Brothers Hauling & CAP Glass;
- Hours of operations will be from Dawn to Dusk each day;
- Glass containers must be rinsed of any perishable debris prior to being recycled;
- Adhesive labels & container lids do not need to be removed from glass prior to being recycled; and
- Glass products such as mirrors, porcelain dishware, and light bulbs WILL NOT BE ACCEPTED.

Alpena Township, Avalon Borough, Bell Acres Borough, Bellevue Borough, Ben Avon Borough, Edgeworth Borough, Emsworth Borough, Glenfield Borough, Glen Osborne Borough, Haysville Borough, Kilbuck Township, Leet Township, Leetsdale Borough, Sewickley Borough, Sewickley Heights Borough