



# SOUTH FAYETTE T O W N S H I P

A Community Growing Together

## MARCH 9, 2016 – 7:00 PM BOARD OF COMMISSIONERS MEETING AGENDA

### 1. PUBLIC HEARING - CHARTER HOMES\*

Documents: [Charter Homes1 - Zoning Amend Req - Fr July 2015 Agenda.PDF](#), [Charter Homes2 - Rec To Bd Of Comm Fr PC.PDF](#), [Charter Homes3 - Letter To Reinstate Request.pdf](#), [Proposed Ordinance 3 Of 2016 - ND District.pdf](#), [Ordinance 4 Of 2016 Charter Homes Map.pdf](#), [Public Hearing Advertisement.pdf](#)

### 2. CALL TO ORDER

### 3. ROLL CALL

### 4. PLEDGE OF ALLEGIANCE

### 5. PUBLIC COMMENT \*

### 6. CORRESPONDENCE

#### A. LETTER FROM COLUMBIA GAS

Documents: [Letter From Columbia Gas.pdf](#)

#### B. PML LETTER

Documents: [PML Letter.pdf](#)

### 7. CONSENT CALENDAR ITEMS

#### A. APPROVAL OF MINUTES

##### a. FEBRUARY MINUTES

Documents: [February 10, 2016 Regular Meeting.pdf](#)

#### B. PAYMENT OF THE BILLS

##### a. FEBRUARY BILLS

Documents: [Februarv 2016 Bills.pdf](#)

C. DECEMBER FINANCIALS

Documents: [2015.12 Budget Vs Actual - December Financials.pdf](#)

D. MONTHLY POLICE REPORT

Documents: [February 2016.PDF](#)

8. OLD/UNFINISHED BUSINESS

A. DISCUSS AND CONSIDER ORDINANCE 3 OF 2016 ND DISTRICT

Documents: [Proposed Ordinance 3 Of 2016 - ND District.pdf](#)

B. DISCUSS AND CONSIDER ORDINANCE 4 OF 2016 - ZONING MAP

Documents: [Ordinance 4 Of 2016 Charter Homes Map.pdf](#)

C. BOND REFINANCING (TABLE UNTIL APRIL)

D. DISCUSS AND CONSIDER THE ZHB ALTERNATE AND EAC MEMBER APPOINTMENTS

9. NEW BUSINESS

A. DISCUSS AND CONSIDER NOVEMBER TAX REFUNDS

Documents: [November Tax Refunds.pdf](#)

B. DISCUSS LETTER FROM COMCAST

Documents: [Letter From Comcast.pdf](#)

C. DISCUSS AND CONSIDER PP-01-16 PRELIMINARY SITE MASTER PLAN, MILLERS RUN ROAD AND HICKORY GRADE ROAD, ZONED C-2

Documents: [Star City Ctr- Prelim Master Plan PP-01-16.Pdf](#)

D. DISCUSS AND CONSIDER F-04-16 R. SNOW PLAN OF LOTS, CONSOLIDATION PLAN, HOOK STREET, ZONED R-4

Documents: [Snow Cons Plan F-04-16.Pdf](#)

E. DISCUSS AND CONSIDER CU-03-16 NEWBURY MARKET SIGNAGE MASTER PLAN, CONDITIONAL USE APPLICATION, 1000 PRESTO-SYGAN ROAD, ZONED PED

Documents: [Newbury Mstr Sign Plan For CU-03-16.Pdf](#)

F. DISCUSS AND CONSIDER RESOLUTION 5 OF 2016, HEALTHY TRAILS COMMITTEE

Documents: [Res 5 Of 2016 Healthy Trails Committee DRAFT2.Pdf](#)

- G. DISCUSS AND CONSIDER MEMORANDUM OF AGREEMENT BETWEEN THE SFT POLICE ASSOCIATION AND SFTWP

Documents: [Momorandum Of Agreement - Police Association And SFTWP.pdf](#)

- H. DISCUSS AND CONSIDER LEASE DOCUMENT FOR FIELDHOUSE BUILDING AT FAIRVIEW PARK

- I. DISCUSS AND CONSIDER REFERRING THE ZONING CHANGE REQUEST TO THE PLANNING COMMISSION REGARDING PROPERTY ON WASHINGTON PIKE

Documents: [Zoning Change Request.pdf](#)

- J. DISCUSS AND CONSIDER SETTING THE 2016 FIREWORKS TIME AND DATE

- K. DISCUSS AND CONSIDER CARDILLO FARMING AGREEMENT

Documents: [Cardillo License Agreement 2016.Pdf](#)

- L. DISCUSS AND CONSIDER REQUEST FROM HORIZON

Documents: [Request For Extension Letter 3-8-16.Pdf](#)

10. LIAISON REPORTS

11. MANAGER'S REPORT

A. INTERNET PURCHASE EXCHANGE

B. POLICE PENSION, NON-UNION PENSION, AND 457 PLAN SERVICES

C. APRIL MEETING - MS4 TRAINING BY LSSE

D. APRIL MEETING - WASTE MANAGEMENT RECYCLE PRESENTATION

E. MAGAZINE UPDATE

12. SOLICITOR'S REPORT

13. PUBLIC COMMENT \*

14. EXECUTIVE SESSION

15. ADJOURNMENT

\* The Board will hear comments from residents and/or taxpayers. The time limit of comments will not exceed three (3) minutes. The Board will not respond to questions during this session, but will only hear public comment.

If you are viewing a printed version of this agenda, you may access the backup documentation at [www.southfayettepa.com/agendacenter](http://www.southfayettepa.com/agendacenter).



CHARTER Homes & Neighborhoods

1190 Dillerville Road T 717.560.1400  
Lancaster, PA 17601 F 717.560.1138  
charterhomes.com

April 22, 2015

Board of Commissioners  
Township of South Fayette  
515 Millers Run Road  
Morgan, PA 15064

**RE: Charter Homes & Neighborhoods/Hastings  
Application to Amend the Zoning Map and Zoning Ordinance**

Dear Board of Commissioners:

Charter Homes Development Properties XI, Inc. ("Charter") is the equitable owner of approximately 81.33 acres located along Mayview Road in the southeastern quadrant of the South Fayette Township at the site of the former Mayview State Hospital complex (the "Property"). Charter desires to redevelop the property as a mixed use community - to be known as "Hastings" - that emphasizes traditional neighborhood design, pedestrian accessibility, thoughtful open spaces, and a "main street" style central market area.

Pursuant to Section 240-148.A of the Zoning Ordinance, Charter has submitted to the Township's Planning Commission a petition to adopt a zoning amendment to permit such redevelopment. We have requested that the petition be placed on the agenda for the Planning Commission's meeting on May 28. Enclosed is a copy of the petition along with related documents.

We request that the Board of Commissioners place this petition on the agenda for its meeting on May 13, 2015 for the purposes of scheduling a hearing on the proposed zoning amendment for July 8, 2015.

Sincerely,  
CHARTER HOMES & NEIGHBORHOODS

Anthony Faranda-Diedrich  
Vice President of Neighborhood Development

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APR 23 2015



CHARTER Homes & Neighborhoods

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Lancaster, PA 17601 F 717.560.1138  
charterhomes.com

April 22, 2015

Planning Commission  
Township of South Fayette  
515 Millers Run Road  
Morgan, PA 15064

**RE: Charter Homes & Neighborhoods/Hastings  
Application to Amend the Zoning Map and Zoning Ordinance**

Dear Planning Commissioners:

Charter Homes Development Properties XI, Inc. ("Charter") is the equitable owner of approximately 81.33 acres located along Mayview Road in the southeastern quadrant of the South Fayette Township at the site of the former Mayview State Hospital complex (the "Property"). Charter desires to redevelop the Property as a traditional neighborhood-type development. The purpose of this letter is to petition the Township to adopt a zoning amendment to permit such redevelopment. This petition is being filed with the Planning Commission pursuant to Section 240-148.A of the Township's Zoning Ordinance.

Our vision for redeveloping the Property is to create a mixed use community – to be known as "Hastings" – that emphasizes traditional neighborhood design, pedestrian accessibility, thoughtful open spaces, and a "main street" style central market area that is integrated with second and third floor residential uses.

Hastings is to include approximately 620 dwellings units at an overall density of approximately 7.62 units per acre. As proposed, Hastings will include approximately 169 single-family dwelling units, 293 apartment dwelling units and 112 townhouse dwelling units. Additionally, approximately 46 mixed use residential units are proposed to be located near the center of the development. Approximately 22 acres, or 27 percent, of the Property will be designated as reserved open space and integrated throughout the development in various forms and configurations. A conceptual layout plan depicting the major features of Hastings is enclosed (the "Site Plan").

Currently, the Township's B-1 District regulations and other zoning standards do not permit or regulate mixed use, neighborhood design redevelopment projects such as Hastings. Charter requests that the Board of Commissioners adopt a zoning amendment that (i) amends the text of the Zoning Ordinance to create a new zoning district that is called the "ND Neighborhood Design District" ("ND District") and include design standards for development within the ND District and (ii) rezone the Property from the B-1 Business District ("B-1 District") to the ND District.

The requested amendment is consistent with many of the community development objectives of the most recent version of the Township's Zoning Ordinance. The proposed amendment supports a mixed use development style and pattern that promotes the public health, safety, morals, and general welfare of the Township. In order to prevent the overcrowding of land, blight, danger and congestion in travel and transportation, loss of health, life or property from fire, flood, panic or other dangers, the requested amendment provides reasonable and appropriate population density limitations and ensures that adequate open spaces for light, air and recreation opportunities are provided within new mixed use developments. The proposed amendment also promotes coordinated and practical community development by requiring new mixed-use developments to include transportation options (sidewalks, trails, on-street parking), public water and sewage, parks and other amenities. Finally, the requested amendment supports the promotion of stormwater management, soil and water conservation, and where appropriate, preservation of woodland and environmentally sensitive areas within new mixed-use developments.

The requested amendment is consistent with many of the community development goals and objectives of the most recent version of the Comprehensive Plan of the Township of South Fayette ("Township Comprehensive Plan"). For instance, the Township Comprehensive Plan specifically contemplates redevelopment on the former Mayview State Hospital site as a mixed use (business and residential) development. Additionally, the Property and the surrounding area are currently served by a full range of utility and transportation infrastructure networks and services. The proposed amendment not only promotes a diverse residential housing stock that complements established neighborhood development and responds to various price/age interests, but also supports non-residential redevelopment and economic development in concert with existing and proposed transportation and infrastructure improvements. Therefore, the proposed amendment is consistent with and implements important elements of the Township Comprehensive Plan.

The proposed amendment is also consistent with goals and objectives of the most recent version of Allegheny Places: The Allegheny County Comprehensive Plan ("County Comprehensive Plan"). The proposed amendment is consistent with and implements elements of the future land use plan. Specifically, the County Comprehensive Plan identifies the Property as an infill opportunity area supporting redevelopment of the vacant and abandoned former Mayview State Hospital site. The future land use plan suggests creating distinctive places that are beneficial and emphasize communities. Additionally, the requested amendment is consistent with and implements several other County Comprehensive Plan elements including economic development, housing, parks, open space and greenways, utilities, environmental resources and energy conservation. Finally, the County

Planning Commission  
April 22, 2015  
Page 3

Comprehensive Plan highlights successful and desirable examples of mixed use infill and redevelopment projects within Allegheny County, such as Washington's Landing and Carrie Furnace, both of which include elements and features similar to those envisioned by Charter and intended to be implemented through the requested amendment. Therefore, the proposed amendment is consistent with and implements important elements of the County Comprehensive Plan.

We believe that the proposed amendment is (i) consistent and compatible with the Township's and County's planning principles, (ii) appropriate given the suitability of existing infrastructure and availability of utilities, and (iii) valuable given the expected positive impact on the community.

Enclosed with this letter are copies of the following documents:

- (i) Zoning text amendment;
- (ii) Site Plan (one 11x17 and one large format);
- (iii) Zoning map;
- (iv) Legal description for the property to be rezoned;
- (v) Recorded Memorandum of Purchase Agreement between Aloe Brothers, LLC, as seller, and Charter Homes Development Properties XI, Inc., as buyer; and
- (vi) Check in the amount of \$600, made payable to South Fayette Township, as payment of the filing fee for this request.

Please forward this petition to the Allegheny County Department of Economic Development and place the petition on the agenda for the Planning Commission's meeting on May 28, 2015.

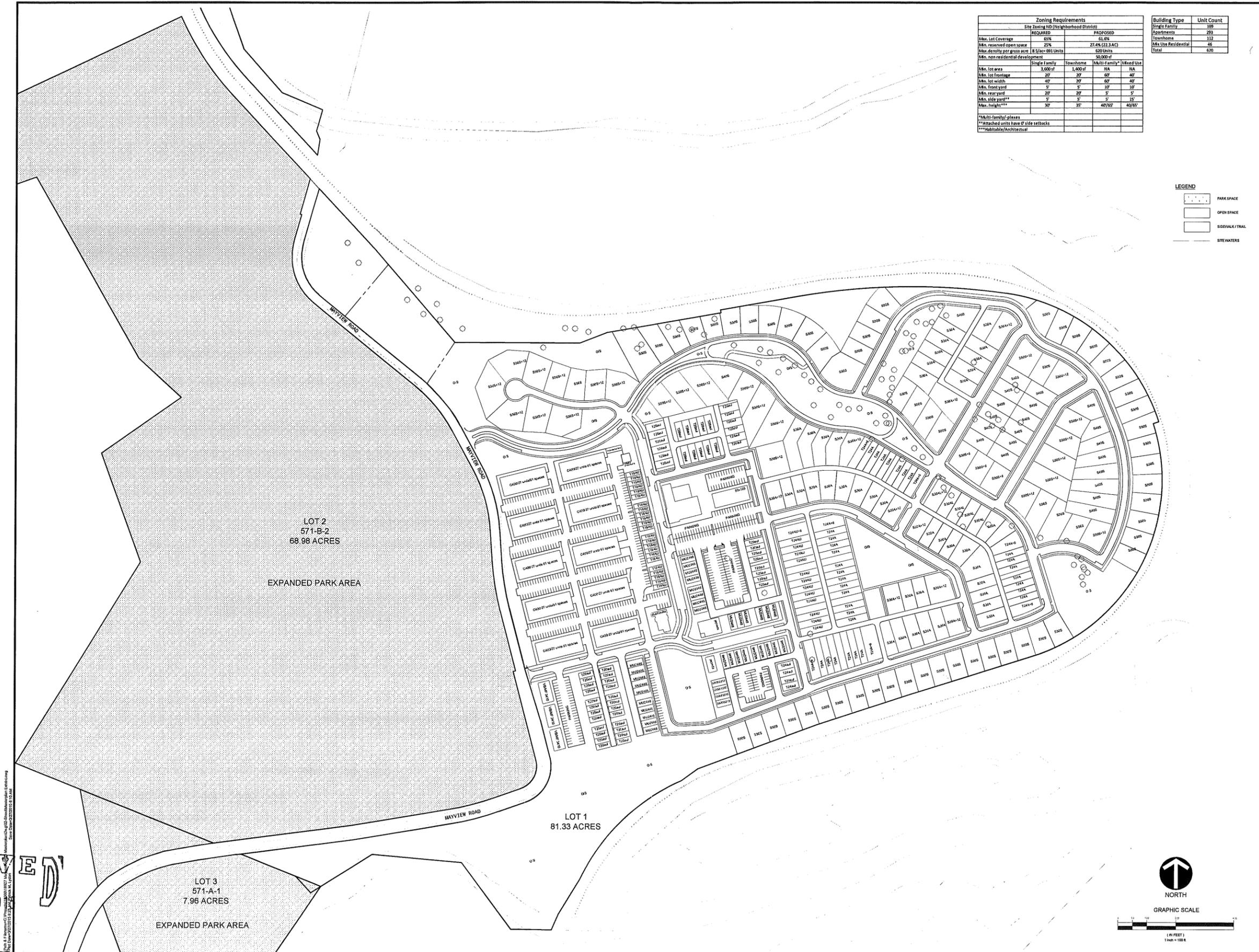
We look forward to presenting this request to the Planning Commission.

Sincerely,  
CHARTER HOMES & NEIGHBORHOODS



Anthony Paranda-Diedrich  
Vice President of Neighborhood Development

RECEIVED  
APR 23 2015



Zoning Requirements		Site Zoning ID (Neighborhood District)	
		RECORDED	PROPOSED
Max. Lot Coverage	65%	61.6%	
Min. reserved open space	25%	27.4% (22.3 AC)	
Max. density per gross acre	8.5/acre (99 Units)	600 Units	
Min. non-residential development		50,000 sf	
	Single Family	Townhome	Multi-Family* (Mixed Use)
Min. lot area	3,600 sf	1,400 sf	NA
Min. lot frontage	37'	20'	60'
Min. lot width	47'	20'	60'
Min. front yard	5'	5'	10'
Min. rear yard	20'	20'	5'
Min. side yard**	5'	5'	15'
Max. height***	30'	35'	40'/65'

Building Type	Unit Count
Single Family	189
Apartments	293
Townhome	112
Max Use Residential	46
Total	638

**GATEWAY**  
The Gateway Engineers, Inc.  
Full-Service Civil Engineering & Surveying  
Pittsburgh, PA  
gatewayengineers.com

REVISION RECORD	
DATE	DESCRIPTION
01	
02	
03	
04	
05	
06	
07	
08	

**HASTINGS NEIGHBORHOOD DEVELOPMENT PLAN**  
SOUTH FAYETTE TOWNSHIP  
ALLEGANY CO., PA  
PREPARED FOR  
**CHARTER HOMES & NEIGHBORHOODS**  
1180 DILLERVILLE ROAD  
LANCASTER, PA 17601

MASTER PLAN

Project Number: 18927-0005  
Drawing Scale: 1" = 100'  
Date Issued: JAN 2015  
Index Number: ---  
Drawn By: PHL  
Checked By: DMH  
Project Manager: DMH

EX-1

### **Article III**

#### **§ 240-11 Zoning districts**

The Township is divided into the districts set forth by this chapter and as shown by the district boundaries on the Official Zoning District Map. The zoning districts are:

ND Neighborhood Design District

### **Article XII.C ND Neighborhood Design District**

#### **§ 240-76.16 Purpose.**

The purpose of this district is:

- A. To provide for a more varied, innovative, and efficient development pattern consistent with traditional patterns and scale of development, a mix of uses, and designs that occurred prior to newer suburban development patterns.
- B. To encourage a balance between neighborhood form and function.
- C. To promote a mix of diverse but compatible types of neighborhood development.
- D. To avoid development that could cause inefficient patterns of development.
- E. To encourage a blend housing at a moderate density to serve various age groups and types of housing.
- F. To provide for safe and convenient pedestrian, bicycle and vehicle circulation;
- G. To provide walkable development patterns and shift the focus from motor vehicles to pedestrians and bicycles.
- H. To encourage persons to work, shop, and recreate in and around the neighborhood within which they live.
- I. To encourage the creation of a sense of place and a community spirit that promotes social interaction.
- J. To provide a means to attain the aims and community development objectives of the Township Comprehensive Plan and § 240-5 of the Zoning Ordinance.
- K. To provide for development balance designed to promote a solid tax base without placing a burden on the Township, school district and other taxing bodies.
- L. To provide an efficient use of land, resulting in smaller networks of utilities and streets and lower housing and infrastructure maintenance costs.

§ 240-76.17 Relationship to other ordinances.

- A. In addition to any standard, provision, regulation or requirement outside of this article that is specifically referenced in this article, the standards, provisions, regulations and requirements of this article shall be the only standards, provisions, regulations and requirements of the Zoning Ordinance that apply to development in the ND Neighborhood Design District and shall supersede all standards, requirements, regulations and provisions of the Township Code, including the Township Subdivision and Land Development Ordinance that are inconsistent with the standards, requirements and provisions set forth in this article.
- B. The regulations for specific uses set forth in § 240-95 and elsewhere in the Zoning Ordinance shall not apply unless specifically referenced in this article.
- C. Clear sight triangles, as required in the Zoning Ordinance, the Township Subdivision and Land Development Ordinance and elsewhere in the Township Code shall not apply. In lieu of providing clear sight triangles, applicants shall be required to calculate and provide adequate minimum safe sight distances in accordance with this article.

§ 240-76.18 Public water and sewer required.

The Neighborhood Design development site shall be served by public water and public sewer.

§ 240-76.19 Authorized uses.

In the ND Neighborhood Design District, the follow uses are authorized:

- A. Permitted uses.
  - (1) Principal uses.
    - (a) Residential uses.
      - [1] Single-family dwelling.
      - [2] Multifamily dwelling.
    - (b) Non-residential uses.
      - [1] Apartment in combination with business.
      - [2] Township-related facilities.
      - [3] Community club.
      - [4] Incidental mineral removal.
      - [5] Bed-and-breakfast.

- [6] Churches.
- [7] Firehouses.
- [8] Noncommercial recreation.
- [9] Nursing home.
- [10] Public buildings, other than Township-related facilities.
- [11] Public recreation, other than Township-related facilities.
- [12] Schools (public or private).
- [13] Agricultural sales.
- [14] Day-care center.
- [15] Private club.
- [16] Museums; libraries.
- [17] Personal services.
- [18] Antiques, interior decorating.
- [19] Art, book, stationary store.
- [20] Bakery, including processing primarily for on-site sale.
- [21] Business or professional offices.
- [22] Business services.
- [23] Candy or ice cream store, including processing primarily for on-site sale.
- [24] Card and gift shop.
- [25] Catering service, excluding rental hall.
- [26] Commercial recreation.
- [27] Dry cleaning pickup store.
- [28] Financial institution.
- [29] Florist shop with greenhouse.
- [30] Food store.

- [31] Hobby shop.
- [32] Newstand.
- [33] Restaurant, carry-out, fast-food or sit-down.
- [34] Planned shopping center.
- [35] Specialty retail.
- [36] Convenience store.
- [37] General merchandise stores.
- [38] Place of assembly.
- [39] Public parking lot or public parking garage.
- [40] Retail store.
- [41] Bar or tavern.
- [42] Grocery store.
- [43] Repair shop.
- [44] Temporary use or structure, other than a construction trailer or sales office.
- [45] Comparable uses not specifically listed.
- [46] Apparel and accessories store.
- [47] Appliance, home furnishings store.
- [48] Art, music or photography studios.
- [49] Commercial school.
- [50] Contracting business.
- [51] Drugstore.
- [52] Health club.
- [53] Hotel.
- [57] Indoor entertainment.
- [55] Medical offices; medical clinic.

- [56] Water towers and water storage facilities.
  - [57] Common open space.
  - [58] Pet services.
  - [59] Pizza shop, including on-site processing.
  - [60] Food and related products, packaging, storage, and distribution.
  - [61] Educational studio.
  - [62] Coffee shop, delicatessen or sandwich shop, either sit-down or take-out service.
- (c) Mixed uses. Mixed uses, consisting of combinations of principal uses permitted in the ND Neighborhood Design District shall be permitted to occupy the same building or lot, provided the applicable requirements of this article are met. Uses shall be permitted to be mixed both on the horizontal and vertical plane.
  - (d) Multiple Uses. More than one principal use or structure shall be permitted to occupy the same lot, provided the applicable requirements of this article are met.
- (2) Accessory uses.
- (a) Signs, subject to Article XVIII.
  - (b) Off-street parking and loading, subject to Article XVII.
  - (c) Fences.
  - (d) Other accessory uses customarily incidental to and on the same lot with any permitted use authorized in this District.
  - (e) Private residential swimming pools or sport courts.
  - (f) Private garages and storage buildings.
  - (g) No-impact home based businesses.
  - (h) Keeping of domestic pets.
  - (i) Garage sales and temporary auto sales.
  - (j) Communication antenna mounted on an existing building or existing public utility storage or transmission structure.
  - (k) Temporary construction trailer, model home or sales office.

- (l) Home occupation.
- (m) Family day-care home.
- (n) Drive-through facilities.
- (o) Administrative offices.
- (p) Retail sales of products produced on site.

§ 240-76.20 Area and Bulk Regulations.

In the ND Neighborhood Design District, all uses shall be subject to the following regulations.

A. Overall Neighborhood Design development site area standards.

- (1) Maximum lot coverage: 65% of overall Neighborhood Design development site area included as part of a Neighborhood Design development site under this article.
- (2) Minimum reserved common open space: 25% of overall Neighborhood Design development site area included as part of a Neighborhood Design development site under this article.
- (3) Required mix of residential uses. The Neighborhood Design development site must include a minimum of three different categories of permitted dwelling types (i.e. single-family dwelling; triplex, fourplex and townhouse; and multifamily dwelling). No one permitted dwelling type shall be less than 15% or more than 50% of the total number of permitted dwelling units.
- (4) Maximum dwelling unit density per gross acre of overall Neighborhood Design development site area included as part of a Neighborhood Design development site under this article: 8.5.
- (5) Minimum nonresidential development of overall Neighborhood Design development site. There shall be a minimum of 50,000 square feet of nonresidential building gross floor area within the Neighborhood Design development site. A minimum of 25,000 square feet of nonresidential building gross floor area shall be constructed before completion of construction of 50 percent of the dwelling units. A minimum of an additional 25,000 square feet of nonresidential building gross floor area shall be constructed before completion of construction of the remaining dwelling units.

B. Minimum lot area.

- (1) Single-family dwelling: 3,600 square feet.
- (2) Triplex, fourplex and townhouse: 1,400 square feet.

- (3) Multifamily dwelling, mixed use (residential and non-residential) building and nonresidential principal uses: There shall be no minimum lot area. Lot area shall be based on required yards, parking, building separations, environmental limitations and other applicable criteria.
- C. Minimum lot frontage (on a public or private street, including alleys, or on an open space area located between and adjoining both such lot and a street or alley, provided the lot adjoins and has access to at least one street or alley).
- (1) Single-family dwelling, triplex, fourplex and townhouse: 20 feet.
  - (2) Multifamily dwelling and nonresidential principal uses: 60 feet.
  - (3) Mixed use (residential and non-residential) building: 40 feet.
  - (4) Flag lot, defined as a lot not meeting frontage requirements in this article and where access to the public or private street, including an alley, is by a narrow private driveway or right-of-way: 15 feet.
- D. Minimum lot width.
- (1) Single-family dwelling: 40 feet.
  - (2) Triplex, fourplex and townhouse: 20 feet.
  - (3) Mixed use (residential and non-residential) building: 40 feet.
  - (4) Multifamily dwelling and all other principal uses: 60 feet.
- E. Minimum front yard.
- (1) Single-family dwelling, triplex, fourplex and townhouse structure: 5 feet.
  - (2) Multifamily dwelling, mixed use (residential and non-residential) structure and all other principal structures: 10 feet.
  - (3) Accessory structures: The regulations of § 240-76.20H shall apply.
- F. Minimum rear yard.
- (1) Single-family dwelling, triplex, fourplex and townhouse structure: 20 feet, or 5 feet if the building is served by rear alley access.
  - (2) Multifamily dwelling, mixed use (residential and non-residential) structure and all other principal structures: 5 feet.
  - (3) Accessory structures: The regulations of § 240-76.20H shall apply.
- G. Minimum side yard:

- (1) Single-family detached, multifamily dwelling and all other detached principal structures:
    - (a) Interior lots (i.e. not corner lots): 5 feet.
    - (b) Corner lots: 5 feet.
  - (2) Triplex, fourplex, townhouse and all other attached principal structures:
    - (a) Attached side: 0 feet.
    - (b) Unattached side: 5 feet.
  - (3) Accessory structures: The regulations of § 240-76.20H shall apply.
- H. Yard requirements for accessory structures. Except as provided below, the regulations of § 240-99 shall apply.
- (1) Except as provided below, all accessory structures shall be set back a minimum of five feet from the rear and side property lines, and shall not be located in the front yard.
    - (a) Fences and walls.
      - [1] Setbacks. There shall be no required setbacks for fences and walls.
      - [2] The minimum required openings set forth in § 240-99C(3)(c) shall not apply.
    - (b) Residential accessory storage structures and garages that are not attached to the principal building shall be set back the minimum distances from the rear and side property lines:
      - [1] Unattached side: 5 feet.
      - [2] Attached side (to another accessory storage structure or garage): 0 feet.
    - (c) Signs and off-street parking areas shall be permitted to be located in the front yard, subject to the requirements of Articles XVII and XVIII.
- I. Attached townhouse units. Individual townhouse buildings shall be permitted to contain not more than eight attached dwelling units.
- J. Building separation. Unless buildings are attached, the minimum separation between multifamily dwelling, mixed use (residential and non-residential) building and nonresidential principal buildings on the same lot, excluding accessory structures, at any point shall not be less than 10 feet, unless a lesser distance is permitted by the Township Building Code.

K. Permitted projection into required yards. The following shall be permitted to project into any required yard:

- (1) An unenclosed porch, deck or patio shall be permitted to intrude into a required front, side or rear yard a maximum of 50% of the required yard.
- (2) All other improvements without a foundation including but not limited to chimneys, roof overhangs, rain gutters, building footings, window wells, stairways, stoops and similar features shall be permitted to intrude up to three feet into a required yard.

L. Maximum height.

(1) Building height. Unless otherwise provided below, the maximum building height shall be measured from the highest point of the foundation to the lowest point on the eaves.

- (a) Single-family dwelling: 30 feet.
- (b) Triplex, fourplex and townhouse: 35 feet.
- (c) Multifamily dwelling and mixed use (residential and non-residential) building:
  - [1] Habitable space: 40 feet.
  - [2] Architectural and non-habitable features: 65 feet.
- (d) Nonresidential building:
  - [1] Habitable space: 50 feet.
  - [2] Architectural and non-habitable features: 65 feet.
- (e) Accessory residential buildings:
  - [1] With habitable space above the ground floor: 20 feet.
  - [2] Without habitable space above the ground floor: 10 feet.

(2) Height exceptions: The regulations of § 240-101 shall apply.

M. Building Materials. All single-family detached dwellings and townhouse units shall be constructed out of quality materials including, but not limited to, brick, cultured stone, stucco, cementitious siding or combination thereof. All single-family detached dwellings and townhouse units shall have brick or cultured stone to grade construction, being that no portion of the building between the ground and any bottom of the first floor shall show exposed concrete block. No vinyl or aluminum siding shall be permitted on single-family detached dwelling or townhouse units. All buildings shall be constructed in accordance with the Township Building Code.

§ 240-76.21 Off-Street Parking and Loading. Except as provided below, the regulations of Article XVII shall apply.

A. Off-street parking.

(1) Design.

- (a) One-way aisle shall be permitted with a functional turnaround.

(2) Access.

- (a) The number of access drives from a single lot or development to any public or private street, excluding alleys, shall not exceed two for every 100 feet of street frontage. This excludes individual driveways for residential uses.

- (b) Access drives shall be located at least 50 feet from the intersection of any two street right-of-way lines. Where a site has frontage on more than one street, access shall be provided from the street with the lower traffic volume, if physically practical. This excludes individual driveways for residential uses.

(3) Location of parking areas.

- (a) Except for single-family dwellings or where on-street parking is permitted, required parking spaces shall not be required to be located on the same lot with the principal use.

- (b) All parking areas containing more than five parking spaces shall be located at least five feet from any adjoining residential lot.

(4) Off-street parking requirements.

(a) Residential uses.

[1] Minimum parking spaces required for triplex, fourplex and townhouse: 2 parking spaces per dwelling unit.

[2] Minimum parking spaces required for garden apartments, mid-rise apartments and high-rise apartments shall be as follows:

[a] Efficiency/studio: 0.5 space per dwelling unit.

[b] 1 bedroom: 1 space per dwelling unit.

[c] 2 bedrooms: 2 spaces per dwelling unit.

[d] 3 bedrooms or more: 3 spaces per dwelling unit.

[e] Visitor parking: 0.2 space per dwelling unit.

[f] Staff parking: 1 space per employee on the maximum shift.

(b) Nonresidential uses. Except as provided below, the regulations of § 240-112 shall apply to the minimum parking spaces required for nonresidential uses.

[1] Day-care center and nursery school: 1 space per 500 square feet of net floor area.

[2] Medical office and medical clinic: 1 space per 250 square feet of gross floor area.

[3] Restaurant, bar and tavern: 1 space per 3 seats.

[4] Any use with membership exclusive to the Neighborhood Design development, operated by the homeowners' or condominium association, or for use primarily by the Neighborhood Design development residents and their guests: 0 spaces.

(c) Mixed uses. The required off-street parking shall be equal to no less than the sum of the off-street parking required for each of the mixed uses.

(d) Shared parking. Except as provided below, the regulations of § 240-111E shall apply. Parking shall be permitted to be located off-site, on a separate lot under separate ownership.

(5) On-street parking. Notwithstanding any other Township standard, provision, regulation or requirement, on-street parking shall be permitted along all streets except as prohibited under Pennsylvania Motor Vehicle Code. Required off-street parking spaces shall be permitted to be satisfied through on-street parking spaces located within 1,200 feet of the entrance to a building or use, that is regularly used by patrons and/or occupants. The on-street parking spaces shall be directly accessible by pedestrians using sidewalks or other designated pedestrian pathways.

B. Off-street loading.

(1) Location. Loading berths shall be permitted to be located in alleys. Loading berths shall be located at least 25 feet from the nearest point of intersection of any two streets, excluding alleys.

(2) Screening. For purposes of determining compliance with the screening regulations in § 240-113A(4), screening shall not be required to separate nonresidential uses from residential uses located in the same mixed use building.

§ 240-76.22 Signs. Except as provided below, the regulations of Article XVIII shall apply.

- A. Signs authorized in all zoning districts. Except as provided below, signs in the Neighborhood Design development site shall comply with the sign regulations in § 240-117.
  - (1) On-premises directional signs. For purposes of this article and § 240-117H, the term "on-premises" and phrase "on the premises" shall include the Neighborhood Design development site.
- B. Signs for nonresidential uses shall comply with the C-2 district sign regulations in § 240-119, except that projecting signs shall be permitted by right.
- C. Other permitted signs.
  - (1) Definition. Major development/project-welcome sign. A large, freestanding sign erected during the period of construction and/or development of a property by the contractor/developer or their agent. Upon completion of the timeframe listed in this article and removal of the "major development" message/content, the sign shall be permitted to contain the development name, logo and could also contain the phrase "Welcome to" or similar project message, and shall be permitted to include advertising for on-premises businesses. Such signs shall be permitted on the Neighborhood Design development site, provided that:
    - (a) This sign shall be permanent, except that the "major development" message/content shall be removed within 30 days of the sale or rental of the last lot/space or completion of the proposed construction in the development.
    - (b) The surface area of any one sign shall not exceed 300 square feet and the height shall not exceed 20 feet.
    - (c) The signs shall be permitted to be double sided.
    - (d) The sign shall be permitted to be illuminated or nonilluminated.

§ 240-76.23 Reserved Common Open Space Standards

- A. General standards for reserved common open space designation.
  - (1) Definition. Reserved common open space. A lot or portion thereof that is located within, adjacent to, or across a public street from a Neighborhood Design development site and is reserved for the use and enjoyment of the residents of a Neighborhood Design development site and/or the general public, including floodplains and stormwater management basins, but not including streets and off-street parking areas.
  - (2) The location and layout of the reserved common open space shall be designed and configured so as to serve residents of the Neighborhood Design development site and/or the general public and achieve at least one of the following objectives, and the applicant shall demonstrate those specific measures employed to achieve these objectives:

- (a) Protection of important natural resources (e.g., streams, ponds, wetlands, steep slopes, woodlands, unique geologic features, wildlife habitats, aquifer recharge areas, etc.);
  - (b) Protection of important historical and/or archaeological sites;
  - (c) Provision of usable areas that are conveniently accessible to residents within the Neighborhood Design development site and/or the general public; and,
  - (d) Integration of greenbelts and trails throughout the Neighborhood Design development site that link residences with onsite or adjoining parks, schools, or other similar features.
  - (e) The dedication of reserved common opens space at a site deemed appropriate by the Board of Commissioners and that involves land that is clearly suitable for active and/or passive recreation.
  - (f) The provision of reserved common open space in a location that will allow homes to be buffered from nuisance-generating uses, such as a heavily traveled street or industrial uses. In such case, intensive landscaping and/or planting for eventual reforestation shall be provided.
- (3) Areas devoted to stormwater management facilities shall be permitted to be included within the minimum required reserved common open space area where such facilities are integrally incorporated into the overall open space design using best management practices to:
- (a) Promote recharge of the groundwater system;
  - (b) Be available and appropriate for active or passive recreational use or scenic enjoyment; and
  - (c) Otherwise conform to the purposes, standards, and criteria for reserved common open space set forth in this article.
- B. Standards for ownership of reserved common open space. Reserved common open space shall be reserved for open space or passive or active recreational use by deed restriction, conservation easement, or other agreement in a form acceptable to the Township and duly recorded in the Office of the Recorder of Deeds of Allegheny County. Subject to such permanent restrictions, reserved common open space land in any Neighborhood Design development site shall be permitted to be owned by a homeowners' or condominium association, the Township, a land trust or other conservation organization recognized by the Township, or by a similar entity, shall be permitted to remain in private ownership, or any combination thereof in accordance with § 240-90B.

§ 240-76.24 Additional Design Standards.

A. Streets.

- (1) Frontage required. Frontage on a public street is not required, but each lot shall have frontage in accordance with § 240-76C.
- (2) Private streets and alleys. Private streets and alleys shall be permitted.
  - (a) Minimum right-of-way width: 20 feet.
  - (b) Minimum paved cartway width: 16 feet.
- (3) Layout. Intersections of four streets at one point shall be permitted.
- (4) Right-of-way and paving widths. Minimum widths of rights-of-way and minimum widths of paving shall be provided in accordance with the requirements specified Appendix 1 for permitted street types / sections of streets and alleys.
- (5) Block pattern. Street and alley rights-of-way shall be permitted with 10 foot minimum paved radii.
- (6) Visibility, minimum safe sight distance.
  - (a) At all proposed driveways and intersections, minimum acceptable sight distance shall be provided for all permitted turning movements.
  - (b) The minimum acceptable sight distance values shall be calculated and provided in accordance with the Pennsylvania Department of Transportation form M-950S, entitled "Measuring Driveway Sight Distances." Adequate minimum safe sight distance shall be measured from the edge of the main traveled portion of any highway (i.e. edge of travel lane or travel way), exclusive of shoulder, auxiliary lane, and on-street parking lane, as opposed to edge of pavement.
- (7) Roadway design.
  - (a) Horizontal alignment.
    - [1] Horizontal radius. Minimum centerline radius: 100 feet
    - [2] Reverse curve. Reverse curbs shall be permitted with minimum 10 foot tangent.
  - (b) Intersection design.
    - [1] Distance between intersections. Minimum distance between local street intersections: 150 feet.
    - [2] Minimum distance between local streets and alleys: 75 feet.
- (8) Excavation.

- (a) 2:1 horizontal to vertical slopes shall be permitted in cut areas. Slopes greater than 2:1 shall be permitted if accompanied by a geotechnical engineering report providing recommendations of the same.
  - (b) 2:1 horizontal to vertical slopes shall be permitted in fill areas. Slopes greater than 2:1 shall be permitted if accompanied by a geotechnical engineering report providing recommendations of the same.
- B. Alleys. Alleys, as defined by this chapter, shall be permitted in Neighborhood Design development sites where needed for loading, unloading or secondary access. Alleys shall be constructed in accordance with Township Construction Standards and shall meet the minimum design standards shown in Appendix I for local streets, except that the minimum right-of-way and cartway widths shall be permitted to be reduced as set forth in § 240-76.24A(2) above.
- C. Curbs.
  - (1) Curbs shall not be required along collector streets, as defined by this chapter.
  - (2) In addition to the other permitted materials, curbs shall be permitted to be constructed of Belgium block.
- D. Sidewalks. Sidewalks shall not be required along collector streets, as defined by this chapter.
- E. Mandatory dedication of open space or payment of fees in lieu thereof. In Neighborhood Design development sites where reserved common open space is required to be provided, the common open space proposed shall be credited towards the total amount of required to be dedicated for open space and recreational use required by § 215-70 of the Township Subdivision and Land Development Ordinance for the Neighborhood Design development site.
- F. Lot frontage. Frontage on a public street right-of-way is not required, but all lots created by a subdivision shall have frontage in accordance with § 240-76C.
- G. Stormwater management facilities.
  - (1) Basins.
    - (a) Slopes of open stormwater detention basins shall have slopes of 2 horizontal to 1 vertical; slopes greater than 2:1 shall be permitted if accompanied by a geotechnical engineering report to providing recommendations of the same. Walls shall be permitted to transition grades where necessary as long as fencing of the basin is provided, where walls exceed 5 feet in height.
    - (b) Subsurface stormwater basins. Subsurface stormwater basins shall be permitted stormwater management facilities.

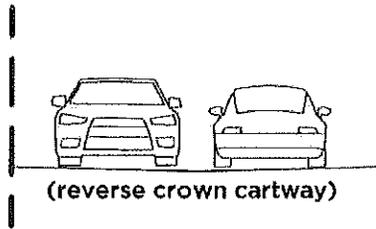
- H. Sewer and water dedication. Sewer and water dedications shall not be a pre-requisite to issuance of building permits. Final release of the public improvement bond may be held as assurance of dedication.

§ 240-76.25 Modifications.

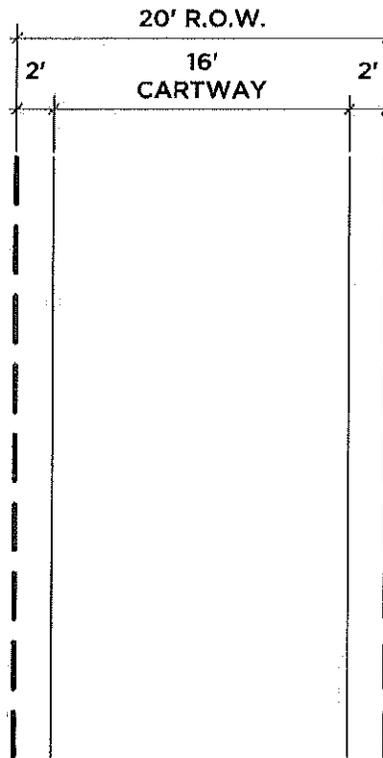
The Board of Commissioners may, by conditional use approval, permit the modification of the provisions of this article, and any provision of the Zoning Ordinance that is referenced in this article, in order to encourage innovation and provide flexibility in the design of Neighborhood Design sites. Any conditional use to permit modification of the requirements of this article shall be subject to the following standards. Such modifications:

- A. The modification is consistent with the purpose and intent of this article.
- B. The modification will not result in any danger to the public health or welfare or in adverse impact to adjoining properties or future inhabitants of the Neighborhood Design development site.
- C. The modification will not result in an increase in residential densities permitted for the Neighborhood Design development site area.
- D. The modification will allow for equal or better results and represent the minimum amount of relief necessary.

Appendix 1



A.20.16.0



ALLEY  
A.20.16.0

page 1 of 1

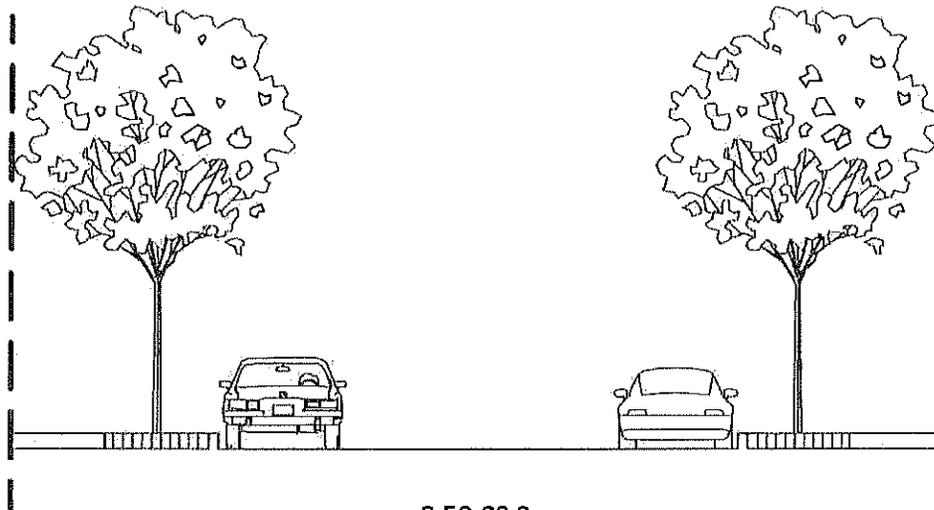
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12.22.14	Revisions:	
	12/10/2014: Street Section Re-visit	
	12/24/2014: Street Section Re-visit	

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PRODUCT CODE:  
**A.20.16.0**

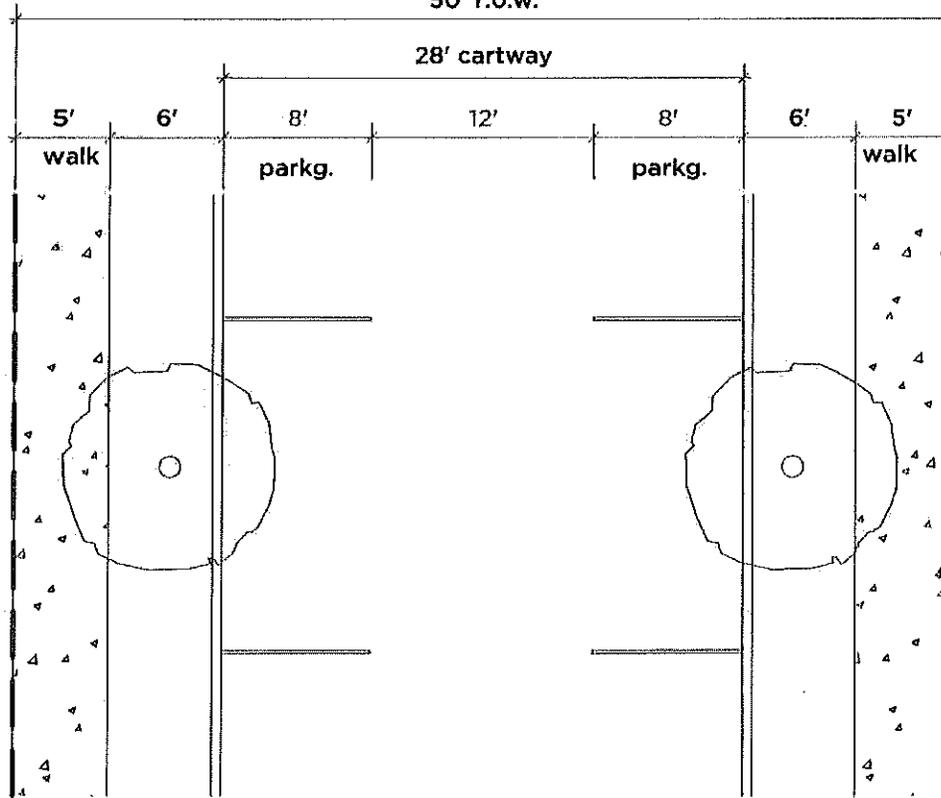
Hastings - Street Type / Section





S.50.28.2

50' r.o.w.



NEIGHBORHOOD STREET - LOW TRAFFIC

S.50.28.2

(2-way travel parkg. both sides)

page 1 of 1

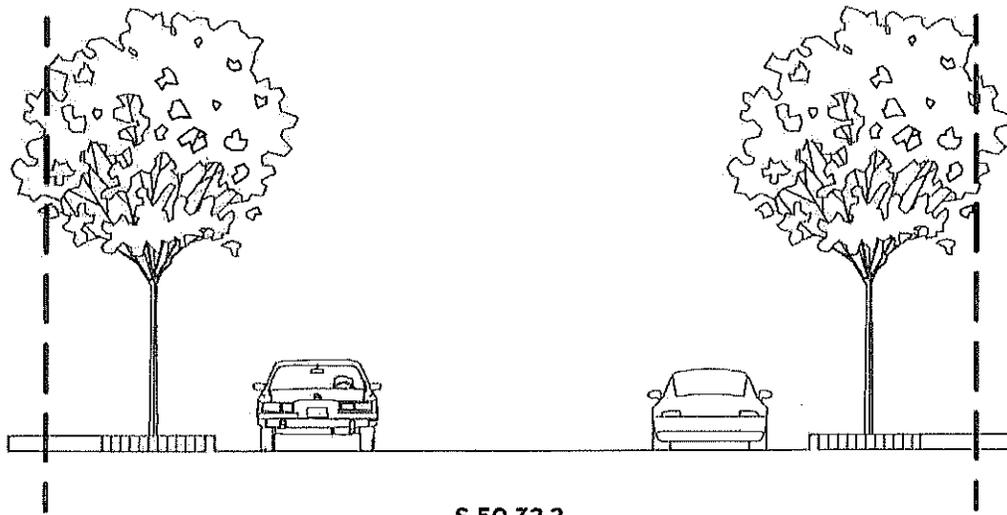
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	12/10/2014: Street Section Re-visit	
	12/24/2014: Street Section Re-visit	

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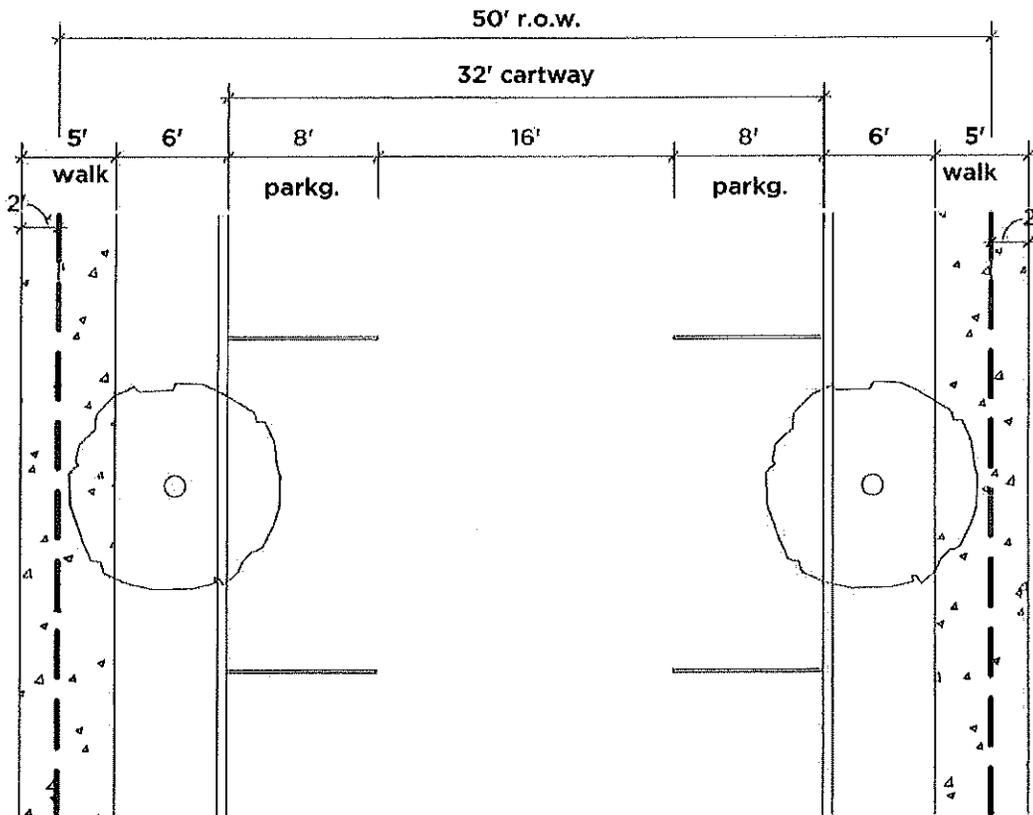
PRODUCT CODE:  
**S.50.28.2**

Hastings - Street Type / Section





S.50.32.2



NEIGHBORHOOD STREET - MEDIUM TRAFFIC  
 S.50.32.2  
 (2-way travel parkg. both sides)

page 1 of 1

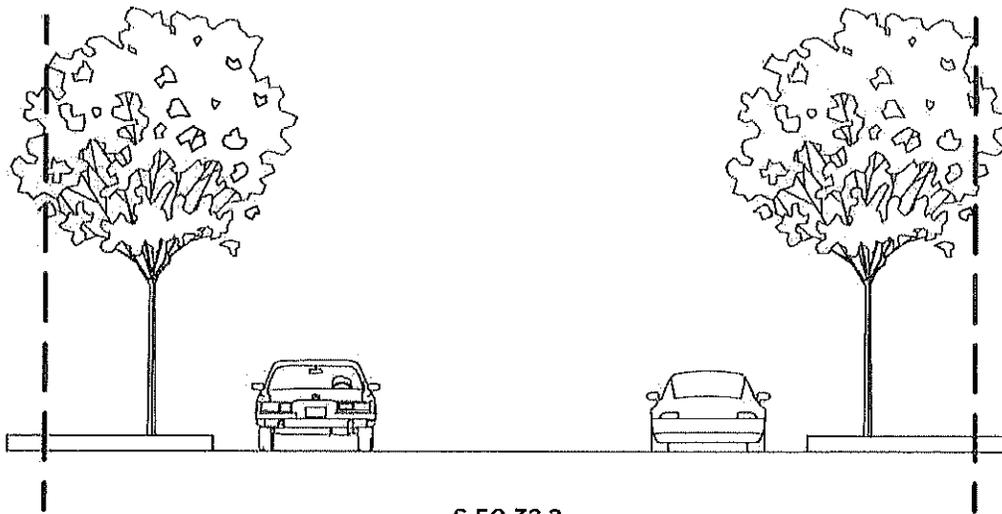
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12.22.14	Revisions:	
	12/10/2014; Street Section Re-vamp	
	12/24/2014; Street Section Re-vamp	

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PRODUCT CODE:
<b>S.50.32.2</b>

# Hastings - Street Type / Section

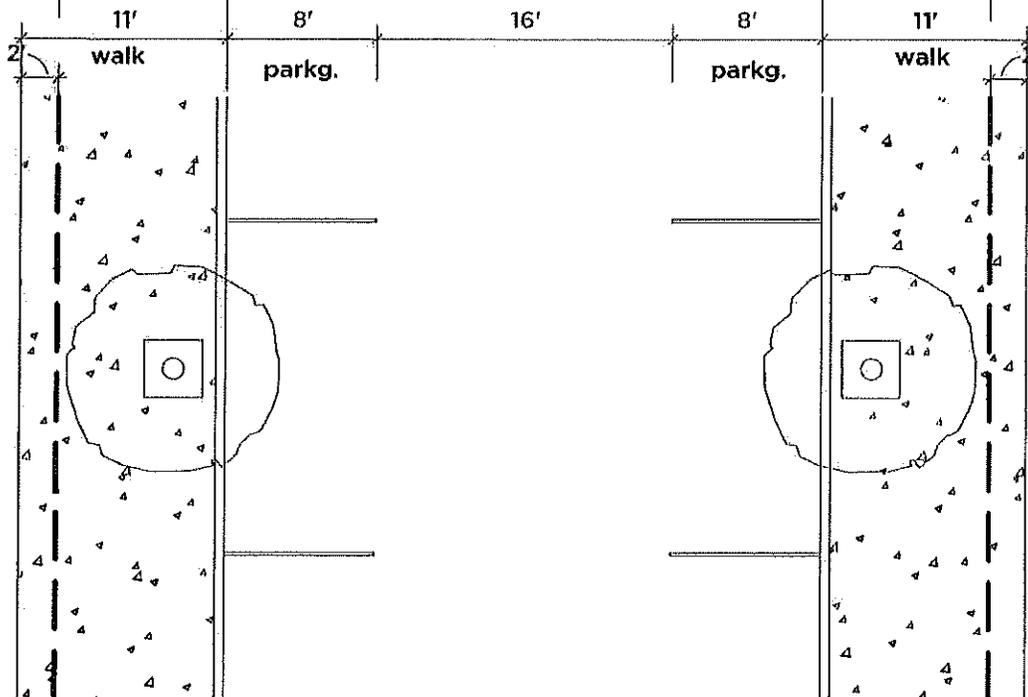




S.50.32.2

50' r.o.w.

32' cartway



NEIGHBORHOOD STREET - MEDIUM TRAFFIC

S.50.32.2 VB

(2-way travel parkg. both sides)

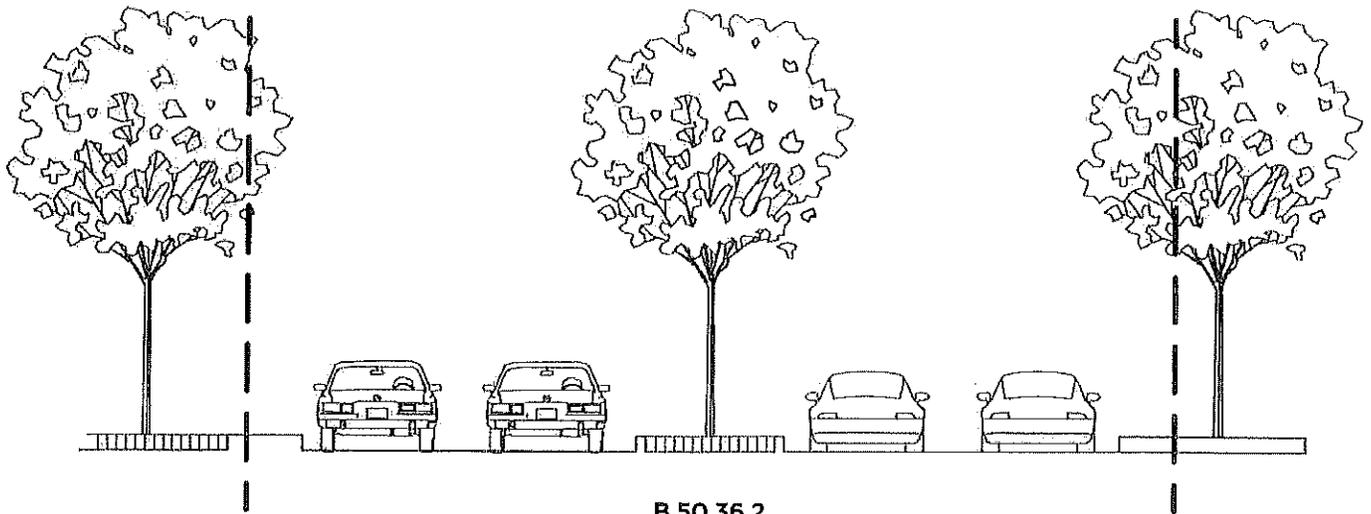
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12.22.14	Revisions: 12/10/2014: Street Section Re-amp	

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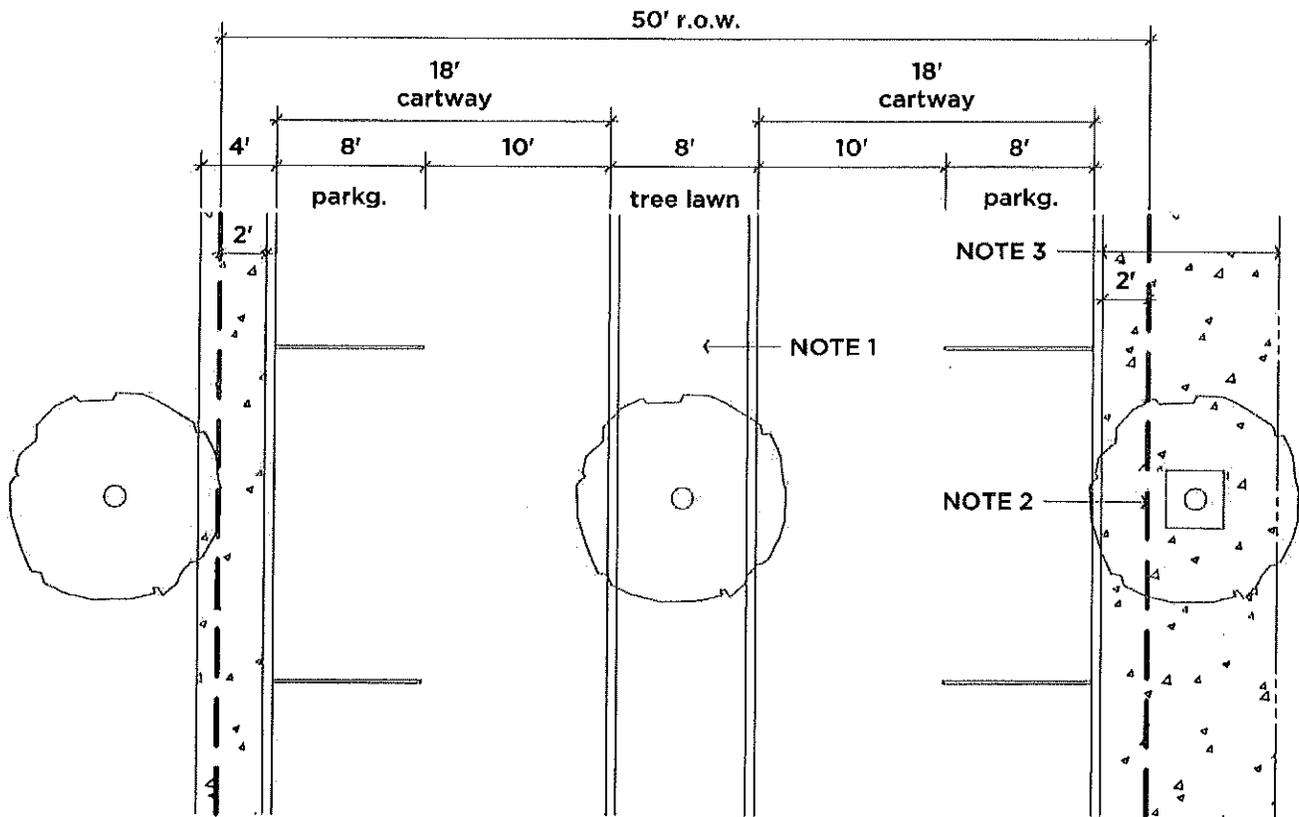
PRODUCT CODE:

**B.50.36.2 VB**





B.50.36.2



**NOTE 1:** IF CENTER ISLAND INCREASES IN SIZE RIGHT OF WAY WILL INCREASE EQUALLY.

NEIGHBORHOOD BOULEVARD  
B.50.36.2 VB

**NOTE 2:** TREES OUTSIDE RIGHT OF WAY AVERAGE 50' o/c.

**NOTE 3:** SIDEWALKS ADJACENT TO BUSINESS - WIDTH VARIES PER PLAN.

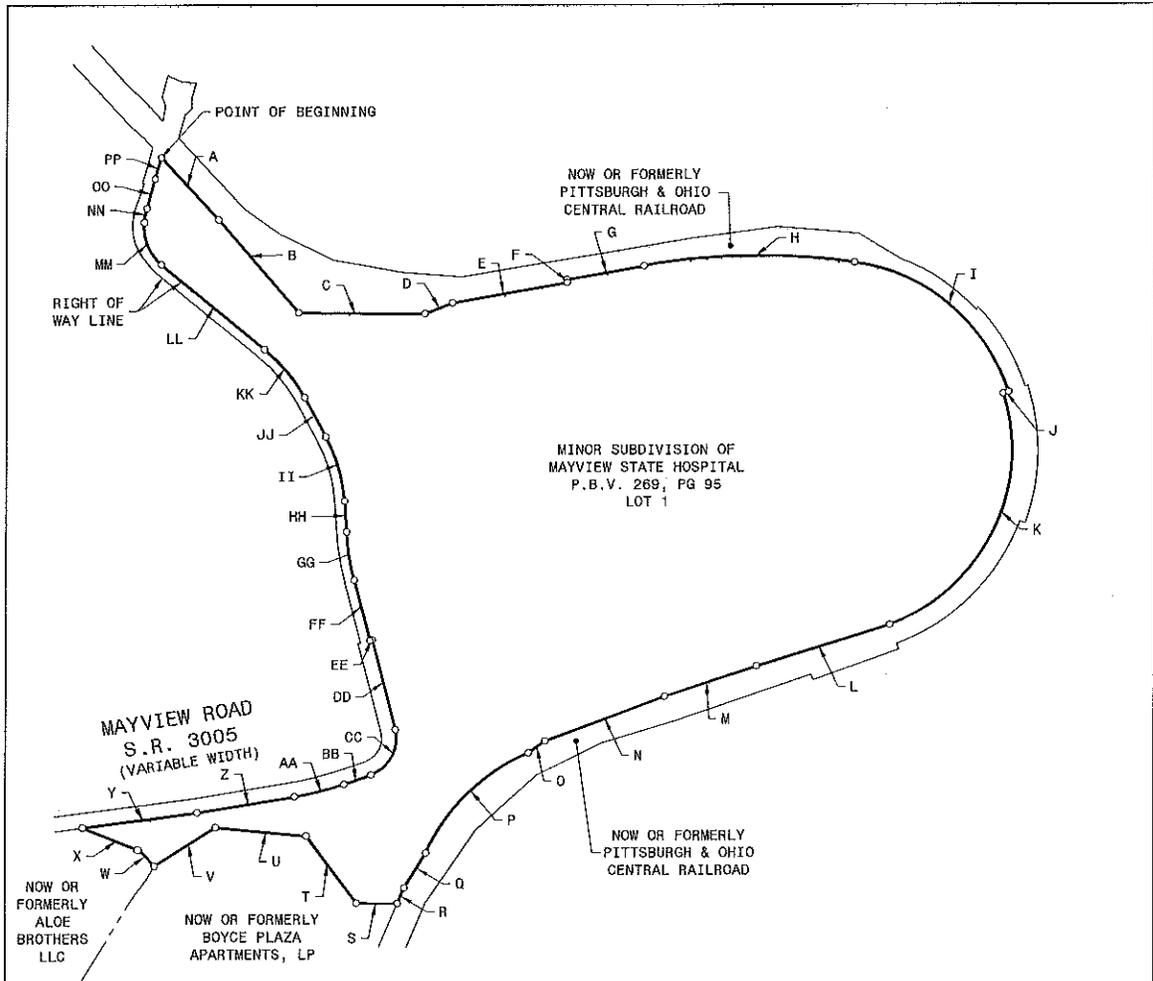
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12.22.14	Revisions:	
	12/10/2014: Street Section Re-visit	
	12/24/2014: Street Section Re-visit	

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PRODUCT CODE:

**B.50.36.2 VB**

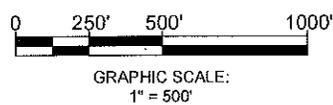




CHORD

A	S 42°54'10" E	289.56'	
B	S 40°39'49" E	419.59'	
C	S 89°36'43" E	432.07'	
D	N 68°47'14" E	101.98'	
E	N 80°05'50" E	400.00'	
F	N 09°54'10" W	10.00'	
G	N 80°05'50" E	270.00'	
H	R= 2,303.66' A= 723.72'		N 89°05'50" E 720.74'
I	R= 654.14' A= 727.75'		S 50°01'52" E 690.80'
J	S 71°50'27" W	20.00'	
K	R= 634.14' A= 978.29'		S 26°02'09" W 884.12'
L	S 72°39'30" W	475.41'	
M	S 71°55'20" W	331.44'	
N	S 69°40'12" W	438.03'	
O	S 53°58'31" W	70.04'	
P	R= 697.89' A= 501.35'		S 45°50'12" W 490.63'
Q	S 31°34'51" W	141.13'	
R	S 23°37'50" W	58.04'	
S	N 89°18'43" W	140.90'	
T	N 36°36'46" W	287.54'	
U	N 84°36'46" W	310.00'	
V	S 57°53'14" W	250.00'	
W	N 42°37'35" W	78.00'	
X	N 68°07'35" W	202.52'	
Y	N 82°34'35" E	392.34'	
Z	N 90°48'25" E	335.96'	
AA	R= 1,025.00' A= 174.64'		N 75°55'33" E 174.43'
BB	N 71°02'41" E	97.44'	
CC	R= 130.00' A= 194.34'		N 28°13'07" E 176.74'
DD	N 14°36'27" W	317.99'	
EE	S 75°23'33" W	8.50'	
FF	N 14°36'27" W	215.17'	
GG	R= 898.50' A= 168.21'		N 09°14'39" W 167.96'
HH	N 03°52'52" W	106.37'	
II	R= 542.50' A= 231.86'		N 16°07'29" W 230.10'
JJ	N 28°22'07" W	153.00'	
KK	R= 551.50' A= 215.61'		N 39°34'07" W 214.24'
LL	N 50°46'08" W	457.91'	
MM	R= 165.58' A= 163.24'		N 22°31'44" W 156.71'
NN	R= 277.76' A= 48.96'		N 10°45'52" E 48.90'
OO	N 15°48'52" E	104.43'	
PP	N 16°47'48" E	76.15'	

PM: JAB DB: BMC CB: -



AREA = 3,542,770.36 SQ.FT. OR 81.331 ACRES

The Gateway Engineers, Inc.  
Full-Service Civil Engineering & Surveying  
400 Holiday Drive, Suite 300, Pittsburgh, PA 15220  
gatewayengineers.com 855-934-9284

**EXHIBIT PLAN**  
**FOR PROPERTY RE-ZONING**

SITUATE IN  
SOUTH FAYETTE TOWNSHIP  
ALLEGHENY COUNTY, PA

MADE FOR  
**CHARTER HOMES**  
**& NEIGHBORHOODS**

C-18927-0008

DATE: APRIL, 2015

SCALE: 1" = 500'

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All that certain parcel of land, being Lot 1 in the Minor Subdivision of Mayview State Hospital as recorded in the Allegheny County Department of Real Estate in Plan Book Volume 269, Page 95, situate in the Township of Upper St. Clair, Allegheny County, Pennsylvania, more particularly bound and described as follows:

Beginning at a point on the easterly right of way line of Mayview Road, State Route No. 3005, variable width, at the line dividing Lot 1 in the Minor Subdivision of Mayview State Hospital as recorded in the Allegheny County Department of Real Estate in Plan Book Volume 269, Page 95, and lands now or formerly of The Ohio Central Railroad System; thence from said point of beginning by the line dividing Lot 1 in said Minor Subdivision of Mayview State Hospital and lands now or formerly of The Ohio Central Railroad System the following eighteen (18) courses and distances:

S 42° 54' 10" E a distance of 289.56 feet;

S 40° 33' 49" E a distance of 419.59 feet;

S 89° 36' 43" E a distance of 432.07 feet;

N 68° 47' 14" E a distance of 101.98 feet;

N 80° 05' 50" E a distance of 400.00 feet;

N 09° 54' 10" W a distance of 10.00 feet;

N 80° 05' 50" E a distance of 270.00 feet to a point of curvature;

in an easterly direction by a curve bearing to the right having a radius of 2,303.66 feet through an arc distance of 723.72 feet, also having a chord bearing of N 89° 05' 50" E and a chord distance of 720.74 feet, to a point of compound curvature;

in an southeasterly direction by a curve bearing to the right having a radius of 654.14 feet through an arc distance of 727.75 feet, also having a chord bearing of S 50° 01' 52" E and a chord distance of 690.80 feet;

S 71° 50' 27" W a distance of 20.00 feet;

in an southwesterly direction by a curve bearing to the right having a radius of 634.14 feet through an arc distance of 978.29 feet, also having a chord bearing of S 26° 02' 09" W and a chord distance of 884.12 feet;

S 72° 39' 30" W a distance of 475.41 feet;

S 71° 55' 20" W a distance of 331.44 feet;

S 69° 40' 12" W a distance of 438.03 feet;

S 53° 58' 31" W a distance of 70.04 feet;

in a southwesterly direction by a curve bearing to the left having a radius of 697.63 feet through an arc distance of 501.35 feet, also having a chord bearing of S 45° 50' 12" W and a chord distance of 490.63 feet;

S 31° 34' 51" W a distance of 141.13 feet;

S 23° 37' 50" W a distance of 58.04 feet to a point on the line dividing Lot 1 in said Minor Subdivision of Mayview State Hospital and lands now or formerly of Boyce Plaza Apartments, LP, also known as Parcel "A" in the Final Development Plan for Torrente at Upper St. Clair PRD Plan

as recorded in the Allegheny County Department of Real Estate in Plan Book Volume 279, Page 160;

thence by the line dividing Lot 1 in said Minor Subdivision of Mayview State Hospital and lands now or formerly of Boyce Plaza Apartments, LP, also known as Parcel "A" in said Final Development Plan for Torrente at Upper St. Clair PRD Plan, the following four (4) courses and distances:

N 89° 18' 43" W a distance of 140.90 feet;

N 36° 36' 46" W a distance of 287.54 feet;

N 84° 36' 46" W a distance of 310.00 feet;

S 57° 53' 14" W a distance of 250.00 feet to a point on the line dividing Lot 1 in said Minor Subdivision of Mayview State Hospital and lands now or formerly of Aloe Brothers, LLC;

thence by the line dividing Lot 1 in said Minor Subdivision of Mayview State Hospital and lands now or formerly of Aloe Brothers, LLC, N 42° 37' 35" W a distance of 78.00 feet to a point; thence continuing by same N 68° 07' 35" W a distance of 202.52 feet to a point on the southerly right of way line of said Mayview Road; thence by the southerly right of way line of said Mayview Road the following eighteen (18) courses and distances:

N 82° 34' 35" E a distance of 392.34 feet

N 80° 48' 25" E a distance of 335.96 feet to a point of curvature;

in a northeasterly direction by a curve bearing to the left having a radius of 1,025.00 feet through an arc distance of 174.64 feet, also having a chord bearing of N 75° 55' 33" E and a chord distance of 174.43 feet to a point of tangency;

N 71° 02' 41" E a distance of 97.44 feet to a point of curvature;

in a northeasterly direction by a curve bearing to the left having a radius of 130.00 feet through an arc distance of 194.34 feet, also having a chord bearing of N 28° 13' 07" E and a chord distance of 176.74 feet to a point of tangency;

N 14° 36' 27" W a distance of 317.99 feet;

S 75° 23' 33" W a distance of 8.50 feet;

N 14° 36' 27" W a distance of 215.17 feet to a point of curvature;

in a northerly direction by a curve bearing to the right having a radius of 898.50 feet through an arc distance of 168.21 feet, also having a chord bearing of N 09° 14' 39" W and a chord distance of 167.96 feet to a point of tangency;

N 03° 52' 52" W a distance of 106.37 feet to a point of curvature;

in a northwesterly direction by a curve bearing to the left having a radius of 542.50 feet through an arc distance of 231.86 feet, also having a chord bearing of N 16° 07' 29" W and a chord distance of 230.10 feet to a point of tangency;

N 28° 22' 07" W a distance of 153.00 feet to a point of curvature;

in a northwesterly direction by a curve bearing to the left having a radius of 551.50 feet through an arc distance of 215.61 feet, also having a chord bearing of N 39° 34' 07" W and a chord distance of 214.24 feet to a point of tangency;

N 50° 46' 08" W a distance of 457.91 feet to a point of curvature;

in a northerly direction by a curve bearing to the right having a radius of 165.58 feet through an arc distance of 163.24 feet, also having a chord bearing of N 22° 31' 44" W and a chord distance of 156.71 feet to a point of compound curvature;

in a northerly direction by a curve bearing to the right having a radius of 277.76 feet through an arc distance of 48.96 feet, also having a chord bearing of N 10° 45' 52" E and a chord distance of 48.90 feet to a point of tangency;

N 15° 48' 52" E a distance of 104.43 feet;

N 16° 47' 48" E a distance of 76.15 feet to point on the line dividing Lot 1 in said Minor Subdivision of Mayview State Hospital and lands now or formerly of said The Ohio Central Railroad System, at the point of beginning.

Containing an area of 3,542,770.36 square feet or 81.331 acres.

**MEMORANDUM OF PURCHASE AGREEMENT**

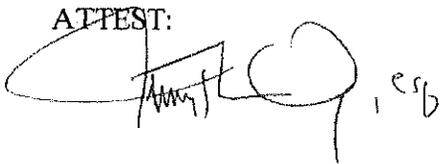
This Memorandum of Purchase Agreement is made this 19<sup>th</sup> day of November 2014, by and between **ALOE BROTHERS, LLC**, a Pennsylvania Limited Liability Company, with a registered office address of 5540 Dunmoyle Avenue, Pittsburgh, Pennsylvania 15217 (“Seller”), and **CHARTER HOMES DEVELOPMENT PROPERTIES XI, INC.**, a Pennsylvania Corporation with a registered office address of 1190 Dillerville Road, Lancaster, Pennsylvania 17601 (“Buyer”).

**Witnesseth:**

1. Aloe Brothers, LLC, and Charter Homes Development Properties XI, Inc., have entered into a written Purchase Agreement dated April 30, 2014, for the sale and purchase of:
  - i. a. 68.98 (+/-) acres, being Parcel ID No. 0571-B-00002-0000-00;
  - b. 81.33 (+/-) acres, being Parcel ID No. 0480-P-00001-0000-00;
  - c. 8.46 (+/-) acres, being Parcel ID No. 571-A-00001-000-00; and
  - d. 1.69 (+/-) acres, being Parcel ID No. 480-E-00003-000-00 and
- ii. which parcels are situate in the Township of South Fayette, Allegheny County, Pennsylvania, and
- iii. Aloe Brothers, LLC, has excepted and reserved Seller’s subterranean mineral rights (including without limitation, coal rights) and any subterranean oil and gas rights appurtenant thereto, provided that the exercise by Aloe Brothers, LLC, of the subsurface rights shall not unreasonably or materially interfere with Charter Homes Development Properties XI, Inc.’s use of the subject properties for its intended purposes, and further provided that Aloe Brothers, LLC, shall not be permitted to use the surface of the subject property in conjunction with the exercise of the subsurface rights reserved to Aloe Brothers, LLC.

2. The purpose of this Memorandum of Purchase Agreement is to provide notice of the existence of the parties' Purchase Agreement, aforementioned.

IN WITNESS WHEREOF, the parties have set forth their hands and seals on the 19th day of November 2014.

ATTEST:  


ALOE BROTHERS, LLC

By   
Mark Aloe, Managing Member

ATTEST:

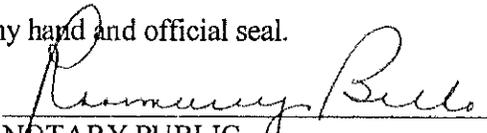
CHARTER HOMES DEVELOPMENT  
PROPERTIES XI, INC.

By   
Robert P. Bowman, President

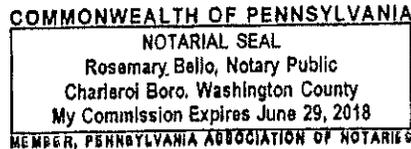
Commonwealth of Pennsylvania  
:SS  
County of WASHINGTON

On this 21st day of November, A.D. 2014, before me a Notary Public, the undersigned officer, personally appeared Mark Aloe, Managing Member, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal.

  
NOTARY PUBLIC

My commission expires:



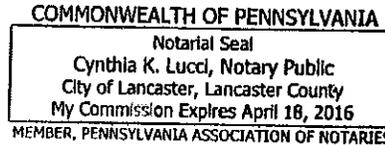
Commonwealth of Pennsylvania  
:SS  
County of Lancaster

On this 19<sup>th</sup> day of November, A.D. 2014, before me a Notary Public, the undersigned officer, personally appeared Robert P. Bowman, President, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

**In Witness Whereof**, I hereunto set my hand and official seal.

Cynthia K. Lucci  
NOTARY PUBLIC

My commission expires: April 18, 2016



After Recording Return To:  
Bassi, Vreeland & Associates, P.C.  
111 Fallowfield Avenue  
P.O. Box 144  
Charleroi, Pennsylvania 15022



Allegheny County  
Jerry Tyskiewicz  
Department of Real Estate  
Pittsburgh, PA 15219

Instrument Number: 2014-34872

BK-DE VL-15821 PG-542

Recorded On: December 09, 2014 As-Deed Agreement

Parties: ALOE BROTHERS L L C

To CHARTER HOMES DEVELOP PROPERTIES XI INC

# of Pages: 4

Comment: MEMO PURCHASE AGRMT

\*\*\*\*\* THIS IS NOT A BILL \*\*\*\*\*

Deed Agreement	162.00
	0
	0
Total:	162.00

**Realty Transfer Stamp**

**Department of Real Estate Stamp**

Affidavit Attached-No	
NOT A DEED OF TRANSFER	EXEMPT
Value	

Certified On/By-> 12-09-2014 / Amy Racko
NOT A DEED OF TRANSFER

I hereby certify that the within and foregoing was recorded in the Department of Real Estate in Allegheny County, PA

**\*\*DO NOT REMOVE-THIS PAGE IS PART OF THE RECORDED DOCUMENT\*\***

**File Information:**

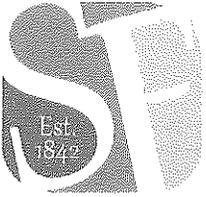
**Record and Return To:**

Document Number: 2014-34872  
 Receipt Number: 2777383  
 Recorded Date/Time: December 09, 2014 12:26:30P  
 Book-Vol/Pg: BK-DE VL-15821 PG-542  
 User / Station: M Ward - Cash Station 22

BASSI VREELAND & ASSOCIATES PC  
 111 FALLOWFIELD AV  
 PO BOX 144  
 CHARLEROI PA 15022



*Jerry Tyskiewicz*  
 Jerry Tyskiewicz, Acting Manager  
 Rich Fitzgerald, County Executive



# **SOUTH FAYETTE T O W N S H I P**

A Community Growing Together

## **Planning Commission**

www.southfayettepa.com

### **Recommendation to Board of Commissioners**

- 1. On June 25, 2015, the Planning Commission reviewed and discussed the Charter Homes & Neighborhoods/Hastings (Applicant) request to amend the zoning ordinance and zoning map. The Planning Commission voted 4 to 1 to recommend approval of the application with the following stipulations:**
  - a. First part of the application and recommendation is for the adoption of a new zoning classification of Neighborhood Design District. The initial basis for the new classification would be the draft ordinance submitted by the Applicant. The details of the new zoning classification would be negotiated between Township Staff, Solicitor and the Applicant. If approved by the Board of Commissioners, the proposed zoning classification could be applied anywhere in the Township that met the ordinance requirements with the relevant review and approvals.**
  - b. The second part of the application and recommendation is for a map amendment for the old Mayview Hospital property on the East side of Mayview Road to be rezoned to the proposed zoning district.**
- 2. Although not a part of the approved motion as discussed in paragraph 1 above, the Planning Commission has requested that once the ordinance is negotiated that it be referred back to the Planning Commission for review and recommendation.**

Mike Benton, P.E.  
Township Engineer/Zoning Officer

Date

## Ryan T. Eggleston

---

**From:** Anthony Faranda-Diedrich <afarandadiedrich@charterhomes.com>  
**Sent:** Tuesday, December 01, 2015 9:05 AM  
**To:** Ryan T. Eggleston  
**Cc:** William R. Sittig JR. (wsittig@scwlaw.com)  
**Subject:** Charter/Hastings Letter  
**Attachments:** 0972\_001.pdf

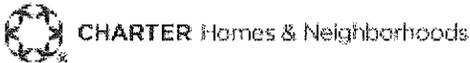
Ryan,

As a follow up to our telephone call yesterday, attached is a copy of Charter's letter concerning the zoning amendment for Hastings. Please place this on the Board's agenda for December 2, 2015.

Thanks,

Anthony

Anthony Faranda-Diedrich  
Vice President  
T - 717-560-1400  
F - 717-560-1138



**LIVE  
SOME  
PLACE  
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CHARTER Homes & Neighborhoods

1190 Dillerville Road T 717.560.1400  
Lancaster, PA 17601 F 717.560.1138  
charterhomes.com

November 16, 2015

Board of Commissioners  
South Fayette Township  
515 Millers Run Road  
Morgan, PA 15064

RECEIVED  
DEC 01 2015

RE: Zoning Amendment - Neighborhood Design District

Dear Commissioners:

This correspondence is a follow up to our letter to the Board of Commissioners dated October 19, 2015 concerning our proposed Hastings neighborhood on the site of the former Mayview State Hospital.

In our October 19, 2015 letter, we requested that the Board suspend its consideration of the enactment of our proposed zoning amendment, due to the fact that the property owner was not willing to grant us certain extensions under our agreement of sale. In the interim, we have since come to terms with the property owner.

As a result, we request that the Board place our proposed zoning amendment creating the Neighborhood Design District and associated map change related to the Mayview property on its agenda for the Board meeting to be held on December 9, 2015.

Sincerely,

CHARTER HOMES & NEIGHBORHOODS

Anthony Faranda-Diedrich  
Vice President of Neighborhood Development

Revised: 08/27/15

Cumulative

## **Article II**

§ 240-9 Particular meanings.

### **CORE AREA**

An area of land within a Neighborhood Design development, containing a mixture of permitted residential and non-residential uses. More than one core area shall be permitted within a Neighborhood Design development.

### **NEIGHBORHOOD DESIGN DEVELOPMENT**

An area of land typically developed for a compatible mixture of residential units and nonresidential commercial and workplace uses, including some structures that provide for a mix of uses within the same building. Residences, shops, offices, workplaces, public buildings and parks are generally interwoven within the development so that all are within relatively close proximity to each other. Neighborhood Design development is relatively compact and oriented toward pedestrian activity. Generally it has a center and an edge. Generally, the streets are laid out with an interconnected network of streets and blocks that provides multiple routes from origins to destinations and are appropriately designed to serve the needs of pedestrians and vehicles equally. Neighborhood Design development balances form and function.

## **Article III**

§ 240-11 Zoning districts

The Township is divided into the districts set forth by this chapter and as shown by the district boundaries on the Official Zoning District Map. The zoning districts are:

ND Neighborhood Design District

### **Article VIIA ND Neighborhood Design District**

§ 240-41.1 Purpose.

The purpose of this district is:

- A. To provide for a more varied, innovative, and efficient development pattern consistent with traditional patterns and scale of development, a mix of uses, and designs that occurred prior to newer suburban development patterns.
- B. To encourage a balance between neighborhood form and function.
- C. To promote a mix of diverse but compatible types of neighborhood development.
- D. To avoid development that could cause inefficient patterns of development.
- E. To encourage a blend housing at a moderate density to serve various age groups and types of housing.

Revised: 08/27/15

Cumulative

- F. To provide for safe and convenient pedestrian, bicycle and vehicle circulation;
- G. To provide walkable development patterns and shift the focus from motor vehicles to pedestrians and bicycles.
- H. To encourage persons to work, shop, and recreate in and around the neighborhood within which they live.
- I. To encourage the creation of a sense of place and a community spirit that promotes social interaction.
- J. To provide an efficient use of land, resulting in smaller networks of utilities and streets and lower housing and infrastructure maintenance costs.

§ 240-41.2 Relationship to other ordinances.

- A. The standards, provisions, regulations and requirements of this article shall supersede all standards, requirements, regulations and provisions of the Township Code, including the Township Subdivision and Land Development Ordinance that are in conflict with the standards, requirements and provisions set forth in this article. Except for the Zoning Ordinance, to the extent that a standard, provision, regulation and requirement is not specifically referenced in or regulated by this article, then the applicable chapter of the Township Code shall govern.
- B. Clear sight triangles shall only be required at intersections which do not have stop control devices. At intersections with stop control devices, applicants shall be required to calculate and provide adequate minimum safe sight distances in accordance with this article.

§ 240-41.3 Public water and sewer required.

The Neighborhood Design development site shall be served by public water and public sewer.

§ 240-41.4 Authorized uses.

In the ND Neighborhood Design District, Neighborhood Design developments are permitted by right. The following uses are only permitted by right when established as part of, and within an approved Neighborhood Design development:

- A. Permitted uses.
  - (1) Principal uses.
    - (a) Residential uses.
      - [1] Multifamily dwelling.
      - [2] Single-family dwelling.

[3] Two-family dwelling.

(b) Non-residential uses. Except as noted below, the following uses shall only be permitted within one or more core areas of a Neighborhood Design development as depicted on the preliminary plan for the entire Neighborhood Design development:

[1] Agricultural sales, subject to § 240-95A(48).

[2] Apartment in combination with business or non-residential use, subject to § 240-95A(3).

[3] Bar or tavern.

[4] Bed-and-breakfast, subject to § 240-95A(4), excluding § 240-95A(4)(b).

[5] Business or professional office.

[6] Business services.

[7] Contracting business.

[8] Day-care center, subject to § 240-95A(15), but excluding §§ 240-95A(15)(c), 240-95A(15)(d) and 240-95A(15)(f).

[9] Educational studio.

[10] Financial institution.

[11] Firehouse, subject to § 240-95A(9), but excluding § 240-95A(9)(d).

[12] Hotel.

[13] Incidental mineral removal, subject to § 240-95A(28), but excluding §§ 240-95A(28)(d) and 240-95A(28)(e). This use shall also be permitted outside of a core area.

[14] Medical office; medical clinic.

[15] Nursing home, subject to § 240-95A(32), but excluding §§ 240-95A(32)(b) and § 240-95A(32)(j).

[16] Personal services.

[17] Pet services.

[18] Place of assembly. This use shall also be permitted outside of a core area, provided the use is (1) depicted in an area designated

as reserved common open space on a preliminary plan for the entire Neighborhood Design development, (2) owned and operated by a homeowners or condominium association, and (3) primarily intended for use by the Neighborhood Design development residents and their guests.

- [19] Planned shopping center, subject to § 240-95A(36), but excluding §§ 240-95A(36)(b), 240-95A(36)(e) and 240-95A(36)(j).
- [20] Private club, subject to § 240-95A(37), but excluding §§ 240-95A(37)(b), 240-95A(37)(c), 240-95A(37)(d) and 240-95A(37)(i).
- [21] Public building, other than Township-related facilities, subject to § 240-95A(9), but excluding § 240-95A(9)(d).
- [22] Public parking lot; public parking garage, subject to § 240-95A(33), but excluding § 240-95A(33)(a).
- [23] Recreation:
  - [a] Public, subject to § 240-95A(38), but excluding § 240-95A(38)(c). This use shall also be permitted outside of a core area, provided the use is (1) depicted in an area designated as reserved common open space on a preliminary plan for the entire Neighborhood Design development, (2) owned and operated by a homeowners or condominium association, and (3) primarily intended for use by the Neighborhood Design development residents and their guests.
  - [b] Commercial, subject to § 240-95A(10), but excluding § 240-95A(10)(b).
  - [c] Noncommercial, subject to § 240-95A(38), but excluding § 240-95A(38)(c). This use shall also be permitted outside of a core area, provided the use is (1) depicted in an area designated as reserved common open space on a preliminary plan for the entire Neighborhood Design development, (2) owned and operated by a homeowners or condominium association, and (3) primarily intended for use by the Neighborhood Design development residents and their guests.
- [24] Repair shop.
- [25] Reserved common open space. This use shall also be permitted outside of a core area.
- [27] Restaurant (carry-out, fast-food or sit-down).
- [28] Retail store.

- [29] Retirement community, subject to § 240-95A(40), but excluding § 240-95A(40)(b).
  - [30] School:
    - [a] Public, subject to § 240-95A(9), but excluding § 240-95A(9)(d).
    - [b] Private, subject to § 240-95A(9), but excluding § 240-95A(9)(d).
    - [c] Commercial.
  - [31] Temporary use or structure, other than a construction trailer, model home, or sales office, subject to § 240-95A(42).
  - [32] Township-related facility. This use shall also be permitted outside of a core area.
  - [33] Water tower; water storage facility.
  - [34] Comparable uses not specifically listed, subject to § 240-95A(13) and § 240-41.10, except where Zoning Hearing Board is referenced, it shall mean the Board of Commissioners.
- (c) Mixed uses. Mixed uses, consisting of combinations of residential and non-residential uses permitted in the ND Neighborhood Design District shall be permitted to occupy the same building or lot, provided the applicable requirements of this article are met. Uses shall be permitted to be mixed both on the horizontal and vertical plane.
- (d) Multiple Uses. More than one principal use or structure shall be permitted to occupy the same lot, provided the applicable requirements of this article are met.
- (2) Accessory uses.
- (a) Signs, subject to Article XVIII.
  - (b) Off-street parking and loading, subject to Article XVII.
  - (c) Fences, subject to § 240-99.
  - (d) Other accessory uses customarily incidental to and on the same lot with any permitted use authorized in this District.
  - (e) Private residential swimming pools or sport courts, subject to § 240-99.
  - (f) Private garages and storage buildings, subject to § 240-99.

Revised: 08/27/15

Cumulative

- (g) No-impact home based businesses, subject to § 240-106.
- (h) Keeping of domestic pets.
- (i) Garage sales and temporary auto sales, subject to § 240-109.
- (j) Communication antenna mounted on an existing building or existing public utility storage or transmission structure, subject to § 240-95A(12).
- (k) Temporary construction trailer, model home or sales office, subject to § 240-95A(49).
- (l) Home occupation, subject to § 240-95A(21).
- (m) Family day-care home, subject to § 240-95A(17).
- (n) Drive-through facilities, subject to § 240-102A and § 240-102B.
- (o) Administrative offices.
- (p) Retail sales of products produced on site.

#### § 240-41.5 Area and Bulk Regulations.

In the ND Neighborhood Design District, all uses shall be subject to the following regulations. The area and bulk regulations provided in this section shall supersede all area and bulk regulations for specific uses provided in § 240-95 or elsewhere in the chapter that are in conflict with the area and bulk regulations set forth in this section.

- A. Overall Neighborhood Design development site area standards.
  - (1) Minimum overall area of Neighborhood Design development site: 50 contiguous acres.
  - (2) Maximum lot coverage: 70% of overall Neighborhood Design development site area included as part of a Neighborhood Design development site under this article.
  - (3) Minimum reserved common open space: 25% of overall Neighborhood Design development site area included as part of a Neighborhood Design development site under this article.
  - (4) Required mix of residential uses. The Neighborhood Design development site must include a minimum of three different categories of permitted dwelling types (i.e. single-family dwelling and two-family dwelling; triplex, fourplex and townhouse; and multifamily dwelling). No one permitted dwelling type shall be less than 15% or more than 50% of the total number of permitted dwelling units.

Cumulative

- (5) Maximum dwelling unit density per gross acre of overall Neighborhood Design development site area included as part of a Neighborhood Design development site under this article: 8.5.
- (6) Minimum nonresidential development of overall Neighborhood Design development site. There shall be a minimum of 50,000 square feet of nonresidential building gross floor area within the Neighborhood Design development site, devoted entirely to commercial use. A minimum of 25,000 square feet of nonresidential building gross floor area shall be included on the final plan for the initial phase of the Neighborhood Design development. The initial 25,000 square feet of nonresidential building gross floor area must be constructed (1) within 3 years of the recording date of the final plan for the initial phase of the Neighborhood Design development, or (2) prior to approval of the final plan for the phase immediately following the initial phase, whichever occurs earlier. 50,000 square feet of nonresidential building gross floor area shall be constructed before completion of construction of not more than seventy-five (75%) percent of the total approved dwelling units as depicted on the preliminary plan for the entire Neighborhood Design development.
- (7) Minimum buffer area: Buffer Area A, as defined in § 240-98B of this chapter, shall be provided along all property lines on the perimeter of a Neighborhood Design development site adjoining an R-1, R-2, R-3 or R-4 District.

B. Minimum lot area.

- (1) Single-family dwelling and two-family dwelling: 4,000 square feet per dwelling unit.
- (2) Triplex, fourplex and townhouse: 1,400 square feet per dwelling unit.
- (3) Multifamily dwelling, mixed use (residential and non-residential) building and nonresidential principal uses: There shall be no minimum lot area. Lot area shall be based on required yards, parking, building separations, environmental limitations and other applicable criteria.

C. Minimum lot frontage (on a public or private street, including alleys, or on an open space area located between and adjoining both such lot and a street or alley, provided the lot adjoins and has access to at least one street or alley).

- (1) Single-family dwelling, two-family dwelling, triplex, fourplex and townhouse: 20 feet per dwelling unit.
- (2) Multifamily dwelling and nonresidential principal uses: 60 feet.
- (3) Mixed use (residential and non-residential) building: 40 feet.

D. Minimum lot width.

- (1) Single-family dwelling and two-family dwelling: 40 feet per dwelling unit.
- (2) Triplex, fourplex and townhouse: 20 feet per dwelling unit.

Cumulative

- (3) Mixed use (residential and non-residential) building: 40 feet.
  - (4) Multifamily dwelling and all other principal uses: 60 feet.
- E. Minimum front yard.
- (1) Single-family dwelling, two-family dwelling, triplex, fourplex and townhouse structure: 5 feet.
    - (a) Single-Family Dwelling Units Fronting on a Public Street. For single-family dwelling units with frontage on a public street, the buildings shall be set back a minimum of nine feet from the edge of the cartway.
  - (2) Multifamily dwelling, mixed use (residential and non-residential) structure and all other principal structures: 10 feet.
  - (3) Accessory structures: The regulations of § 240-41.5H shall apply.
- F. Minimum rear yard.
- (1) Single-family dwelling, two-family dwelling, triplex, fourplex and townhouse structure: 20 feet, or 5 feet if the building is served by rear alley access.
  - (2) Multifamily dwelling, mixed use (residential and non-residential) structure and all other principal structures: 5 feet.
  - (3) Accessory structures: The regulations of § 240-41.5H shall apply.
- G. Minimum side yard:
- (1) Single-family dwelling, two-family dwelling, multifamily dwelling and all other detached principal structures:
    - (a) Interior lots (i.e. not corner lots): 5 feet.
    - (b) Corner lots: 5 feet.
  - (2) Triplex, fourplex, townhouse and all other attached principal structures:
    - (a) Attached side: 0 feet.
    - (b) Unattached side: 5 feet.
  - (3) Accessory structures: The regulations of § 240-41.5H shall apply.
- H. Yard requirements for accessory structures. Except as provided below, the regulations of § 240-99 shall apply.

Cumulative

- (1) Except as provided below, all accessory structures shall be set back a minimum of five feet from the rear and side property lines, and shall not be located in the front yard.
  - (a) Fences and walls.
    - [1] Fences and walls no greater than four feet in height shall be permitted in the required front yard, provided they are located at least one foot off the property line.
    - [2] The minimum required openings set forth in § 240-99C(3)(c) shall not apply.
    - [3] Fences and walls no greater than six feet in height shall be permitted in the required side or rear yard, provided they are located at least one foot off the property lines.
  - (b) Residential accessory storage structures and garages that are not attached to the principal building shall be set back the minimum distances from the rear and side property lines:
    - [1] Unattached side: 5 feet.
    - [2] Attached side (to another accessory storage structure or garage): 0 feet.
  - (c) Signs and off-street parking areas shall be permitted to be located in the front yard, subject to the requirements of Articles XVII and XVIII.
- I. Attached townhouse units. Individual townhouse buildings shall be permitted to contain not more than eight attached dwelling units.
- J. Building separation. Unless buildings are attached, the minimum separation between multifamily dwelling, mixed use (residential and non-residential) building and nonresidential principal buildings on the same lot, excluding accessory structures, at any point shall not be less than 10 feet, unless a lesser distance is permitted by the Township Building Code.
- K. Permitted projection into required yards. The following shall be permitted to project into any required yard:
  - (1) An unenclosed porch, deck or patio shall be permitted to intrude into a required yard a maximum of 50% of the required yard, provided there shall be a minimum setback of 5 feet.
- L. Maximum height.
  - (1) Building height. Unless otherwise provided below, the maximum building height shall be measured from the highest point of the foundation to the lowest point on the eaves.

Cumulative

- (a) Single-family dwelling and two-family dwelling: 30 feet.
  - (b) Triplex, fourplex and townhouse: 35 feet.
  - (c) Multifamily dwelling and mixed use (residential and non-residential) building:
    - [1] Habitable space: 40 feet.
    - [2] Architectural and non-habitable features: 65 feet.
  - (d) Nonresidential building:
    - [1] Habitable space: 50 feet.
    - [2] Architectural and non-habitable features: 65 feet.
  - (e) Accessory residential buildings:
    - [1] With habitable space above the ground floor: 20 feet.
    - [2] Without habitable space above the ground floor: 10 feet.
- (2) Height exceptions: The regulations of § 240-101 shall apply.
- M. Building Materials. The exterior finishes of all principal residential and nonresidential buildings and private garages (but excluding the roof, trim around windows and doors, flashing, minor architectural features and ornamentation and the like) shall be constructed out of brick, cultured stone, stucco (when used as an accent to other approved building materials), cementitious siding or combination of the foregoing, or as otherwise approved by the Township Manager or designee. All principal residential and nonresidential buildings and private garages shall have brick or cultured stone to grade construction, being that no portion of the building between the ground and any bottom of the first floor shall show exposed concrete block. No vinyl or aluminum siding shall be permitted on principal residential and nonresidential buildings and private garages. All buildings shall be constructed in accordance with the Township Building Code.

§ 240-41.6 Off-Street Parking and Loading. Except as provided below, the regulations of Article XVII shall apply.

A. Off-street parking.

- (1) Access.
  - (a) The number of access drives from a single lot or development to any public or private street, excluding alleys, shall not exceed two for every 100 feet of street frontage. This excludes individual driveways for single-family dwellings, two-family dwellings, triplexes, fourplexes and townhouses, which shall be limited to only one driveway per dwelling unit.

- (b) Access drives shall be located at least 50 feet from the intersection of any two street right-of-way lines.
  - (c) Where a site has frontage on more than one street, access shall be provided from the street with the lower traffic volume, if physically practical. This excludes individual driveways for residential uses.
- (2) Location of parking areas.
  - (a) Except for single-family dwellings or where on-street parking is permitted, required parking spaces shall not be required to be located on the same lot with the principal use.
  - (b) All parking areas containing more than five parking spaces shall be located at least five feet from any adjoining residential lot.
- (3) Off-street parking requirements.
  - (a) Residential uses.
    - [1] Minimum parking spaces required for triplex, fourplex and townhouse: 2 parking spaces per dwelling unit.
  - (b) Nonresidential uses. Except as provided below, the regulations of § 240-112 shall apply to the minimum parking spaces required for nonresidential uses.
    - [1] Day-care center and nursery school: 1 space per 500 square feet of net floor area.
    - [2] Medical office and medical clinic: 1 space per 250 square feet of gross floor area.
    - [3] Restaurant, bar and tavern: 1 space per 3 seats.
    - [4] Any use with membership exclusive to the Neighborhood Design development, operated by the homeowners' or condominium association, or for use primarily by the Neighborhood Design development residents and their guests: ½ of the number of spaces normally required for uses listed in § 240-112.C.
  - (c) Mixed uses. The required off-street parking shall be equal to no less than the sum of the off-street parking required for each of the mixed uses.
  - (d) Shared parking. Except as provided below, the regulations of § 240-111E shall apply. Parking shall be permitted to be located off-site, on a separate lot under separate ownership.
- (4) On-street parking. Notwithstanding any other Township standard, provision, regulation or requirement, on-street parking shall be permitted along all streets except as prohibited under Pennsylvania Motor Vehicle Code. Required off-street

parking spaces shall be permitted to be satisfied through on-street parking spaces located within 600 feet of the entrance to a building or use, that is regularly used by patrons and/or occupants. The on-street parking spaces shall be directly accessible by pedestrians using sidewalks or other designated pedestrian pathways.

B. Off-street loading.

- (1) Location. Loading berths shall be permitted to be located in alleys. Loading berths shall be located at least 25 feet from the nearest point of intersection of any two streets, excluding alleys.
- (2) Screening. For purposes of determining compliance with the screening regulations in § 240-113A(4), screening shall not be required to separate nonresidential uses from residential uses located in the same mixed use building.

§ 240-41.7 Signs. Except as provided below, the regulations of Article XVIII shall apply.

A. Signs authorized in all zoning districts. Except as provided below, signs in the Neighborhood Design development site shall comply with the sign regulations in § 240-117.

- (1) On-premises directional signs. For purposes of this article and § 240-117H, the term "on-premises" and phrase "on the premises" shall include the Neighborhood Design development site.

B. Signs for nonresidential uses shall comply with the C-2 district sign regulations in § 240-119.

C. Other permitted signs.

- (1) Definition. Major development/project-welcome sign. A large, freestanding sign erected during the period of construction and/or development of a property by the contractor/developer or their agent. Upon completion of the timeframe listed in this article and removal of the "major development" message/content, the sign shall be permitted to contain the development name, logo and could also contain the phrase "Welcome to" or similar project message, and shall be permitted to include advertising for on-premises businesses. Such signs shall be permitted on the Neighborhood Design development site, provided that:
  - (a) This sign shall be permanent, except that the "major development" message/content shall be removed within 30 days of the sale or rental of the last lot/space or completion of the proposed construction in the development.
  - (b) The surface area of any one sign shall not exceed 150 square feet and the height shall not exceed 20 feet.
  - (c) The signs shall be permitted to be double sided.

- (d) The sign shall be permitted to be illuminated or nonilluminated.
- (e) There shall be no more than two (2) major development/project-welcome signs per Neighborhood Design development.
- (f) The minimum lateral distance between major development/project-welcome signs shall be 1,000 feet.

§ 240-41.8 Reserved Common Open Space Standards

A. General standards for reserved common open space designation.

- (1) Definition. Reserved common open space. A lot or portion thereof that is located within, adjacent to, or across a public street from a Neighborhood Design development site and is reserved for the use and enjoyment of the residents of a Neighborhood Design development site and/or the general public, including floodplains and stormwater management basins, but not including streets and off-street parking areas.
- (2) The location and layout of the reserved common open space shall be designed and configured so as to serve residents of the Neighborhood Design development site and/or the general public and achieve at least one of the following objectives, and the applicant shall demonstrate those specific measures employed to achieve these objectives:
  - (a) Protection of important natural resources (e.g., streams, ponds, wetlands, steep slopes, woodlands, unique geologic features, wildlife habitats, aquifer recharge areas, etc.);
  - (b) Protection of important historical and/or archaeological sites;
  - (c) Provision of usable areas that are conveniently accessible to residents within the Neighborhood Design development site and/or the general public;
  - (d) Integration of greenbelts and trails throughout the Neighborhood Design development site that link residences with onsite or adjoining parks, schools, or other similar features;
  - (e) The dedication of reserved common opens space at a site deemed appropriate by the Board of Commissioners and that involves land that is clearly suitable for active and/or passive recreation; and
  - (f) The provision of reserved common open space in a location that will allow homes to be buffered from nuisance-generating uses, such as a heavily traveled street or industrial uses. In such case, intensive landscaping and/or planting for eventual reforestation shall be provided.
- (3) Areas devoted to stormwater management facilities shall be permitted to be included within the minimum required reserved common open space area where

such facilities are integrally incorporated into the overall open space design using best management practices to:

- (a) Promote recharge of the groundwater system;
- (b) Be available and appropriate for active or passive recreational use or scenic enjoyment; and
- (c) Otherwise conform to the purposes, standards, and criteria for reserved common open space set forth in this article.

B. Standards for ownership of reserved common open space. Reserved common open space shall be reserved for open space or passive or active recreational use by deed restriction, conservation easement, or other agreement in a form acceptable to the Township and duly recorded in the Office of the Recorder of Deeds of Allegheny County. Subject to such permanent restrictions, reserved common open space land in any Neighborhood Design development site shall be permitted to be owned by a homeowners' or condominium association, the Township, a land trust or other conservation organization recognized by the Township, or by a similar entity, shall be permitted to remain in private ownership, or any combination thereof in accordance with § 240-90B.

§ 240-41.9 Additional Design Standards.

A. Streets. See Appendix 1, but also the additional design standards as follows:

- (1) Frontage required. Frontage on a public street is not required, but each lot shall have frontage in accordance with § 240-41.5C.
- (2) Private alleys.
  - (a) Alleys, as defined by Chapter 215 the Township Subdivision and Land Development Ordinance, shall be permitted in Neighborhood Design development sites.
  - (b) Alleys shall be constructed in accordance with Township Construction Standards and shall meet the minimum design standards shown in Appendix 1 for local streets.
- (3) Layout. Intersections of four streets at one point shall be permitted.
- (4) Right-of-way and paving widths. Minimum widths of rights-of-way and minimum widths of paving shall be provided in accordance with the requirements specified Appendix 1 for permitted street types / sections of streets and alleys.
- (5) Block pattern. Street rights-of-way shall be permitted with 10 foot minimum paved radii.
- (6) Visibility, minimum safe sight distance.

Cumulative

- (a) At all proposed driveways and intersections, minimum acceptable sight distance shall be provided for all permitted turning movements.
  - (b) The minimum acceptable sight distance values shall be calculated and provided in accordance with the Figures SF-4, SF-5 and SF-6 of the Township Construction Standards & Appurtenances last amended April 7, 2010. Adequate minimum safe sight distance shall be measured from the edge of the main traveled portion of any highway (i.e. edge of travel lane or travel way), exclusive of shoulder, auxiliary lane, and on-street parking lane, as opposed to edge of pavement.
- (7) Roadway design.
- (a) Horizontal alignment.
    - [1] Horizontal radius. Minimum centerline radius: 100 feet.
    - [2] Reverse curve. Reverse curbs shall be permitted with minimum 10 foot tangent.
    - [3] Emergency access. Suitable access for emergency vehicles shall be provided within all Neighborhood Design development sites, including adequate clear width and height, and including access to reach all principal buildings.
  - (b) Intersection design.
    - [1] Distance between intersections. Minimum distance between local street intersections: 150 feet.
    - [2] Minimum distance between local streets and alleys: 75 feet.
  - (c) Materials.
    - [1] Road cross slope, thickness and materials shall be in accordance with the Township's standard details in the Township Construction Standards.
- B. Curbs.
- (1) Curbs shall not be required along collector streets, as defined by this chapter.
  - (2) In addition to the other permitted materials, curbs shall be permitted to be constructed of Belgian block or granite segments, in accordance with Appendix 2. Repair and replacement of Belgian block or granite curbing shall be the responsibility of the owner of the property abutting such curbing and/or a homeowners' or condominium association.
- C. Sidewalks. In lieu of providing a sidewalk along the frontage of a collector street, as defined by this chapter, a minimum eight foot wide sidewalk or eight foot wide trail, paved to Township standards, shall be permitted to be constructed elsewhere on the

Cumulative

property, at a location mutually agreed to by the Township and the Applicant, and within an easement or other right-of-way granted by the Applicant, provided that such alternative trail or sidewalk is open to the public and creates a continuous pedestrian pathway connecting either end of the property at points along or near such collector street. Notwithstanding the foregoing, neither the sidewalk along the collector street nor such alternative trail or sidewalk shall be required to extend or cross over railroads, streams, floodplains, steep slopes or other natural features that would require the construction or widening of a bridge or culvert.

D. Fees in lieu of dedication of land for recreation.

(1) In Neighborhood Design developments, payment of fees in lieu of dedication of land, calculated based on the number of dwelling units, shall be permitted in lieu of dedication or provision of recreation land required under § 215-70 of the Township Subdivision and Land Development Ordinance. The fee attributable to each dwelling unit (including apartment units) shall be paid upon approval of each phase of development and in conjunction with issuance of the first building permit for that phase.

E. Lot frontage. Frontage on a public street right-of-way is not required, but all lots created by a subdivision shall have frontage in accordance with § 240-41.5C.

F. Stormwater management facilities.

(1) Basins.

(a) Slopes of open stormwater detention basins shall have slopes of 3 horizontal to 1 vertical; slopes greater than 3:1 shall be permitted if accompanied by a geotechnical engineering report to providing recommendations of the same. Walls may be permitted to transition grades where necessary as long as fencing of the basin is provided, where walls exceed 4 feet in height.

(b) Subsurface stormwater basins. Subsurface stormwater basins shall be permitted stormwater management facilities.

G. Sewer and water dedication. Sewer and water dedications shall not be a pre-requisite to issuance of building permits. Final release of the public improvement bond may be held as assurance of dedication.

§ 240-41.10 Modifications.

The Board of Commissioners may approve the modification of the provisions of this article, and any provision of the Zoning Ordinance that is referenced in this article, in order to encourage innovation and provide flexibility in the design of Neighborhood Design sites. Any approved modification of the requirements of this article shall be subject to the following standards.

A. The modification is consistent with the purpose and intent of this article.

Revised: 08/27/15

Cumulative

- B. The modification will not result in any danger to the public health or welfare or in adverse impact to adjoining properties or future inhabitants of the Neighborhood Design development site.
- C. The modification will not result in an increase in residential densities permitted for the Neighborhood Design development site area.
- D. The modification will allow for equal or better results and represent the minimum amount of relief necessary.

**NOTICE OF INTENTION TO ADOPT AN ORDINANCE TOWNSHIP  
OF SOUTH FAYETTE  
PUBLIC NOTICE**

The South Fayette Township Board of Commissioners at a public meeting to be held on Wednesday, March 9, 2016 at 7:00 p.m. at the South Fayette Township Municipal Building located at 515 Millers Run Road, Morgan, PA 15064, will discuss and possibly take action on the following Ordinance:

ORDINANCE NO. \_\_ OF 2016  
TOWNSHIP OF SOUTH FAYETTE  
ALLEGHENY COUNTY, PENNSYLVANIA

AN ORDINANCE OF THE TOWNSHIP OF SOUTH FAYETTE, ALLEGHENY COUNTY, PENNSYLVANIA, AMENDING CHAPTER 240 OF THE SOUTH FAYETTE TOWNSHIP CODE OF ORDINANCES, BY AMENDING THE SOUTH FAYETTE TOWNSHIP ZONING MAP, BY APPROVING THE ZONING RECLASSIFICATION FOR PROPERTY KNOWN AS BLOCK AND LOT 480-P-00001, LOT 1 IN THE MINOR SUBDIVISION OF THE MAYVIEW STATE HOSPITAL AS RECORDED IN THE ALLEGHENY COUNTY DEPARTMENT OF REAL ESTATE AT PLAN BOOK VOLUME 269, PAGE 95 CONSISTING OF 81.331 ACRES ALONG MAYVIEW ROAD, FROM THE B-1 BUSINESS DISTRICT ZONING CLASSIFICATION TO A NEW PROPOSED ZONING CLASSIFICATION DESIGNATED AS THE ND NEIGHBORHOOD DESIGN DISTRICT

Copies of the Ordinance and documents submitted in support of the rezoning request are available at the Township's Municipal Building during business hours. Anyone requiring additional information and/or need special accommodations to attend this meeting should contact Mike Benton, P.E., Township Engineer at (412) 221-8700.

Jonathan M. Kamin, Esquire  
Township Solicitor



# **SOUTH FAYETTE** T O W N S H I P

A Community Growing Together

**Board of Commissioners**  
www.southfayettepa.com

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## **LEGAL AD - OFFICIAL NOTICE**

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**TO:**

Jo Anne Callahan

**FROM:**

Ryan T. Eggleston

**COMPANY:**

The Tribune Review

**DATE:**

Thursday February 18, 2016

**FAX NUMBER:**

724-838-5181 / [legals@tribweb.com](mailto:legals@tribweb.com)

**PUBLICATION DATE:**

**TUESDAY, FEBRUARY 23 and  
TUESDAY, MARCH 1, 2016**

**RE:**

Public hearing

**CONFIRM RECEIPT AT**

[ppatterson@sftwp.com](mailto:ppatterson@sftwp.com)

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**PLEASE PROVIDE PROOF OF PUBLICATION**

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### **OFFICIAL NOTICE**

See attached two notices:

1. Ordinance to create ND Neighbor Design District, and
2. Ordinance to rezone 48-P-1 to ND.

**NOTICE OF INTENTION TO ADOPT AN ORDINANCE TOWNSHIP  
OF SOUTH FAYETTE  
PUBLIC NOTICE**

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ORDINANCE NO. \_\_\_\_ OF 2016  
TOWNSHIP OF SOUTH FAYETTE  
ALLEGHENY COUNTY, PENNSYLVANIA

- ARTICLE II, SECTION 240-9 “PARTICULAR MEANINGS”, ADDING THE DEFINITIONS FOR CORE AREA AND NEIGHBORHOOD DESIGN DISTRICT;
- ARTICLE III, SECTION 240-11 “ZONING DISTRICTS”, ADDING THE ND NEIGHBORHOOD DESIGN ZONING DISTRICT;
- ADDING ARTICLE VIIA. ND NEIGHBORHOOD DESIGN DISTRICT; SECTION 240-41.1 PURPOSE; SECTION 240-41.2 RELATIONSHIP TO OTHER ORDINANCES; SECTION 240.41.3 PUBLIC WATER AND SEWER REQUIRED; SECTION 240-41.4 AUTHORIZED USES; SECTION 240-41.5 AREA AND BULK REGULATIONS; SECTION 240-41.6 OFF-STREET PARKING AND LOADING; SECTION 240-41.7 SIGNS; SECTION 240.41.8 RESERVED COMMON OPEN SPACE STANDARDS; SECTION 240-41.9 ADDITIONAL DESIGN STANDARDS; SECTION 240-41.10 MODIFICATIONS; AND THE ADDITIONS OF APPENDIX 1, STREET SECTIONS AND APPENDIX 2,GRANITE BLOCK DETAIL-CURB.

Copies of the draft ordinance are available at the Township’s Municipal Building during business hours. Anyone requiring additional information and/or need special accommodations to attend this meeting should contact Mike Benton, P.E., Township Engineer at (412) 221-8700.

Jonathan M. Kamin, Esquire  
Township Solicitor

**NOTICE OF INTENTION TO ADOPT AN ORDINANCE TOWNSHIP  
OF SOUTH FAYETTE  
PUBLIC NOTICE**

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ORDINANCE NO. \_\_ OF 2016  
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AN ORDINANCE OF THE TOWNSHIP OF SOUTH FAYETTE, ALLEGHENY COUNTY, PENNSYLVANIA, AMENDING CHAPTER 240 OF THE SOUTH FAYETTE TOWNSHIP CODE OF ORDINANCES, BY AMENDING THE SOUTH FAYETTE TOWNSHIP ZONING MAP, BY APPROVING THE ZONING RECLASSIFICATION FOR PROPERTY KNOWN AS BLOCK AND LOT 480-P-00001, LOT 1 IN THE MINOR SUBDIVISION OF THE MAYVIEW STATE HOSPITAL AS RECORDED IN THE ALLEGHENY COUNTY DEPARTMENT OF REAL ESTATE AT PLAN BOOK VOLUME 269, PAGE 95 CONSISTING OF 81.331 ACRES ALONG MAYVIEW ROAD, FROM THE B-1 BUSINESS DISTRICT ZONING CLASSIFICATION TO A NEW PROPOSED ZONING CLASSIFICATION DESIGNATED AS THE ND NEIGHBORHOOD DESIGN DISTRICT

Copies of the Ordinance and documents submitted in support of the rezoning request are available at the Township's Municipal Building during business hours. Anyone requiring additional information and/or need special accommodations to attend this meeting should contact Mike Benton, P.E., Township Engineer at (412) 221-8700.

Jonathan M. Kamin, Esquire  
Township Solicitor

February 22, 2016  
JO# 15-0234323-00

Board of Commissioners  
South Fayette Township  
515 Millers Run Road  
Morgan, Pennsylvania 15064

Acts 14, 67, 68, and 127 Notifications  
Columbia Gas of Pennsylvania, Inc.  
McClane Street Pipeline Replacement Project  
South Fayette Township, Allegheny County, Pennsylvania

Dear Board of Commissioners:

Columbia Gas of Pennsylvania, Inc. (CPA) is submitting this notification pursuant to Acts 14, 67, 68 and 127 of the Municipalities Planning Code (MPC). The information provided herein is to inform you of CPA's intent to submit permit applications to the Pennsylvania Department of Environmental Protection (PaDEP) for the McClane Street Pipeline Replacement Project (Project).

Permits: PA Code Title 25 Chapter 105 – General Permit 5 (GP-5) Utility Line Stream Crossing, General Permit 8 (GP-8) Temporary Equipment Crossing

PA Code Title 25 Chapter 102 – Erosion and Sediment Control Plan

Applicant Contact: Anya Schrier  
Columbia Gas of Pennsylvania, Inc.  
2021 West State Street  
New Castle, PA 16101  
Phone: 412-522-3591  
Email: [aeschrier@nisource.com](mailto:aeschrier@nisource.com)

Project Location: South Fayette Township, Allegheny County, PA. Project facilities are shown on Attachment A, Project Location Map.

Project Description: CPA proposes to install approximately 260 feet of three-inch plastic natural gas pipeline in South Fayette Township, Allegheny County. The new three-inch pipeline will be installed within an existing utility easement off of McClane Road in Cuddy. A utility line stream crossing of an unnamed tributary to Millers Run is proposed as part of the project. A temporary equipment crossing will also be required for access. The pipeline is planned to be installed by directional bore.

A preliminary copy of the General Permit Registration form for this Project is provided as Attachment B.

The PaDEP invites you to review the attached application and comment on the accuracy of the answers provided with regard to land use aspects of this Project; please be specific to PaDEP and focus on the relationship to municipal ordinances. If you wish to submit comments to PaDEP to consider in review of this Project, you must respond within 30 days to the PaDEP regional office referenced in this letter. If you do not submit comments by the end of the comment period, PaDEP will assume that there are no substantive conflicts and proceed with the normal application review process.

Please submit any comments concerning this Project within 30 days from the date of receipt of this letter to:

Pennsylvania Department of Environmental Protection  
Southwest Regional Office  
400 Waterfront Drive  
Pittsburgh, Pennsylvania 15222-4745

For more information about this land use review process visit [www.dep.state.pa.us](http://www.dep.state.pa.us) (directLINK: Land Use Reviews).

Thank you for your attention to this request. Please feel free to contact me at 412.522.3591 or [aeschrier@nisource.com](mailto:aeschrier@nisource.com) if you have any questions or concerns.

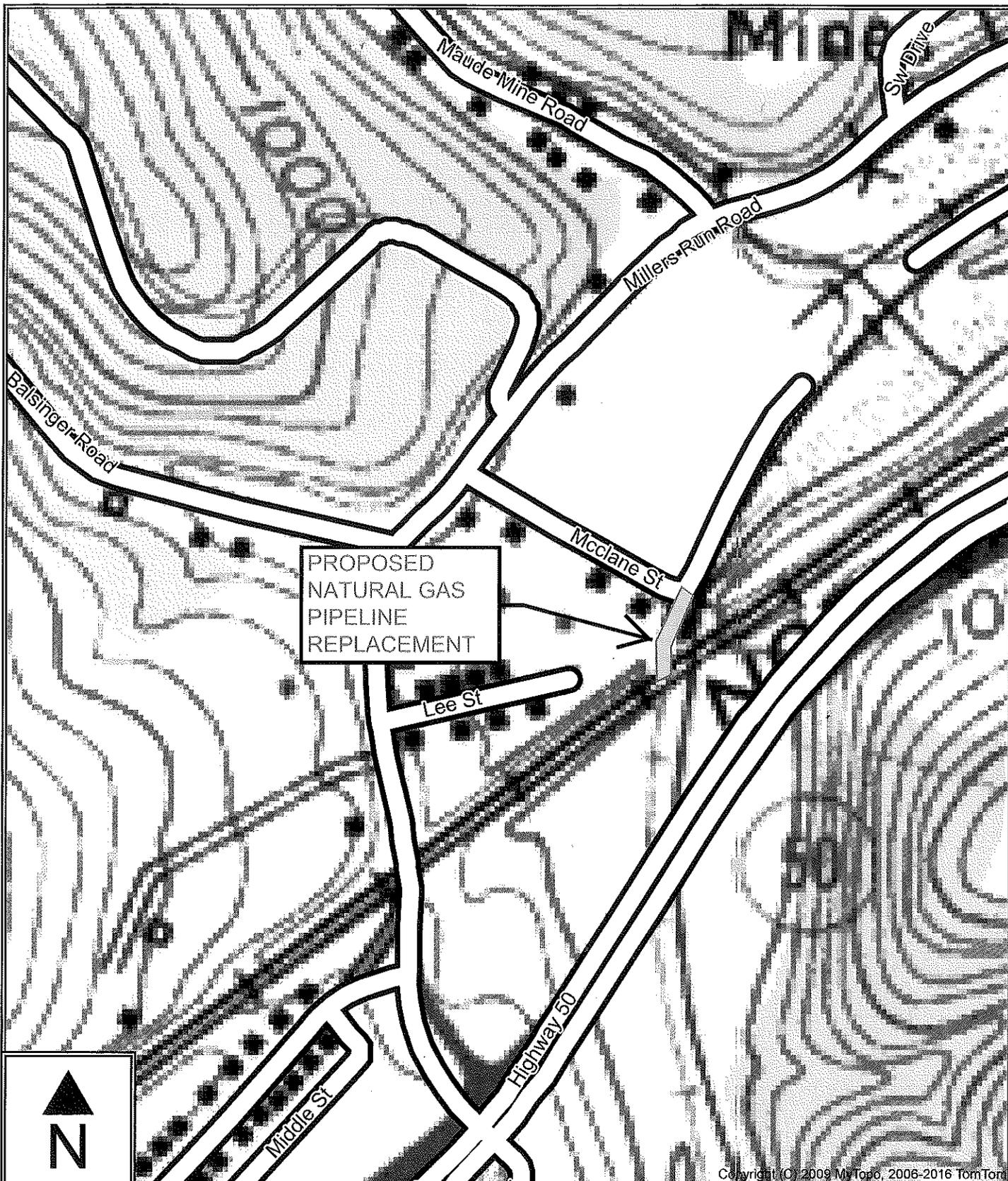
Sincerely,  
Columbia Gas of Pennsylvania, Inc.



Anya E. Schrier  
Natural Resources Permitting Coordinator  
NiSource, Inc.

Attachments (Project Location Map, General Permit Registration Form)

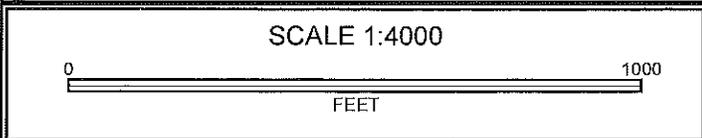
ATTACHMENT A  
PROJECT LOCATION MAP



Copyright (C) 2009 M. Topo, 2006-2016 TomTom

Map Name: CANONSBURG  
 Scale: 1 inch = 333 ft.

Map Center: 040° 20' 39.83" N, 080° 10' 17.75" W  
 Horizontal Datum: NAD27



Columbia Gas of Pennsylvania, Inc.  
 McClane Street Pipeline Replacement Project  
 South Fayette Township, Allegheny County, PA

ATTACHMENT B  
GENERAL PERMIT REGISTRATION FORM



## CHAPTER 105 GENERAL PERMIT REGISTRATION

**TYPE OF GENERAL PERMIT:**  **New Permit**  
**PLEASE MARK ("X") ONE:**  **Transfer of Existing Permit** (Complete Section A, C & H below and all of form 3150-PM-BWEW0016)

- PLEASE MARK ("X") ALL THAT APPLY:**
- GP-1 Fish Habitat Enhancement Structures
  - GP-2 Small Docks & Boat Launching Ramps
  - Please mark ("X") the specific type of project:**
    - private recreational dock
    - public access facility
    - public service facility
    - other private or commercial facility
  - GP-3 Bank Rehabilitation, Bank Protection and Gravel Bar Removal
  - GP-4 Intake and Outfall Structures

- GP-5 Utility Line Stream Crossing
- GP-6 Agricultural Crossings & Ramps
- GP-7 Minor Road Crossings
- GP-8 Temporary Road Crossings
- GP-9 Agricultural Activities
- GP-10 Abandoned Mine Reclamation
- GP-11 Maintenance, Testing, Repair, Rehabilitation, or Replacement of Water Obstructions and Encroachments (reviewed by DEP Regional Office only)
- GP-15 Private Residential Construction in Wetlands

**Activity Related to Oil and Gas Exploration, Production or Transmission**

**Activity Subject to FERC approval (Docket number \_\_\_\_\_)**  **FERC Natural Gas Act Facility**

### SECTION A. APPLICANT INFORMATION

<b>Applicant's Name / Client</b> Columbia Gas of Pennsylvania, Inc.				<b>DEP Client ID#</b> (if known)		<b>Employer ID#</b> (EIN) 25-1100252	
<b>Client Information</b> - Please select Client Type / Code from drop down box under the correct entity shown to the right (or may be written in) →				<b>Government</b>		<b>Non-Government</b>	
						PACOR Pennsylvania	
<b>Mailing Address</b> 2021 West State Street				<b>City</b> New Castle		<b>State</b> PA	
						<b>ZIP + 4</b> 16101	
<b>Contact Person</b> - Last Name Schrier		First Anya		MI E		Suffix	
				<b>Telephone</b> (412) 522-3591		<b>Email Address</b> aeschrier@nisource.com	

### SECTION B. CONSULTANT INFORMATION (Complete if different than above) N/A

<b>Contact Person</b> - Last Name				<b>First</b>		<b>MI</b>		<b>Suffix</b>		<b>Consultant's Title</b>		<b>Consulting Firm</b>			
<b>Mailing Address</b>										<b>City</b>		<b>State</b>		<b>ZIP + 4</b>	
<b>Telephone</b> ( ) ( )				<b>Fax</b> ( ) ( )				<b>Email</b>				<b>Employer ID#</b> (EIN)			

### SECTION C. PROJECT INFORMATION

<b>Project /Site Name:</b> McClane Street Pipeline Replacement Project						<b>DEP Site ID#</b> (if known or leave blank)								
<b>Client Relationship</b> - Please select Site-to-Client Relationship / Code from drop down box to the right (or may be written in) →						Double-click on shaded area below to select correct Site-to-Client Relationship / Code ↓								
<b>County</b> Allegheny			<b>Municipality</b> <input type="checkbox"/> City <input type="checkbox"/> Borough <input checked="" type="checkbox"/> Township South Fayette			<b>OWNOP Owner/Operator</b>								
<b>Site Location / Address</b> Existing utility easement off of McClane Street						<b>City</b> Cuddy			<b>State</b> PA			<b>ZIP + 4</b> 15031		
Collection Method: <input type="checkbox"/> EMAP <input checked="" type="checkbox"/> HGIS <input type="checkbox"/> GISDR* <input type="checkbox"/> ITPMP <input type="checkbox"/> GPS <input type="checkbox"/> WAAS <input type="checkbox"/> LORAN														
Check the horizontal reference datum (or projection datum) employed in the collection method. EMAP and HGIS (PNDI) have known datum and do not require checking here. <input type="checkbox"/> NAD27 <input type="checkbox"/> NAD83 <input type="checkbox"/> WGS84 (GEO84)														
Enter the date of collection if coordinates were derived from GPS, WAAS or LORAN. _____ mm _____ dd _____ yyyy														

Applicant's Name Columbia Gas of Pennsylvania, Inc.	<b>GÉNÉRAL PERMIT REGISTRATION</b>	
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**SECTION D. RESOURCE IDENTIFICATION**

Please place an "X" in the appropriate box next to each item to indicate the applicant has identified any of these resources which may be present at the project site.

Each General Permit (GP) has a specific set of restrictions and some resources may require certain actions or prohibit the project from being eligible to register use of the GP. *This list is not all-inclusive, please see GPs for details.*

YES	NO		YES	NO	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	National Register of Historic Places	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Threatened and Endangered Species
<input type="checkbox"/>	<input checked="" type="checkbox"/>	National Registry of Natural Landmarks	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wild or Stocked Trout Streams
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Local historical site	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wild and Scenic Rivers
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Exceptional Value (EV) Waters	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wetlands
<input type="checkbox"/>	<input checked="" type="checkbox"/>	High Quality (HQ) Waters	<input type="checkbox"/>	<input type="checkbox"/>	Other _____

**SECTION E. REGISTRATION CHECK LIST AND REQUIREMENTS**

Please place an "X" next to each item (1 - 16) to ensure it is completed and/or provided. Unless otherwise specified, all items are required to ensure a complete Registration package. **\*\*Provide ONE (1) ORIGINAL and ONE (1) COPY of the Registration package\*\***

	Applicant Entry	DEP Use Only
1. <b>General Permit Registration form</b> properly completed and signed	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> I have read the terms and conditions of the GP(s) indicated above.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. <b>General Permit Registration Fee and Chapter 105 Fee Calculation Worksheet</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Notification sent to the Municipality & County (copy of <b>General Permit Registration form</b> )	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. <b>PASPGP-4 Cumulative Impact Project Screening Form</b> properly completed	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. <b>Location Map</b> (USGS quad map) with project site marked	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. <b>Color Photographs</b> with dates and descriptions ( <i>see instructions</i> ) <span style="float: right;"><input type="checkbox"/> N/A</span>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. <b>Stream Name and Chapter 93 Classification</b> (example: UNT to #40637 HOUSE RUN, HQ-WWF/EV) Unnamed tributary to Millers Run, WWF	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. <b>Project Description</b> including proposed impacts and PNDI Avoidance Measures (if applicable) Columbia Gas of Pennsylvania, Inc. proposes to replace a section of existing natural gas pipeline that is exposed within an unnamed tributary to Millers Run. Approximately 260 feet of three-inch plastic natural gas pipeline is proposed to be installed under UNT Millers Run by directional bore within an existing CPA utility easement. Project access is proposed along the maintained easement, which includes the temporary equipment crossing of UNT Millers Run. Portions of the work are also located within the 100-year floodplain of Millers Run. Total project disturbance is estimated to be approximately 0.14 acres.  Review of the PNDI database indicated a conservation measure for the project. In an effort to avoid the introduction of invasive species, voluntary cleaning of equipment and vehicles, the use of clean fill and mulch, and avoiding the planting of invasive species will be practiced during construction and restoration.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. <b>Site Specific and/or Standard Drawings</b> depicting the project's GP activities	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. <b>Site Plan</b> depicting the site of the project's GP activities ( <i>see Section F.</i> )	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. <b>Erosion &amp; Sediment Control Plan (E&amp;S Plan)</b> ( <i>required for GP-11 only - see instructions</i> )	<input type="checkbox"/>	<input type="checkbox"/>
12. <b>Written Directions to Project Site:</b> Head southwest on Terminal Way toward E Carson St. Turn right onto E Carson St. Turn right onto Smithfield St Bridge. Continue onto Smithfield St. Turn left onto Fort Pitt Blvd. Continue straight to stay on Fort Pitt Blvd. Turn left onto Stanwix St. Slight right onto the Ft Pitt Bridge ramp. Merge onto I-376 W. Keep left to stay on I-376 W. Use the right 2 lanes to take exit 64A to merge onto I-79 S toward Washington. Take exit 54 for PA-50 toward Bridgeville. Turn left onto PA-50 W. Turn right onto PA-978 N. Turn right onto McClane St. Continue for approximately 0.1 miles to project location.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<p><b>13. Pennsylvania Natural Diversity Inventory (PNDI):</b>  <b>Please place an "X" next to the appropriate box indicating the information provided:</b></p> <p><input checked="" type="checkbox"/> Completed PNDI Project Planning &amp; Environmental Review Form</p> <p><input type="checkbox"/> Initialed PNDI Project Environmental Review Search Receipt showing "No Known Impacts"</p> <p><input type="checkbox"/> Initialed PNDI Project Environmental Review Search Receipt showing "Avoidance Measures" which have ALSO been incorporated into the project description</p> <p><input type="checkbox"/> Initialed PNDI Project Environmental Review Search Receipt showing "Potential Impacts" AND documentation of appropriate agency coordination required on PNDI Receipt</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>14. Bog Turtle Habitat Screening:</b>  <b>Please place an "X" next to the appropriate box indicating the information provided:</b></p> <p><input type="checkbox"/> Completed Request for a Bog Turtle Habitat Screening Form</p> <p><input type="checkbox"/> "No Effect" determination from the Army Corp of Engineers</p> <p><input type="checkbox"/> Documented clearance from the US Fish and Wildlife Services</p> <p><input checked="" type="checkbox"/> N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>

Applicant's Name Columbia Gas of Pennsylvania, Inc.	<b>GENERAL PERMIT REGISTRATION</b>	
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**15. Activities which impact wetlands:**  
Please place an "X" next to the appropriate box indicating the information provided:

<input checked="" type="checkbox"/> N/A because no wetland impacts are proposed or no compensatory mitigation is necessary.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> A wetland delineation with complete data sheets in accordance with the 1987 Corps of Engineers Wetland Delineation Manual AND the appropriate Regional Supplements to the Corps of Engineers Wetland Delineation Manual for use in Pennsylvania.	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> If direct or indirect wetland impacts are greater than 0.05 acres, a compensatory mitigation plan in accordance with the Department's Replacement criteria which provides compensation at a minimum one to one acre ratio.	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> <b>If compensatory mitigation onsite is determined not feasible:</b> A check, number _____, in the amount of \$_____ payable to the National Fish and Wildlife Foundation, N.A. 1237, as compensatory mitigation for _____ acres of impact in wetlands, in accordance with the Pennsylvania Wetland Replacement Project.	<input type="checkbox"/>	<input type="checkbox"/>

**16. Registration of a GP-11:**  
Please place an "X" next to the appropriate box indicating the worksheet(s) provided:

<input checked="" type="checkbox"/> N/A because not registering use of GP-11	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> E&S Plan	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Project Inventory	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Bridge and/or Culvert Replacement Projects or Projects That Change the Waterway Opening	<input type="checkbox"/>	<input type="checkbox"/>

**SECTION F. SITE PLAN**

Please place an "X" next to each item to ensure it is shown on the site plan. Unless otherwise specified in the permit, all items are **required** to ensure a complete Registration package.

YES	NO		YES	NO	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Stream Name: <u>UNT Millers Run</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	100 year Flood Elevation OR FEMA map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Stream Limits and Flow Direction	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Limits of Earth Disturbance Associated with Activity
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Stream Impacts on site (including dimensions)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Location of Property Lines Relative to the Project
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wetlands on site (including acres)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Existing Utilities, ROWs, Easements
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wetland Impacts on site (including acres)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Existing Buildings, Roadway, etc.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other Waters (i.e. pond, lakes, wetlands)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proposed Buildings, Roadways, ROW etc.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site Specific / Standard Drawings location(s)	<input type="checkbox"/>	<input type="checkbox"/>	Other _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Photograph location(s)	<input type="checkbox"/>	<input type="checkbox"/>	Other _____

**SECTION G. IMPACTS ASSOCIATED WITH PROJECT WORK SITE**

Please provide the project's total impacts for each category in the table provided below.  
Please complete and provide a separate chart detailing the information for each impact to waters and wetlands. Include the identifier developed in Section E.9. for each location. All impact acreages and number of impacts should be totaled on each page and then the project's total impacts provided in the table below.  
The Additional Impacts Associated with Project Work Site (3150-PM-BWEW0554) worksheet may be used but is not required.

Total Impacts for the Project	Temporary Impacts (acreage & number of impacts)		Permanent Impacts (acreage & number of impacts)	
	<b>Total Waters Impacts</b>	<u>0.021</u> ac	<u>1</u> number	<u>0.003</u> ac
<b>Total Impacts to Wetlands</b>	<u>N/A</u> ac	<u>N/A</u> number	<u>N/A</u> ac	<u>N/A</u> number
<b>Total Impacts for this Project</b>	<u>0.021</u> ac	<u>1</u> number	<u>0.003</u> ac	<u>1</u> number

Applicant's Name Columbia Gas of Pennsylvania, Inc.	<b>GENERAL PERMIT REGISTRATION</b>	
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**SECTION H. CERTIFICATION**

I certify under penalty of law that the information provided in this permit registration is true and correct to the best of my knowledge and information and that I possess the authority to undertake the proposed action. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations. (If any of the information and/or plans is found to be in error, falsified, and/or incomplete, this authorization/verification may be subject to modification, suspension, or revocation in accordance with applicable regulations.)

Signature of Applicant	Date
Anya E. Schrier, Natural Resources Permitting Coordinator	
Typed / Printed Name	

**PA Fish and Boat Commission Approval (for GP-1 only)**

Signature of Reviewer	Date
Reviewer's Typed / Printed Name	( )
	Phone Number
Reviewer's Typed / Printed Title	Email Address

*This General Permit shall not be effective until the owner has had their E&S Plan reviewed by the appropriate Regional Office or District, obtained Federal Authorization and, where required, obtained an SLLA from DEP.*

**AN ACKNOWLEDGED COPY OF THIS GENERAL PERMIT REGISTRATION PACKAGE (INCLUDING THE ACKNOWLEDGEMENT LETTER AND TERMS AND CONDITIONS), REQUIRED FEDERAL AUTHORIZATION, AND THE E&S PLAN MUST BE AVAILABLE AT THE PROJECT SITE DURING CONSTRUCTION.**

**SECTION I. ACKNOWLEDGEMENT – DEP USE ONLY**

**Signatures authorizing acknowledgment to use and register:**

**A. Completeness Review:**

DEP / District Reviewer Signature	Begin Date: _____	<b>Completeness Status</b>
Reviewer's Typed / Printed Name	Incomplete Date: _____	
	Response Date: _____	<input type="checkbox"/> YES <input type="checkbox"/> NO
	End Date: _____	

**B. Eligibility Review:**

DEP / District Reviewer Signature	Begin Date: _____	<input type="checkbox"/> Deficient - <b>DENIED</b>
Reviewer's Typed / Printed Name	Incomplete Date: _____	
	Response Date: _____	
	End Date: _____	

**C. Decision Review:**

DEP / District Manager Signature	Begin Date: _____	<b>Disposition Status</b>
Reviewer's Typed / Printed Name	End Date: _____	<input type="checkbox"/> WITHDRAWN <input type="checkbox"/> APPROVED
		<input type="checkbox"/> RETURNED <input type="checkbox"/> DENIED

**D. Contact Information:**

Typed / Printed Name	( )	Email Address
	Phone Number	

**E. Permit Tracking:**

Received \_\_\_\_\_ Acknowledged \_\_\_\_\_ SLLA required:  NO  YES PASPGP-4:  NO  YES  CAT 1  CAT 3  
 GP - \_\_\_\_\_  
 Notes: \_\_\_\_\_

**From:** Jean Pugh [<mailto:JPugh@pamunicipalleague.org>]  
**Sent:** Wednesday, March 02, 2016 3:54 PM  
**To:** Jean Pugh  
**Subject:** PML Southwest District Meeting

Dear PML Member:

On behalf of Kevin Flannery, Sewickley, District Chair, please join us for the **Southwest District Meeting and Dinner being held at 5:00 p.m. on Tuesday, April 12 at the Indiana University of Pennsylvania Kovalchick Convention and Athletic Complex in Indiana, Pennsylvania.** This event offers an opportunity to network and share information with other PML members in your District. League. Staff will be available to provide updates on legislation, programs and services, and the upcoming PML Summit in Lancaster on October 4-6 (a complimentary registration will be raffled at the meeting). District meetings also provide the opportunity for members to introduce policy resolutions which may be presented to voting delegates for approval as PML policy. The election of your District Officers is held at this meeting.

**We are extending an invitation to your House and Senate members to attend your District Meeting, and request that you encourage their participation.**

Your District Meeting begins at 5:00 p.m. with a training session on "Initiating Public-Private Partnerships" presented by Jim Hunt with Utility Service Partners, Inc. Public-Private Partnerships are a growing tool for local governments to deliver services to their citizens, and need to meet certain standards and conditions to insure success and reduce risk for local governments. The session will give real life examples of the 'best practices' suggested by the National Council for Public-Private Partnerships. Jim Hunt, Past President of the National League of Cities has worked to develop successful public-private partnerships throughout his career and regularly speaks with city officials and business leaders to find new opportunities for local governments. In addition to valuable information, this session also provides credit for PML's Elected Officials Leadership Training Program.

**Please register [HERE](#) by Tuesday, April 5 to attend.** You may also register and find additional information at under the [District Meetings](#) tab at our website.

We hope that your municipality will be represented at this important meeting. If you have any questions, please contact Jean Pugh, Director of Group Business Programs, at [jpugh@pamunicipalleague.org](mailto:jpugh@pamunicipalleague.org) or 800-922-8063 ext. 256. We look forward to seeing you at the Southwest District Meeting on Tuesday, April 12!

Jean Pugh

Director of Group Business Programs  
Pennsylvania Municipal League  
414 North Second Street  
Harrisburg, PA 17101  
Office: (717) 236-9469 ext. 256  
Fax: (717)236-9493  
[jpugh@pamunicipalleague.org](mailto:jpugh@pamunicipalleague.org)  
[www.pamunicipalleague.org](http://www.pamunicipalleague.org)



*PML's mission is to strengthen, empower and advocate for effective local government.*



**PUBLIC HEARING – Willow D Property – Conditional Use CU-02-16**

The meeting was called to order by Commissioner Pitetti at the South Fayette Township Building, Morgan, PA 15064.

**PRESENT:** CARDILLO (On phone), PITETTI, HOROWITZ (arrived 7:15), RODI, MALOSH

**ALSO PRESENT:** Township Solicitor: Jonathan Kamin; Township Manager: Ryan Eggleston; Township Administrative Assistant: Peggy Patterson

**PLEDGE OF ALLEGIANCE**

**RECOGNITION BY CHIEF PHOENNIK**

Police Chief John Phoennik recognized Sergeant Jeff Sgro as the SRO (School Resource Officer) at South Fayette Township and presented him with a certificate of recognition for his work at the school district.

Principal Aaron Skrbin also recognized Sgt. Sgro.

Sgt. Sgro thanked the chief and Mr. Skrbin for the opportunity to work with the students, the faculty and the community.

Commissioner Pitetti requested there be a moment of silence for former commissioner Tom Sray, who died in January.

**PUBLIC COMMENT\***

John Kosky, 698 Millers Run Road asked about a letter he received in the mail for the public hearing that was cancelled. Mr. Eggleston said it was an error on the part of the township.

Bill Sittig, representative of Charter Homes, requested the board schedule a public hearing for the March meeting. He said Charter Homes welcomes the numbers from the study to come out.

**CORRESPONDENCE**

**A. LIQUID FUELS TAX FUND REPORT**

B. ALLEGHENY LEAGUE OF MUNICIPALITIES CONFERENCE  
INFORMATION

C. TURNPIKE LETTER

Mr. Eggleston – We did receive a letter from the Turnpike Commission related to their application for approval to construct a new bridge that will span across Route 50.

D. LETTER FROM SEN. GUY RESCHENTHALER

CONSENT CALENDAR ITEMS

A. APPROVAL OF MINUTES

It was moved by PITETTI and seconded by MALOSH with all members present voting AYE to approve the minutes from the January 4, 2016 reorganizational meeting and January 13, 2016 regular meeting.

B. PAYMENT OF THE BILLS

It was moved by MALOSH and seconded by RODI to pay the January bills. All members present voted AYE to the motion.

C. MONTHLY POLICE REPORT

OLD/UNFINISHED BUSINESS

A. REVIEW AND DISCUSS APPOINTING AN APPLICANT TO THE EAC

Mr. Eggleston – We did have a chance to hold interviews of the five applicants so I would like to table this item until the March meeting.

B. DISCUSS AND APPROVE BOND REFINANCING

Mr. Eggleston –I had a chance to look through this with our Finance Director, Nancy Degenhardt, and talked to Jason DiMartini and Alisha Reesh from Janney, but I would like table this until our March meeting.

C. UPDATE - CHARTER HOMES/STUDY

Mr. Kamin – We hired The Fourth Economy to perform an analysis of the economics of the Charter Homes. We provided them with the school's information, as well as the township's and Charter Homes' information. They have requested additional information, additional time, and an additional fee. They want to do more of a thorough job. This is being paid for by Charter Homes and I expect to have something completed by the end of the month. I know they want to do a meeting with the school and with Charter. Does the

board want to put this on the agenda for March, or do you want to wait until you have the study?

Commissioner Horowitz – I think we should put this on the agenda for March. We did get a letter from the Aloe Brothers stating that there is some pressure on them to see this moving forward.

Mr. Kamin – There is a status conference coming up in front of Judge Delvecchio that is on the combination action. I think it would be prudent to move ahead with this.

It was moved by MALOSH and seconded RODI by to schedule the public hearing on the draft ordinance related to Charter Homes.

ROLL CALL:

PITETTI – AYE

MALOSH – AYE

RODI – AYE

HOROWITZ – AYE

CARDILLO – OPPOSED

Motion carried 4:1

NEW BUSINESS

A. PRESENTATION FROM MATT GILOTTI REGARDING FAIRVIEW PARK BUILDING PROPOSAL

Matt Gilotti and Sean McCall, owners and operators of the Southpointe Fieldhouse put on a presentation regarding building an indoor fieldhouse in Fairview Park.

B. DISCUSS AND APPROVE TAX REFUND REQUESTS FROM ANNE BECK

It was moved by PITETTI and seconded by RODI to approve the tax refund requests the township received. All members present voted AYE to the motion.

C. DISCUSS AND APPROVE TAX REFUND – 1320 VILLAGE LANE

It was moved by PITETTI and seconded by RODI to approve the tax refund for 1320 Village Lane. All members present voted AYE to the motion.

D. DISCUSS AND APPROVE HORIZON PROPERTIES REQUEST TO EXTEND THE DUE DILIGENCE PERIOD

Mr. Eggleston – This is a copy of the letter we received from Horizon and they are asking for a 30 day extension for their due diligence. They did submit their site plan to be reviewed at the February Planning Commission.

It was moved by MALOSH and seconded by RODI to approve the request from Horizon Properties to extend the 30 day due diligence period. All members present voted AYE to the motion.

#### E. DISCUSS AND APPROVE ORDINANCE 2 OF 2016, MANAGER’S ORDINANCE

Mr. Eggleston – This is a paperwork item with an amendment to clean up some language of the ordinance. This ordinance was reviewed by the solicitor’s office.

It was moved by MALSOH and seconded by RODI to approve Ordinance 2 of 2016, Manager’s Ordinance. All members present voted AYE to the motion.

#### F. DISCUSS AND APPROVE LED STREETLIGHT AGREEMENT – WEST PENN POWER

Mr. Benton – West Penn Power has just recently implemented a new program throughout their areas converting all of their streetlights to LED. This will cut our streetlight portion of the electric bill in half. They recommended to first do a cancellation letter and then do an agreement on a month by month basis. They will be converted in chunks of 12 or 24 lights at a time.

Mr. Eggleston – Another advantage is that the lights will last longer. We are one of the first areas to get in on a trial basis at no cost to the township and this has been reviewed by the solicitor’s office.

It was moved by PITETTI and seconded by MALOSH to approve the LED Streetlight Agreement – West Penn Power. All members present voted AYE to the motion.

#### G. DISCUSS AND APPROVE RESOLUTION 1 OF 2016 – WALNUT RIDGE PLANNING MODULE

Mr. Eggleston – This item is related to the resolution we need for sanitary water.

Mr. Kamin – Several years ago the DEP started requiring municipalities to act on any new planning modules that came in just so the DEP knew the township was aware of what is going on.

It was moved by PITETTI and seconded by RODI to approve Resolution 1 of 2016 – Walnut Ridge Planning Module. All members present voted AYE to the motion.

#### H. DISCUSS AND APPROVE RESOLUTION 2 OF 2016 REQUESTING AN RAAC GRANT

Paula Simmons, Recreation Director – This grant is through Allegheny County. North Fayette received \$162,000 for their new rec center and we have applied for \$250,000.00, which is the most we can apply for.

It was moved by PITETTI and seconded by MALOSH to approve Resolution 2 of 2016 requesting an RAAC Grant. All members present voted AYE to the motion.

#### I. DISCUSS AND APPROVE RESOLUTION 3 OF 2016 – TOWNSHIP FEE SCHEDULE

Mr. Eggleston – This is something we update from time to time and most of the changes on this resolution have focused on the recreation fees. There were some other minor changes and this resolution will be available on the website.

Paula Simmons – We increased the alcohol permit and made a couple other changes. We also added a resident rate for the fields and noted that this does not apply to the Sf Athletic Association. This will help with the field maintenance.

It was moved by PITETTI and seconded by MALOSH to approve Resolution 3 of 2016 – Township Fee Schedule. All members present voted AYE to the motion.

#### J. DISCUSS AND APPROVE RESOLUTION 4 – ATTORNEY’S FEES LAND DEVELOPMENT

Mr. Kamin – We pass along our fees for land development directly to the applicant. Some applicants have requested official authorization for that, even though it is authorized by the MPC, so we wanted to have an official resolution adopted by the board.

It was moved by MALOSH and seconded by RODI to approve Resolution 4 of 2016 – Attorney’s Fees Land Development. All members present voted AYE to the motion.

#### K. DISCUSS AND APPROVE F-03-16 NEWBURY PLAN OF LOTS 13<sup>TH</sup> REVISION, MAJOR SUBDIVISION PLAN, PRESTO-SYGAN ROAD, ZONED PED

Mike Benton – This is just to adjust the lot lines pertaining to the two proposed office buildings. They are doing that for the possible sale to the prospective tenants.

Eric Newhouse explained this further and discussed an easement that Newbury is requesting.

It was moved by PITETTI and seconded by MALOSH to approve F-03-16 Newbury Plan of Lots 13<sup>th</sup> Revision, Major Subdivision Plan, Presto-Sygan Road, Zoned PED and easement subject to final approval of staff and the township solicitor. All members present voted AYE to the motion.

L. DISCUSS AND APPROVE CU-02-16 WILLOW D. PROPERTIES, CONDITIONAL USE, 540 MILLERS RUN ROAD, ZONED R-4

Mike Benton – The owner is making significant improvements to the property including replacing the garage on the old foundation. It has two apartments on the second floor and since it has been vacant for some time, they need to renew the conditional use.

It was moved by MALOSH and seconded by RODI to approve CU-02-16 Willow D. Properties, Conditional Use, 540 Millers Run Road, Zoned R-4. All members present voted AYE to the motion.

M. DISCUSS AND APPROVE F-02-16 WALNUT RIDGE PHASE 3, FINAL MAJOR SUBDIVISION PLAN, BATTLE RIDGE ROAD, ZONED R-1

Mike Benton – This is the third and final phase of the project. There is one issue that we are not in agreement with the applicant. They originally showed a right-of-way on the north end of the site for possible future connectivity.

Ryan Eggleston – Except for the connectivity, everything else is in good order. This is the only item that we are not in agreement with the developers.

Robert Galant, a representative of Walnut Ridge – What the township wants is a 50 foot blanket easement to put a road on what we have set aside for green space, a park. The road would run from the park to the land behind the development. It would be extremely expensive to build this road and the homeowners of Walnut Ridge purchased their lots with the understanding that they would have access to this park area.

Pat Cooper – The property behind our development is not conducive to developing. The township is looking for connectivity and the feasibility is not there, we would be creating a road to nowhere.

There was further discussion about this.

It was moved by MALOSH and seconded by PITETTI to approve F-02-16 Walnut Ridge Phase 3, Final Major Subdivision Plan, Battle Ridge Road, Zoned R-1 as presented subject to the satisfaction of the conditions of the township engineer, not to include the right-of-way, and entering into an appropriate developer's agreement and payment of the appropriate fees. All members present voted AYE to the motion.

N. DISCUSS AND APPROVE F-14-15 PERISSOS CONSOLIDATION PLAN, MINOR SUBDIVISION, INTERSECTION OF MILLERS RUN ROAD AND STATE ROUTE 50, ZONED C-2

Mr. Eggleston – This is where the old Gray Stallion restaurant was, at the corner of Millers Run Road and Route 50. Staff is recommending approval.

It was moved by PITETTI and seconded by MALOSH to approve Perissos Consolidation Plan, Minor Subdivision, Intersection of Millers Run Road and State Route 50, Zoned C-2. All members present voted AYE to the motion.

O. DISCUSS AND APPROVE F-16-15 BEACON 1, PRELIMINARY/FINAL LAND DEVELOPMENT/SITE PLAN, ABELE BUSINESS PARK, ZONED B-1

Ben Sabida, of Civil & Environmental Consultants – This is a 4-story office building with associated parking and amenities.

Lynn Robb asked if there was any plan to widen Old Pond to help alleviate the traffic. Mike Benton told her, not on Old Pond but changes will be made to Hickory Grade Road.

James Scalo – We did have a traffic study done and would suggest employers stagger hours to try to help alleviate the rush hour traffic.

P. DISCUSS AND APPROVE F-17-15 BEACON 2, PRELIMINARY/FINAL LAND DEVELOPMENT/SITE PLAN, ABELE BUSINESS PARK, ZONED B-1

Ben Sabida – This is also a 4-story, 80,000 square feet building.

Mike Benton – The only issue with Beacon 1 is the fact they have frontage and have a possible need for sidewalks. We are still working on this issue.

It was moved by MALOSH and seconded by RODI to approve F-16-15 Beacon 1, Preliminary/Final Land Development/Site Plan, Abele Business Park, Zoned B-1 and F-17-15 Beacon 2, Preliminary/Final Land Development/Site Plan, Abele Business Park, Zoned B-1, subject to the recommendations of the township engineer and staff and entering into a developer's agreement. All members present voted AYE to the motion.

Q. DISCUSS AND APPROVE F-18-15 PHASE IV AND PHASE VI LOT LINE REVISIONS NO. 2 (BEACON2), MINOR SUBDIVISION, ABELE BUSINESS PARK, ZONED B-1

It was moved by MALOSH and seconded by RODI to approve F-18-15 Phase IV and Phase VI Lot Line Revisions No. 2 (Beacon 2), Minor Subdivision,

Abele Business Park, Zoned B-1 subject to minor recommendations from Mike Benton and the Planning Commission. All members present voted AYE to the motion.

#### R. DISCUSS AND APPROVE ADVERTISING THE 2016 PAVING PROGRAM

Mr. Eggleston – This is a draft schedule for the 2016 paving program. This is the most up-to-date version of the paving program that is on the website. We have three types of road in the township; local, neighborhood and collector as were delineated in the study. This year we are looking to devote as much as we can to “catch up”. We are doing an aggressive sealing program to help us move this program forward.

Mike Benton read through the list of roads scheduled to have improvements done in 2016 either by public works or by a contractor.

It was moved by MALOSH and seconded by RODI to approve the Advertising of the 2016 Paving Program. All members present voted AYE to the motion.

#### S. DISCUSS AND APPROVE A MOTION TO HOLD THE PLANNING COMMISSION MONTHLY MEETINGS THE THIRD THURSDAY OF EVERY MONTH AT 7:00 PM STARTING IN MARCH 2016

Mr. Eggleston – The Planning Commission meetings were previously scheduled for the fourth Thursday of the month, but timing for the submittals for the board work better if we move it to the third Thursday. This works for all of the members and we would advertise this change.

It was moved by PITETTI and seconded by RODI to approve holding the Planning Commission monthly meetings the third Thursday of every month at 7:00 PM starting in March 2016. All members present voted AYE to the motion.

#### LIAISON REPORTS

PITETTI – We covered everything from Parks & Rec on our agenda so I have nothing else to report.

RODI – I went to the SHACOG meeting, which was the first one of the year and I look forward to working with them. They look very organized and happy to have us.

#### MANAGER’S REPORT

##### A. UPDATE ON COMMUNITY DAY IN SOUTH FAYETTE

Mr. Eggleston – Thanks to Paula and Andrea’s work, we have a Community Day committee. Of the folks that applied, we selected three from the community.

Paula Simmons – It is going to be held on August 27 at Fairview Park. It is the Saturday after school starts so the kids will be in school one week. We picked three enthusiastic community members to be on the committee.

Andrea Iglar – Tiffany Stocker, bank manager of the Brentwood Bank that will be opening in the Crossings at South Fayette, and two residents; Jennifer Crouse and Asmita Sriastava. There is a link on the website under “join us” for anyone who is interested in being a sponsor, vendor, or volunteer.

#### B. UPDATE ON HEALTHY TRAILS

Mr. Eggleston – At our last meeting we were looking for community members to help with the healthy trails.

Mike Benton – We are having our next “healthy trails” meeting on February 29. We put together a draft mission statement and a draft vision statement explaining what the group is all about and the group’s goals. The framework of the group will continue to solidify over the next month or two. We are working towards connectivity in the township for pedestrians and bicyclists. Right now we are looking at small things, such as signage and road crossings, and we will continue to look for grants that will be available.

#### C. SCHOOL MEETING FOLLOW UP

Mr. Eggleston – I requested to meet with a subcommittee of the school board and they discussed this at their January meeting, which Commissioner Malosh, Commissioner Rodi and I attended. They prefer to meet as a whole group at one of their public meetings.

Commissioner Horowitz – The purpose of us reaching out to them was to manage the growth in the township so the school will have a say. From what happened at that meeting and them not getting back to me just means they do not want to have that conversation right now and when they do, we will be here.

There was more discussion on this topic.

#### SOLICITOR’S REPORT

Mr. Kamin – As the board knows, we appealed a permit issued by the DEP for Range Resources. We received word that Range will be withdrawing its permit.

Our argument to Act 13 has been scheduled in the Pennsylvania Supreme Court for March 9, 2016 in Philadelphia. We will let you know how it goes.

I do have one matter for Executive Session regarding the Aloe litigation.

#### PUBLIC COMMENT\*

John Emerick – I don't even know why we are discussing Charter Homes. In the letter they sent they said they could not get the stuff done in time to meet Aloes deadline. The gentleman from Charter Homes made a statement that if they don't get this property, Aloe is probably going to drill on it. The reporter runs with this because everyone knows if you mention drilling, everyone freaks out. They just threw this out there to scare people. The school is not big enough to accommodate the kids from this development.

Mr. Eggleston – I have a few personnel items to discuss in Executive Session that do not require action. I have one collective bargaining item to discuss and I have two potential property acquisition matters. None of which require action.

#### EXECUTIVE SESSION & ADJOURNMENT

It was moved by PITETTI and seconded by RODI to adjourn to Executive Session, not to return. All members present voted AYE to the motion.

\_\_\_\_\_  
Ryan Eggleston, Township Manager

\_\_\_\_\_  
Joseph Horowitz, President

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

# Check Register

South Fayette Township

19-Feb-16

Check No	Check Date	Vendor No	Vendor Name	Check Amount
<b>GENERAL FUND</b>				
31674	2/19/2016	3072	Cardillo, Deborah & Raymond	\$238.66
31675	2/19/2016	3070	Patel, Sudhir P. & Nilam S	\$60.13
31676	2/19/2016	3068	Perrone, Lisa	\$110.33
31677	2/19/2016	3071	Saha, Shibani	\$95.63
31678	2/19/2016	3069	Seifert, Mary L. & Craig E.	\$109.03
<b>Bank Totals:</b>				<b>\$613.78</b>

# Open Invoices By Bank

# South Fayette Township

19-Feb-2016

Vendor ID	Invoice	Inv Date	Due Date	Ledger Acct	Invoice Amt
<b>1 GENERAL FUND</b>					
<u>3072</u>	<u>Cardillo, Deborah &amp; Raymond</u>				
PR-2015	Penalty Refund 2015	10-Feb-2016	29-Feb-2016	01491909	\$238.66
Subtotal for Vendor 3072 :					\$238.66
<u>3070</u>	<u>Patel, Sudhir P. &amp; Nilam S</u>				
PR-2015	Penalty Refund 2015	10-Feb-2016	29-Feb-2016	01491909	\$60.13
Subtotal for Vendor 3070 :					\$60.13
<u>3068</u>	<u>Perrone, Lisa</u>				
PR-2015	Penalty Refund 2015	10-Feb-2016	29-Feb-2016	01491909	\$110.33
Subtotal for Vendor 3068 :					\$110.33
<u>3071</u>	<u>Saha, Shibani</u>				
PR-2015	Penalty Refund 2015	10-Feb-2016	29-Feb-2016	01491909	\$95.63
Subtotal for Vendor 3071 :					\$95.63
<u>3069</u>	<u>Seifert, Mary L. &amp; Craig E.</u>				
PR-2015	Penalty Refund 2015	10-Feb-2016	29-Feb-2016	01491909	\$109.03
Subtotal for Vendor 3069 :					\$109.03
Subtotal for Fund 1 :					\$613.78

**Check Register**

South Fayette Township

19-Feb-16

Check No	Check Date	Vendor No	Vendor Name	Check Amount
<b>GENERAL FUND</b>				
31618	2/19/2016	2400	84 LUMBER	\$244.96
31619	2/19/2016	2876	Advance Auto Parts	\$271.51
31620	2/19/2016	71	AmeriHealth Casualty Services	\$14,711.64
31621	2/19/2016	99	Ayoub, Thomas & Assoc LLC	\$70.00
31622	2/19/2016	106	BALLO, JOHN P., JR.	\$150.00
31623	2/19/2016	180	Black, Heather	\$513.00
31624	2/19/2016	2388	CAMPBELL DURRANT BEATTY	\$563.95
31625	2/19/2016	2428	Cintas F.A.S.	\$83.46
31626	2/19/2016	377	Columbia Gas	\$2,956.52
31627	2/19/2016	382	Comcast	\$203.69
31628	2/19/2016	383	ComDoc, Inc.	\$565.36
31629	2/19/2016	407	CONTINENTAL RESEARCH COR	\$891.65
31630	2/19/2016	429	CULVERTS, INC.	\$1,054.00
31631	2/19/2016	454	Deceder, Ronald C.	\$2,190.00
31632	2/19/2016	3077	DITIO	\$2,000.00
31633	2/19/2016	599	FM Brass & Hose Distributor	\$1,163.42
31634	2/19/2016	599	FM Brass & Hose Distributor	\$255.75
31635	2/19/2016	3067	FYDA Freightliner, Inc.	\$2,153.77
31636	2/19/2016	692	GRAINGER	\$277.62
31637	2/19/2016	2296	HEI-WAY, LLC	\$2,475.61
31638	2/19/2016	806	HireRight, LLC	\$31.70
31639	2/19/2016	863	Jackson Welding Supply	\$37.95
31640	2/19/2016	866	James M. Cox Company, Inc	\$2,129.05
31641	2/19/2016	939	Kimball Midwest	\$337.29
31642	2/19/2016	945	KIRKPATRICK, ROBERT D.	\$50.00
31643	2/19/2016	1006	Lawson Products, Inc.	\$123.85
31644	2/19/2016	3033	Logan, Katie	\$238.00
31645	2/19/2016	1051	LOWES BUSINESS ACCOUNT	\$274.63
31646	2/19/2016	2416	MATSF	\$36.00
31647	2/19/2016	2464	MedExpress Urgent Care, PC PA	\$45.00
31648	2/19/2016	2214	MEIT	\$47,472.96
31649	2/19/2016	1173	Middle Department Inspection	\$5,614.00
31650	2/19/2016	2544	MINERD & SONS, INC.	\$60.00
31651	2/19/2016	1203	Mockenhaupt Benefits Group	\$400.00
31652	2/19/2016	3003	Modern Marketing	\$470.91
31653	2/19/2016	3046	OfficeTeam	\$2,681.52
31654	2/19/2016	1405	PA UC Fund	\$6,667.88
31655	2/19/2016	1406	Pennsylvania American Water	\$8,293.84
31656	2/19/2016	1351	Pennsylvania Municipal League	\$450.00
31657	2/19/2016	2300	Pennsylvania One Call System	\$78.35
31658	2/19/2016	1455	Point Spring & Driveshaft	\$4,125.10
31659	2/19/2016	3073	Rusilko, Shannen	\$16.00
31660	2/19/2016	1650	Sarasnicks Hardware	\$660.60

**Check Register**

South Fayette Township

19-Feb-16

<b>Check No</b>	<b>Check Date</b>	<b>Vendor No</b>	<b>Vendor Name</b>	<b>Check Amount</b>
31661	2/19/2016	3076	SFHS Mane Store	\$500.00
31662	2/19/2016	2839	Stillwaggon & McGill	\$900.00
31663	2/19/2016	3075	Swank Motion Pictures, Inc.	\$1,022.12
31664	2/19/2016	3074	Taunton Direct, Inc.	\$52.76
31665	2/19/2016	2836	Tifco Industries	\$382.66
31666	2/19/2016	1900	Traffic Systems and Services	\$590.60
31667	2/19/2016	1909	Trib Total Media	\$258.00
31668	2/19/2016	2230	West Penn Power	\$1,664.75
31669	2/19/2016	2398	Wex Bank	\$3,863.53
31670	2/19/2016	2057	Woltz & Wind Ford	\$83.01
31671	2/19/2016	3017	WVA-Ohio Motor Sales, Inc	\$140.06
31672	2/19/2016	2074	YIS/COWDEN GROUP INC.	\$161.00
31673	2/19/2016	2092	ZEP MFG. CO./ACUITY SPEC PR	\$220.30
			<b>Bank Totals:</b>	<b>\$122,929.33</b>

# Open Invoices By Bank

# South Fayette Township

18-Feb-2016

Vendor ID	Invoice	Inv Date	Due Date	Ledger Acct	Invoice Amt
<b>1 GENERAL FUND</b>					
<b>2400</b>	<b>84 LUMBER</b>				
	0217-915342 Wood for Side Boards	11-Feb-2016	10-Mar-2016	01437200	\$204.56
	0217-915424 Truck Boards	11-Feb-2016	10-Mar-2016	01437200	\$40.40
				<b>Subtotal for Vendor 2400 :</b>	<b>\$244.96</b>
<b>2876</b>	<b>Advance Auto Parts</b>				
	AAP-Jan16 January 2016	01-Feb-2016	29-Feb-2016	01437200	\$93.84
				01408374	\$138.25
				01432245	\$39.42
				<b>Subtotal for Vendor 2876 :</b>	<b>\$271.51</b>
<b>71</b>	<b>AmeriHealth Casualty Services</b>				
	MAR2016WC March 2016 WC	11-Feb-2016	01-Mar-2016	01487906	\$14,711.64
				<b>Subtotal for Vendor 71 :</b>	<b>\$14,711.64</b>
<b>99</b>	<b>Ayoob, Thomas &amp; Assoc LLC</b>				
	17677 Cuddy- Rev ord and drft letter	18-Jan-2016	17-Feb-2016	01414316	\$70.00
				<b>Subtotal for Vendor 99 :</b>	<b>\$70.00</b>
<b>106</b>	<b>BALLO, JOHN P., JR.</b>				
	2016-2-11 Boot Allowance	11-Feb-2016	10-Mar-2016	01430238	\$150.00
				<b>Subtotal for Vendor 106 :</b>	<b>\$150.00</b>
<b>180</b>	<b>Black, Heather</b>				
	2016-2-9 Yoga 1/11-2/10/16	09-Feb-2016	10-Mar-2016	01452450	\$513.00
				<b>Subtotal for Vendor 180 :</b>	<b>\$513.00</b>
<b>2388</b>	<b>CAMPBELL DURRANT BEATTY</b>				
	56622 Misc & Gen Serv. January	04-Feb-2016	03-Mar-2016	01404310	\$563.95
				<b>Subtotal for Vendor 2388 :</b>	<b>\$563.95</b>
<b>2428</b>	<b>Cintas F.A.S.</b>				
	5004468855 First Aid Supplies	08-Feb-2016	07-Mar-2016	01430200	\$83.46
				<b>Subtotal for Vendor 2428 :</b>	<b>\$83.46</b>
<b>377</b>	<b>Columbia Gas</b>				
	2016-2732-02 PW Bldg 1/12-2/10/16	10-Feb-2016	29-Feb-2016	01409367	\$972.69
	2016-2733-02 Muni Bldg 1/12-2/10/16	10-Feb-2016	29-Feb-2016	01409360	\$1,983.83

# Open Invoices By Bank

# South Fayette Township

18-Feb-2016

Vendor ID	Invoice	Inv Date	Due Date	Ledger Acct	Invoice Amt
<b>Subtotal for Vendor 377 :</b>					<b>\$2,956.52</b>
<b><u>382</u></b>	<b><u>Comcast</u></b>				
2016-40017-02	Internet 2/15-3/14/16	01-Feb-2016	01-Mar-2016	01401321	\$190.90
2016-6241-02	Digital Adaptor 2/13-3/12/16	01-Feb-2016	28-Feb-2016	01401470	\$12.79
<b>Subtotal for Vendor 382 :</b>					<b>\$203.69</b>
<b><u>383</u></b>	<b><u>ComDoc, Inc.</u></b>				
IN1140009	Xerox 11/1/15-1/31/16	02-Feb-2016	01-Mar-2016	01410450	\$276.89
IN1140081	Ricoh - January	02-Feb-2016	01-Mar-2016	01401450	\$288.47
<b>Subtotal for Vendor 383 :</b>					<b>\$565.36</b>
<b><u>407</u></b>	<b><u>CONTINENTAL RESEARCH CORP.</u></b>				
5258142	Patch, Steel Deck, Perma Seal, REC	20-Jan-2016	19-Mar-2016	01430200	\$891.65
<b>Subtotal for Vendor 407 :</b>					<b>\$891.65</b>
<b><u>429</u></b>	<b><u>CULVERTS, INC.</u></b>				
IN0018391	Inlet, Frame, Grate	02-Feb-2016	01-Mar-2016	01436200	\$1,054.00
<b>Subtotal for Vendor 429 :</b>					<b>\$1,054.00</b>
<b><u>454</u></b>	<b><u>Deceder, Ronald C.</u></b>				
SFT-2016-02a	IT Consulting 2/1-2/15/16	15-Feb-2016	14-Mar-2016	01407120	\$2,190.00
<b>Subtotal for Vendor 454 :</b>					<b>\$2,190.00</b>
<b><u>3077</u></b>	<b><u>DITIO</u></b>				
160121-010	Trevestyn/PW Expansion	10-Feb-2016	11-Mar-2016	01404310	\$400.00
160121-011	Trevestyn/PW Expansion	10-Feb-2016	11-Mar-2016	01404310	\$400.00
160121-012	DCNR Paperwork	10-Feb-2016	11-Mar-2016	01404310	\$1,200.00
<b>Subtotal for Vendor 3077 :</b>					<b>\$2,000.00</b>
<b><u>599</u></b>	<b><u>FM Brass &amp; Hose Distributor</u></b>				
20594	Hose Assmb Parts	25-Jan-2016	24-Feb-2016	01437200	\$98.79
20599	Hose Assmb Parts	26-Jan-2016	25-Feb-2016	01437200	\$39.35
20600	Hose Assmb Parts	26-Jan-2016	25-Feb-2016	01437200	\$109.48
20601	Hose Assmb Parts	26-Jan-2016	25-Feb-2016	01437200	\$117.36
20602	Hose Assmb Parts	26-Jan-2016	25-Feb-2016	01437200	\$247.92
20612	Hose Assmb Parts	27-Jan-2016	26-Feb-2016	01437200	\$14.34
20613	Hose Assmb Parts	27-Jan-2016	26-Feb-2016	01437200	\$11.08
20622	Hose Assmb Parts	28-Jan-2016	27-Feb-2016	01437200	\$7.72
20629	Hose Assmb Parts	01-Feb-2016	29-Feb-2016	01437200	\$178.65

# Open Invoices By Bank

# South Fayette Township

18-Feb-2016

Vendor ID	Invoice	Inv Date	Due Date	Ledger Acct	Invoice Amt
20638	Hose Assmb Parts	03-Feb-2016	01-Mar-2016	01437200	\$28.83
20649	Hose Assmb Parts	08-Feb-2016	07-Mar-2016	01437200	\$213.70
20658	Hose Assmb Parts	09-Feb-2016	08-Mar-2016	01437200	\$96.20
20667	Hose Assmb Parts	11-Feb-2016	10-Mar-2016	01437200	\$242.88
20669	Hose Assmb Parts	11-Feb-2016	10-Mar-2016	01430200	\$12.87
<b>Subtotal for Vendor 599 :</b>					<b>\$1,419.17</b>
<b>3067</b>	<b><u>FYDA Freightliner, Inc.</u></b>				
C005364206:01	Auto Chain Assmb	27-Jan-2016	28-Feb-2016	01432245	\$2,153.77
<b>Subtotal for Vendor 3067 :</b>					<b>\$2,153.77</b>
<b>692</b>	<b><u>GRAINGER</u></b>				
9017691685	Exhaust Fan	04-Feb-2016	05-Mar-2016	01409202	\$254.93
9018683541	Garage Exhaust Fan	08-Feb-2016	06-Mar-2016	01409202	\$22.69
<b>Subtotal for Vendor 692 :</b>					<b>\$277.62</b>
<b>2296</b>	<b><u>HEI-WAY, LLC</u></b>				
60203021	Latex-Mod Patch Mat	05-Feb-2016	04-Mar-2016	01438200	\$2,475.61
<b>Subtotal for Vendor 2296 :</b>					<b>\$2,475.61</b>
<b>806</b>	<b><u>HireRight, LLC</u></b>				
P0535546	Petrillo Drug Test	31-Jan-2016	01-Mar-2016	01430222	\$31.70
<b>Subtotal for Vendor 806 :</b>					<b>\$31.70</b>
<b>863</b>	<b><u>Jackson Welding Supply</u></b>				
RA00055587	Cylinder Rental	31-Jan-2016	29-Feb-2016	01430200	\$37.95
<b>Subtotal for Vendor 863 :</b>					<b>\$37.95</b>
<b>866</b>	<b><u>James M. Cox Company, Inc</u></b>				
BP-I-67798	409 Anderson Ave. Strm Inlet	03-Feb-2016	02-Mar-2016	01436200	\$501.77
BP-I-67800	Martha Way/Strm Sew Pipe, Coupler	03-Feb-2016	02-Mar-2016	01436200	\$813.64
BP-O-16944	Martha Way/Chem Blocks Strm Sew	02-Feb-2016	03-Feb-2016	01436200	\$813.64
<b>Subtotal for Vendor 866 :</b>					<b>\$2,129.05</b>
<b>939</b>	<b><u>Kimball Midwest</u></b>				
4692268	Cable Tie, Mount, M6, Nylon Lk	01-Feb-2016	01-Mar-2016	01430200	\$85.75
4702630	Cable & Ties	05-Feb-2016	04-Mar-2016	01430200	\$71.09
4715166	Nuts, Bits	12-Feb-2016	11-Mar-2016	01437200	\$180.45
<b>Subtotal for Vendor 939 :</b>					<b>\$337.29</b>
<b>945</b>	<b><u>KIRKPATRICK, ROBERT D.</u></b>				

# Open Invoices By Bank

# South Fayette Township

18-Feb-2016

Vendor ID	Invoice	Inv Date	Due Date	Ledger Acct	Invoice Amt
2016-2-17	Outerwear	17-Feb-2016	16-Mar-2016	01430238	\$50.00
<b>Subtotal for Vendor 945 :</b>					<b>\$50.00</b>
<b>1006</b>	<b><u>Lawson Products, Inc.</u></b>				
9303863411	Reflective Tape kit	03-Feb-2016	01-Mar-2016	01437200	\$123.85
<b>Subtotal for Vendor 1006 :</b>					<b>\$123.85</b>
<b>3033</b>	<b><u>Logan, Katie</u></b>				
2016-2-8	Kettlebell B & D & Session 1	08-Feb-2016	07-Mar-2016	01452450	\$238.00
<b>Subtotal for Vendor 3033 :</b>					<b>\$238.00</b>
<b>1051</b>	<b><u>LOWES BUSINESS ACCOUNT</u></b>				
2016-Jan	January 2016	01-Feb-2016	28-Feb-2016	01409202	\$47.19
				01433200	\$227.44
<b>Subtotal for Vendor 1051 :</b>					<b>\$274.63</b>
<b>2416</b>	<b><u>MATSE</u></b>				
2016-5863-02	Greenwood Dr. Jan. 2016	02-Feb-2016	26-Feb-2016	01454368	\$12.00
2016-5864-02	Station St. Jan. 2016	02-Feb-2016	26-Feb-2016	01454368	\$12.00
2016-5929-2	Mead St. Jan. 2016	02-Feb-2016	26-Feb-2016	01454368	\$12.00
<b>Subtotal for Vendor 2416 :</b>					<b>\$36.00</b>
<b>2464</b>	<b><u>MedExpress Urgent Care, PC PA</u></b>				
495987C3908	Petrillo Blood Alcohol	01-Feb-2016	01-Mar-2016	01430222	\$45.00
<b>Subtotal for Vendor 2464 :</b>					<b>\$45.00</b>
<b>2214</b>	<b><u>MEIT</u></b>				
098202	March 2016	02-Feb-2016	20-Feb-2016	01452156	\$469.97
				01454156	\$2,821.38
				01430156	\$17,221.89
				01413156	\$1,302.13
				01410156	\$18,131.17
				01408156	\$2,821.38
				01401156	\$4,705.04
<b>Subtotal for Vendor 2214 :</b>					<b>\$47,472.96</b>
<b>1173</b>	<b><u>Middle Department Inspection</u></b>				
821823	3035 Washington Pike	29-Jan-2016	29-Feb-2016	01413312	\$581.00
822162	160 Millers Run Rd.	29-Jan-2016	29-Feb-2016	01413312	\$2,601.00
822163	230 Hickory Grade Rd.	29-Jan-2016	29-Feb-2016	01413312	\$800.00
822168	540 Millers Run Rd.	29-Jan-2016	29-Feb-2016	01413312	\$255.00

# Open Invoices By Bank

# South Fayette Township

18-Feb-2016

Vendor ID	Invoice	Inv Date	Due Date	Ledger Acct	Invoice Amt
822189	160 Millers Run Rd. Ste 100	29-Jan-2016	29-Feb-2016	01413312	\$1,035.00
822472	540 Millers Run Rd.	29-Jan-2016	29-Feb-2016	01413312	\$60.00
822473	540 Millers Run Rd.	29-Jan-2016	29-Feb-2016	01413312	\$72.00
822474	540 Millers Run Rd.	29-Jan-2016	29-Feb-2016	01413312	\$150.00
822475	540 Millers Run Rd.	29-Jan-2016	29-Feb-2016	01413312	\$60.00
<b>Subtotal for Vendor 1173 :</b>					<b>\$5,614.00</b>
<hr/>					
<b>2544</b>	<b><u>MINERD &amp; SONS, INC.</u></b>				
102087	HR Strip	03-Feb-2016	02-Mar-2016	01437200	\$60.00
<b>Subtotal for Vendor 2544 :</b>					<b>\$60.00</b>
<hr/>					
<b>1203</b>	<b><u>Mockenhaupt Benefits Group</u></b>				
33183	Non-Uniformed Pension	29-Jan-2016	28-Feb-2016	01404310	\$400.00
<b>Subtotal for Vendor 1203 :</b>					<b>\$400.00</b>
<hr/>					
<b>3003</b>	<b><u>Modern Marketing</u></b>				
MMI114081	Coloring Books/Beanies	08-Feb-2016	07-Mar-2016	01410309	\$470.91
<b>Subtotal for Vendor 3003 :</b>					<b>\$470.91</b>
<hr/>					
<b>3046</b>	<b><u>OfficeTeam</u></b>				
44922472	W/E 1/22/16	25-Jan-2016	24-Feb-2016	01401140	\$928.56
44976917	W/E 1/29/16	01-Feb-2016	01-Mar-2016	01401140	\$924.24
45029919	W/E 2/5/16	08-Feb-2016	06-Mar-2016	01401140	\$828.72
<b>Subtotal for Vendor 3046 :</b>					<b>\$2,681.52</b>
<hr/>					
<b>1405</b>	<b><u>PA UC Fund</u></b>				
4/2015	UC 4Q 2015 8124645	11-Jan-2016	10-Feb-2016	01487907	\$6,667.88
<b>Subtotal for Vendor 1405 :</b>					<b>\$6,667.88</b>
<hr/>					
<b>1406</b>	<b><u>Pennsylvania American Water</u></b>				
2016-2074-02	Sturgeon Fire Hydrants Jan	01-Feb-2016	02-Mar-2016	01411363	\$1,157.99
2016-4339-02	Twp Fire Hydrants 12/31/05-1/28/16	29-Jan-2016	22-Feb-2016	01411363	\$6,688.69
2016-5086-02	Muni Bldg 1/7-2/2/16	04-Feb-2016	26-Feb-2016	01409360	\$194.43
2016-5246-02	PW Bldg 1/6-2/2/16	02-Feb-2016	26-Feb-2016	01409367	\$139.66
2016-5604-02	Morgan Park 1/6-2/2/16	05-Feb-2016	29-Feb-2016	01454368	\$15.64
2016-5654-02	Panhandle Trail 1/12-2/5/16	10-Feb-2016	03-Mar-2016	01454368	\$12.85
2016-77527-01	Fairview Prk 1/12-2/2/16	12-Jan-2016	02-Feb-2016	01454368	\$84.58
<b>Subtotal for Vendor 1406 :</b>					<b>\$8,293.84</b>
<hr/>					
<b>1351</b>	<b><u>Pennsylvania Municipal League</u></b>				

# Open Invoices By Bank

# South Fayette Township

18-Feb-2016

Vendor ID	Invoice	Inv Date	Due Date	Ledger Acct	Invoice Amt
39146	PELRAS Membership 2016	01-Feb-2016	01-Mar-2016	01400420	\$450.00
<b>Subtotal for Vendor 1351 :</b>					<b>\$450.00</b>
<hr/>					
<b>2300</b>	<b><u>Pennsylvania One Call System</u></b>				
671471	Monthly Fees	31-Jan-2016	29-Feb-2016	01430321	\$78.35
<b>Subtotal for Vendor 2300 :</b>					<b>\$78.35</b>
<hr/>					
<b>1455</b>	<b><u>Point Spring &amp; Driveshaft</u></b>				
1488422	Tk #5	02-Feb-2016	01-Mar-2016	01437200	\$1,606.96
1488706	Tk #27	05-Feb-2016	04-Mar-2016	01432245	\$1,259.07
1489143	Spread Master System	11-Feb-2016	10-Mar-2016	01432245	\$1,259.07
<b>Subtotal for Vendor 1455 :</b>					<b>\$4,125.10</b>
<hr/>					
<b>3073</b>	<b><u>Rusilko, Shannen</u></b>				
2016-2-12	Reimb Bkgrnd Ck Fees	12-Feb-2016	11-Mar-2016	01408200	\$16.00
<b>Subtotal for Vendor 3073 :</b>					<b>\$16.00</b>
<hr/>					
<b>1650</b>	<b><u>Sarasnicks Hardware</u></b>				
SH2016-Jan	January 2016	01-Feb-2016	29-Feb-2016	01438200	\$59.08
				01430200	\$165.74
				01409203	\$129.08
				01433200	\$87.95
				01436200	\$3.07
				01437200	\$37.39
				01409202	\$178.29
<b>Subtotal for Vendor 1650 :</b>					<b>\$660.60</b>
<hr/>					
<b>3076</b>	<b><u>SFHS Mane Store</u></b>				
2016-2-8	East Egg Hunt Donation	08-Feb-2016	07-Mar-2016	01452248	\$500.00
<b>Subtotal for Vendor 3076 :</b>					<b>\$500.00</b>
<hr/>					
<b>2839</b>	<b><u>Stillwaggon &amp; McGill</u></b>				
283207	GASB 86 & FYE 12/31/15	04-Feb-2016	03-Mar-2016	01401311	\$900.00
<b>Subtotal for Vendor 2839 :</b>					<b>\$900.00</b>
<hr/>					
<b>3075</b>	<b><u>Swank Motion Pictures, Inc.</u></b>				
1325239	Movie Rental Min/Froz/Lego	04-Feb-2016	03-Mar-2016	01452248	\$1,022.12
<b>Subtotal for Vendor 3075 :</b>					<b>\$1,022.12</b>
<hr/>					
<b>3074</b>	<b><u>Taunton Direct, Inc.</u></b>				
2016-1-22	Fine Homebuilding	22-Jan-2016	19-Feb-2016	01413420	\$52.76

# Open Invoices By Bank

# South Fayette Township

18-Feb-2016

Vendor ID	Invoice	Inv Date	Due Date	Ledger Acct	Invoice Amt
<b>Subtotal for Vendor 3074 :</b>					<b>\$52.76</b>
<b>2836</b>	<b><u>Tifco Industries</u></b>				
71122433	parts	26-Jan-2016	25-Feb-2016	01430200	\$382.66
<b>Subtotal for Vendor 2836 :</b>					<b>\$382.66</b>
<b>1900</b>	<b><u>Traffic Systems and Services</u></b>				
S-931	Fluor Tube-Batt Ridge, Keys-Police	02-Feb-2016	01-Mar-2016	01433670	\$74.10
SR-27236	Serv Call- Rt 50 & Millers Run Rd.	15-Jan-2016	14-Feb-2016	01433670	\$292.50
SR-27261	Repair- Rt 50 & Millers Run Rd.	27-Jan-2016	26-Feb-2016	01433670	\$224.00
<b>Subtotal for Vendor 1900 :</b>					<b>\$590.60</b>
<b>1909</b>	<b><u>Trib Total Media</u></b>				
1679942	Off Note BOC Feb Hearing	02-Feb-2016	01-Mar-2016	01401341	\$258.00
<b>Subtotal for Vendor 1909 :</b>					<b>\$258.00</b>
<b>2230</b>	<b><u>West Penn Power</u></b>				
2016-118945-02	PW Bldg 1/10/16-2/9/16	10-Feb-2016	25-Feb-2016	01409367	\$1,103.85
2016-25892-02	Granite Dr. 1/18-2/11/16	11-Feb-2016	26-Feb-2016	01434200	\$453.10
2016275108-02	Newbury 1/10/16-2/2/16	10-Feb-2016	11-Mar-2016	01433670	\$91.97
2016-345298-02	School 1/9-2/4/16	08-Feb-2019	23-Feb-2016	01410372	\$8.44
2016-345306-02	School 1/9-2/4/16	08-Feb-2016	23-Feb-2016	01410372	\$7.39
<b>Subtotal for Vendor 2230 :</b>					<b>\$1,664.75</b>
<b>2398</b>	<b><u>Wex Bank</u></b>				
43882820	January 2016	31-Jan-2016	22-Feb-2016	01430231	\$1,673.52
				01413231	\$84.74
				01410231	\$2,023.42
				01408231	\$40.44
				01454231	\$41.41
<b>Subtotal for Vendor 2398 :</b>					<b>\$3,863.53</b>
<b>2057</b>	<b><u>Woltz &amp; Wind Ford</u></b>				
739008	9-1 Wiper Arm Assembly	18-Jan-2016	17-Feb-2016	01410374	\$38.40
740902	Tk #24	09-Feb-2016	08-Mar-2016	01437200	\$44.61
<b>Subtotal for Vendor 2057 :</b>					<b>\$83.01</b>
<b>3017</b>	<b><u>WVA-Ohio Motor Sales, Inc</u></b>				
131074	Tk #27	16-Feb-2016	15-Mar-2016	01437200	\$140.06
<b>Subtotal for Vendor 3017 :</b>					<b>\$140.06</b>

**Open Invoices By Bank****South Fayette Township**

18-Feb-2016

<u>Vendor ID</u>	<u>Invoice</u>	<u>Inv Date</u>	<u>Due Date</u>	<u>Ledger Acct</u>	<u>Invoice Amt</u>
<b><u>2074</u></b>	<b><u>YIS/COWDEN GROUP INC.</u></b>				
215098	ENRADD Repair	04-Feb-2016	03-Mar-2016	01410376	\$161.00
				<b>Subtotal for Vendor 2074 :</b>	<b>\$161.00</b>
<b><u>2092</u></b>	<b><u>ZEP MFG. CO./ACUITY SPEC PRODU</u></b>				
9002094237	Surface Cmp 4GL	04-Feb-2016	03-Mar-2016	01430200	\$220.30
				<b>Subtotal for Vendor 2092 :</b>	<b>\$220.30</b>
				<b>Subtotal for Fund 1 :</b>	<b>\$122,929.33</b>

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**Open Invoices By Bank**

18-Feb-2016

**South Fayette Township**

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Vendor ID	Invoice	Inv Date	Due Date	Ledger Acct	Invoice Amt
<b>Grand Total :</b>					<b>\$122,929.33</b>

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**Check Register**

South Fayette Township

05-Feb-16

Check No	Check Date	Vendor No	Vendor Name	Check Amount
<b>GENERAL FUND</b>				
31560	2/5/2016	3	A & H EQUIPMENT COMPANY	\$175.61
31561	2/5/2016	22	Action Supply Products, Inc.	\$519.40
31562	2/5/2016	28	Advanced Communication Solutio	\$248.75
31563	2/5/2016	3034	American Rock Salt Co., LLC	\$70,732.68
31564	2/5/2016	77	ANDERSON EQUIPMENT CO.	\$1,535.00
31565	2/5/2016	3058	Anderson, Amy	\$300.00
31566	2/5/2016	2401	Animal Control Services	\$425.00
31567	2/5/2016	161	Bibers Garage	\$312.50
31568	2/5/2016	181	Blanc Printing Company	\$37.65
31569	2/5/2016	217	Bridgeville Auto Parts	\$3,036.96
31570	2/5/2016	321	Century Supply Corporation	\$251.31
31571	2/5/2016	322	Certified Laboratories	\$267.24
31572	2/5/2016	334	CHEMUNG SUPPLY CORP.	\$1,759.00
31573	2/5/2016	3060	Chips, Katie	\$57.00
31574	2/5/2016	351	Cintas Corporation	\$999.72
31575	2/5/2016	369	Coleman Mitchell Heating & Air	\$1,569.00
31576	2/5/2016	379	Colussy Chevrolet	\$588.08
31577	2/5/2016	454	Deceder, Ronald C.	\$3,960.00
31578	2/5/2016	599	FM Brass & Hose Distributor	\$730.59
31579	2/5/2016	2937	GFOA	\$190.00
31580	2/5/2016	2925	Gillece Transmissions	\$3,863.62
31581	2/5/2016	677	Goldberg, Kamin & Garvin	\$5,322.50
31582	2/5/2016	3056	Grand Designs	\$180.00
31583	2/5/2016	3037	Happyfeet Pittsburgh	\$756.00
31584	2/5/2016	801	Hill International Trucks, LLC	\$1,047.61
31585	2/5/2016	818	Home Depot Credit Services	\$290.11
31586	2/5/2016	863	Jackson Welding Supply	\$69.59
31587	2/5/2016	866	JAMES M. COX COMPANY, INC.	\$1,655.56
31588	2/5/2016	2370	Jan-Pro of Pittsburgh	\$750.00
31589	2/5/2016	888	Jordan Tax Service, Inc.	\$90.78
31590	2/5/2016	939	Kimball Midwest	\$838.56
31591	2/5/2016	3057	Kuunaparaju, Murali	\$224.00
31592	2/5/2016	1006	Lawson Products, Inc.	\$111.98
31593	2/5/2016	3033	Logan, Katie	\$280.00
31594	2/5/2016	1060	M & M UNIFORMS, INC.	\$259.85
31595	2/5/2016	1209	MOMAR, INC.	\$3,503.56
31596	2/5/2016	3066	Moonshine Educators	\$784.00
31597	2/5/2016	1242	Mt Lebanon Awning Co	\$200.00
31598	2/5/2016	3062	National Hydraulics, Inc.	\$1,882.00
31599	2/5/2016	3046	OfficeTeam	\$1,120.08
31600	2/5/2016	2362	Patberg, Carmody & Ging	\$1,260.00
31601	2/5/2016	1455	Point Spring & Driveshaft	\$87.96
31602	2/5/2016	1467	POSTMASTER	\$196.00

**Check Register**

South Fayette Township

05-Feb-16

Check No	Check Date	Vendor No	Vendor Name	Check Amount
31603	2/5/2016	1536	RELIABLE COLOR PROCESS CO.	\$98.00
31604	2/5/2016	1605	S & D CALIBRATION SERVICES	\$91.00
31605	2/5/2016	1650	Sarasnicks Hardware	\$418.60
31606	2/5/2016	3064	Schaeffer Mfg. Co.	\$2,245.49
31607	2/5/2016	1769	Southwest Communitis COC	\$259.25
31608	2/5/2016	2860	Taser International	\$866.04
31609	2/5/2016	3061	Vennum, Jane	\$57.00
31610	2/5/2016	1972	VULCAN, INC.	\$174.50
31611	2/5/2016	1985	Walsh Equipment, Inc.	\$80.24
31612	2/5/2016	2230	West Penn Power	\$3,059.39
31613	2/5/2016	1973	Western PA Teamsters/ Emp Pen	\$7,893.08
31614	2/5/2016	2057	Woltz & Wind Ford	\$38.40
31615	2/5/2016	2063	WPMM, C/O M MANSFIELD, USC	\$30.00
31616	2/5/2016	3017	WVA-Ohio Motor Sales, Inc	\$39.82
31617	2/5/2016	2074	YIS/COWDEN GROUP INC.	\$240.00
<b>Bank Totals:</b>				<b>\$128,060.06</b>

# Open Invoices By Bank

# South Fayette Township

05-Feb-2016

Vendor ID	Invoice	Inv Date	Due Date	Ledger Acct	Invoice Amt
<b>1 GENERAL FUND</b>					
<b>3</b>	<b><u>A &amp; H EQUIPMENT COMPANY</u></b>				
	C113.52 Tk #2 Plow Spring	20-Jan-2016	19-Feb-2016	01432245	\$38.40
	C11420 Tk #14	26-Jan-2016	25-Feb-2016	01437200	\$12.98
	C11432 Tk #7	27-Jan-2016	26-Feb-2016	01432245	\$124.23
<b>Subtotal for Vendor 3 :</b>					<b>\$175.61</b>
<b>22</b>	<b><u>Action Supply Products, Inc.</u></b>				
	400248304 Supplies	14-Jan-2016	13-Feb-2016	01430200	\$221.93
	400248864 DOT Placard Hazard Class	20-Jan-2016	19-Feb-2016	01438200	\$20.72
	400248964 Coveralls	20-Jan-2019	19-Feb-2016	01409202	\$130.75
	400249731 PA One Call	27-Jan-2016	26-Feb-2016	01430200	\$146.00
<b>Subtotal for Vendor 22 :</b>					<b>\$519.40</b>
<b>28</b>	<b><u>Advanced Communication Solutio</u></b>				
	2274 Install new extenstions	26-Jan-2016	28-Feb-2016	01401321	\$248.75
<b>Subtotal for Vendor 28 :</b>					<b>\$248.75</b>
<b>3034</b>	<b><u>American Rock Salt Co., LLC</u></b>				
	01468178 Bulk Ice Control Salt	06-Jan-2016	05-Feb-2016	01432200	\$1,529.67
	01468498 Bulk Ice Control Salt	07-Jan-2016	06-Feb-2016	01432200	\$4,784.34
	01470625 Bulk Ice Control Salt	15-Jan-2016	14-Feb-2016	01432200	\$13,639.75
	0175118 Bulk Ice Control Salt	01-Feb-2016	28-Feb-2016	01432200	\$6,165.45
	0469245 Bulk Ice Control Salt	12-Jan-2016	11-Feb-2016	01432200	\$14,189.31
	0471012 Bulk Ice Control Salt	18-Jan-2016	17-Feb-2016	01432200	\$6,045.76
	0474836 Bulk Ice Control Salt	28-Jan-2016	27-Feb-2016	01432200	\$16,836.67
	0475377 Bulk Ice Control Salt	01-Feb-2016	02-Mar-2016	01432200	\$7,541.73
<b>Subtotal for Vendor 3034 :</b>					<b>\$70,732.68</b>
<b>77</b>	<b><u>ANDERSON EQUIPMENT CO.</u></b>				
	21160059320 Track Chain	27-Jan-2016	26-Feb-2016	01438200	\$1,535.00
<b>Subtotal for Vendor 77 :</b>					<b>\$1,535.00</b>
<b>3058</b>	<b><u>Anderson, Amy</u></b>				
	2016-01-20 Pavilion Rental Refund	20-Jan-2016	21-Feb-2016	01367430	\$300.00
<b>Subtotal for Vendor 3058 :</b>					<b>\$300.00</b>
<b>2401</b>	<b><u>Animal Control Services</u></b>				
	2016-01-27 January Services Per Contract	27-Jan-2016	26-Feb-2016	01421450	\$425.00

# Open Invoices By Bank

# South Fayette Township

05-Feb-2016

Vendor ID	Invoice	Inv Date	Due Date	Ledger Acct	Invoice Amt
<b>Subtotal for Vendor 2401 :</b>					<b>\$425.00</b>
<b>161</b>	<b><u>Bibers Garage</u></b>				
57670	Ford F550 #24	11-Jan-2016	10-Feb-2016	01437200	\$312.50
<b>Subtotal for Vendor 161 :</b>					<b>\$312.50</b>
<b>181</b>	<b><u>Blanc Printing Company</u></b>				
160052	Template - Rodi	18-Jan-2016	17-Feb-2016	01400220	\$37.65
<b>Subtotal for Vendor 181 :</b>					<b>\$37.65</b>
<b>217</b>	<b><u>Bridgeville Auto Parts</u></b>				
2016-01	January 2016	31-Jan-2016	28-Feb-2016	01437200	\$1,944.23
				01430200	\$338.25
				01438200	\$2.44
				01430231	\$270.74
				01454374	\$25.42
				01430375	\$29.00
				01410374	\$426.88
<b>Subtotal for Vendor 217 :</b>					<b>\$3,036.96</b>
<b>321</b>	<b><u>Century Supply Corporation</u></b>				
24607	Battery #4	22-Jan-2016	21-Feb-2016	01437200	\$187.06
24614	Core Saw	28-Jan-2016	27-Feb-2016	01437200	\$64.25
<b>Subtotal for Vendor 321 :</b>					<b>\$251.31</b>
<b>322</b>	<b><u>Certified Laboratories</u></b>				
2187942	Diesel-mate all season	21-Jan-2016	17-Feb-2016	01430231	\$267.24
<b>Subtotal for Vendor 322 :</b>					<b>\$267.24</b>
<b>334</b>	<b><u>CHEMUNG SUPPLY CORP.</u></b>				
7654526RI	Insta Chain Set up	28-Jan-2016	27-Feb-2016	01432245	\$1,759.00
<b>Subtotal for Vendor 334 :</b>					<b>\$1,759.00</b>
<b>3060</b>	<b><u>Chips, Katie</u></b>				
2016-1-5	Snapology Refund	05-Jan-2016	04-Feb-2016	01367580	\$57.00
<b>Subtotal for Vendor 3060 :</b>					<b>\$57.00</b>
<b>351</b>	<b><u>Cintas Corporation</u></b>				
013820360	Mats - Muni Bldg	12-Jan-2016	11-Feb-2016	01409203	\$65.54
013820361	Mats - Library	12-Jan-2016	13-Feb-2016	01456530	\$49.38
013826746	Uniforms	25-Jan-2016	24-Feb-2016	01430238	\$247.20

# Open Invoices By Bank

# South Fayette Township

05-Feb-2016

Vendor ID	Invoice	Inv Date	Due Date	Ledger Acct	Invoice Amt
013827797	Mats - Library	26-Jan-2016	27-Feb-2016	01456530	\$49.38
013830508	Uniforms	01-Feb-2016	01-Mar-2016	01430238	\$291.55
13823049	Uniforms	18-Jan-2016	17-Feb-2016	01430238	\$296.67
<b>Subtotal for Vendor 351 :</b>					<b>\$999.72</b>
<hr/>					
<b>369</b>	<b><u>Coleman Mitchell Heating &amp; Air</u></b>				
540-20-99580	Gordon Diagnostic	22-Jan-2016	21-Feb-2016	01409202	\$504.00
5420-99472	Blower Motor - Muni Bldg	14-Jan-2016	13-Feb-2016	01409203	\$907.00
5420-99573	Furnace - Muni Bldg	19-Jan-2016	18-Feb-2016	01409203	\$158.00
<b>Subtotal for Vendor 369 :</b>					<b>\$1,569.00</b>
<hr/>					
<b>379</b>	<b><u>Colussy Chevrolet</u></b>				
179979	Tk #17 right side	18-Jan-2016	17-Feb-2016	01437200	\$284.99
179991	Tk #17 left side	19-Jan-2016	18-Feb-2016	01437200	\$229.67
180284	Yukon	27-Jan-2016	26-Feb-2016	01437200	\$73.42
<b>Subtotal for Vendor 379 :</b>					<b>\$588.08</b>
<hr/>					
<b>454</b>	<b><u>Deceder, Ronald C.</u></b>				
SFT-20161a	January 1-15, 2016	15-Jan-2016	28-Feb-2016	01407120	\$1,980.00
SFT-20161b	January 16-31, 2016	31-Jan-2016	28-Feb-2016	01407120	\$1,980.00
<b>Subtotal for Vendor 454 :</b>					<b>\$3,960.00</b>
<hr/>					
<b>599</b>	<b><u>FM Brass &amp; Hose Distributor</u></b>				
20548	Hose Assbly Components	11-Jan-2016	10-Feb-2016	01437200	\$432.04
20559	Hose Assbly Components	14-Jan-2016	13-Feb-2016	01437200	\$17.03
20562	Hose Assbly Components	15-Jan-2016	14-Feb-2016	01437200	\$39.62
20583	Hose Assbly Components	22-Jan-2016	21-Feb-2016	01437200	\$230.82
21008	Tar Buggy	18-Jan-2016	17-Feb-2016	01438200	\$11.08
<b>Subtotal for Vendor 599 :</b>					<b>\$730.59</b>
<hr/>					
<b>2937</b>	<b><u>GFOA</u></b>				
018894	Degnenardt 2016	07-Jan-2016	08-Feb-2016	01401420	\$190.00
<b>Subtotal for Vendor 2937 :</b>					<b>\$190.00</b>
<hr/>					
<b>2925</b>	<b><u>Gillece Transmissions</u></b>				
R022834	2001 Ford F550 Dump Truck	13-Jan-2016	12-Feb-2016	01437200	\$3,863.62
<b>Subtotal for Vendor 2925 :</b>					<b>\$3,863.62</b>
<hr/>					
<b>677</b>	<b><u>Goldberg, Kamin &amp; Garvin</u></b>				
2015-Dec	December Services	22-Jan-2016	21-Feb-2016	01404314	\$300.00

# Open Invoices By Bank

# South Fayette Township

05-Feb-2016

Vendor ID	Invoice	Inv Date	Due Date	Ledger Acct	Invoice Amt
2015-Dec	December Services	22-Jan-2016	21-Feb-2016	01404316	\$5,022.50
<b>Subtotal for Vendor 677 :</b>					<b>\$5,322.50</b>
<b>3056</b>	<b><u>Grand Designs</u></b>				
355	Lables for Trucks	22-Jan-2016	21-Feb-2016	01437200	\$180.00
<b>Subtotal for Vendor 3056 :</b>					<b>\$180.00</b>
<b>3037</b>	<b><u>Happyfeet Pittsburgh</u></b>				
2016-2-2	Winter Sessions 1/12-2/9/16	02-Feb-2016	01-Mar-2016	01452450	\$756.00
<b>Subtotal for Vendor 3037 :</b>					<b>\$756.00</b>
<b>801</b>	<b><u>Hill International Trucks, LLC</u></b>				
4-260250025	Seat Belt	25-Jan-2016	24-Feb-2016	01437200	\$60.02
4-260270025	Tk #8	27-Jan-2016	26-Feb-2016	01437200	\$868.50
4-460290081	Tk #9	29-Jan-2016	28-Feb-2016	01437200	\$119.09
<b>Subtotal for Vendor 801 :</b>					<b>\$1,047.61</b>
<b>818</b>	<b><u>Home Depot Credit Services</u></b>				
HD2016-01	12/21/15-1/18/16	18-Jan-2016	17-Feb-2016	01409203	\$49.29
				01409202	\$240.82
<b>Subtotal for Vendor 818 :</b>					<b>\$290.11</b>
<b>863</b>	<b><u>Jackson Welding Supply</u></b>				
JW38014	Cylinder Rental	08-Jan-2016	07-Feb-2016	01430200	\$69.59
<b>Subtotal for Vendor 863 :</b>					<b>\$69.59</b>
<b>866</b>	<b><u>JAMES M. COX COMPANY, INC.</u></b>				
BP-I-67742	Dan Hill storm sewer	01-Feb-2016	01-Mar-2016	01436200	\$1,655.56
<b>Subtotal for Vendor 866 :</b>					<b>\$1,655.56</b>
<b>2370</b>	<b><u>Jan-Pro of Pittsburgh</u></b>				
16722	February Services	01-Feb-2016	01-Mar-2016	01409450	\$750.00
<b>Subtotal for Vendor 2370 :</b>					<b>\$750.00</b>
<b>888</b>	<b><u>Jordan Tax Service, Inc.</u></b>				
12-C-116	Delq Taxes Nov 2015	20-Jan-2016	21-Feb-2016	01403450	\$90.78
<b>Subtotal for Vendor 888 :</b>					<b>\$90.78</b>
<b>939</b>	<b><u>Kimball Midwest</u></b>				
4348072	Parts & Supplies	08-Jan-2016	07-Feb-2016	01437200	\$311.40
4673124	Parts & Supplies	22-Jan-2016	20-Feb-2016	01432245	\$280.25

# Open Invoices By Bank

# South Fayette Township

05-Feb-2016

Vendor ID	Invoice	Inv Date	Due Date	Ledger Acct	Invoice Amt
4688336	Parts & Supplies	29-Jan-2016	28-Feb-2016	01430200	\$246.91
<b>Subtotal for Vendor 939 :</b>					<b>\$838.56</b>
<b>3057</b>	<b><u>Kuunaparaju, Murali</u></b>				
2016-1-20	Snapology & Engineering refund	20-Jan-2016	19-Feb-2016	01367580	\$224.00
<b>Subtotal for Vendor 3057 :</b>					<b>\$224.00</b>
<b>1006</b>	<b><u>Lawson Products, Inc.</u></b>				
9303818783	Black Malleable Iron Assort	14-Jan-2016	13-Feb-2016	01437200	\$111.98
<b>Subtotal for Vendor 1006 :</b>					<b>\$111.98</b>
<b>3033</b>	<b><u>Logan, Katie</u></b>				
2016-1-19	Kettlebell Sess B & D drop ins 12/18-1/19	19-Jan-2016	18-Feb-2016	01452450	\$280.00
<b>Subtotal for Vendor 3033 :</b>					<b>\$280.00</b>
<b>1060</b>	<b><u>M &amp; M UNIFORMS, INC.</u></b>				
60300	Badges	19-Jan-2016	18-Feb-2016	01410238	\$259.85
<b>Subtotal for Vendor 1060 :</b>					<b>\$259.85</b>
<b>1209</b>	<b><u>MOMAR, INC.</u></b>				
PSI108000	One Step, Sprayer	26-Jan-2016	25-Feb-2016	01454200	\$3,503.56
<b>Subtotal for Vendor 1209 :</b>					<b>\$3,503.56</b>
<b>3066</b>	<b><u>Moonshine Educators</u></b>				
2016-2-2	Advanced Robotics 1/23-2/13-16	02-Feb-2016	01-Mar-2016	01452450	\$784.00
<b>Subtotal for Vendor 3066 :</b>					<b>\$784.00</b>
<b>1242</b>	<b><u>Mt Lebanon Awning Co</u></b>				
215.03411	2 Covers	19-Jan-2016	18-Feb-2016	01409202	\$200.00
<b>Subtotal for Vendor 1242 :</b>					<b>\$200.00</b>
<b>3062</b>	<b><u>National Hydraulics, Inc.</u></b>				
S-8920	Hydraulic Cylinder	26-Jan-2016	25-Feb-2016	01437200	\$1,882.00
<b>Subtotal for Vendor 3062 :</b>					<b>\$1,882.00</b>
<b>3046</b>	<b><u>OfficeTeam</u></b>				
44868033	W/E 1/15/16	18-Jan-2016	17-Feb-2016	01401140	\$544.08
48810704	W/E 1/8/16	11-Jan-2016	12-Feb-2016	01401140	\$576.00
<b>Subtotal for Vendor 3046 :</b>					<b>\$1,120.08</b>
<b>2362</b>	<b><u>Patberg, Carmody &amp; Ging</u></b>				

# Open Invoices By Bank

# South Fayette Township

05-Feb-2016

Vendor ID	Invoice	Inv Date	Due Date	Ledger Acct	Invoice Amt
2015-12-21	Civil Service Legal Fees	21-Dec-2015	20-Jan-2016	01410220	\$700.00
2016-1-18	Civil Service Legal Fees	18-Jan-2016	17-Feb-2016	01410220	\$560.00
<b>Subtotal for Vendor 2362 :</b>					<b>\$1,260.00</b>
<b>1455</b>	<b><u>Point Spring &amp; Driveshaft</u></b>				
1487385	Brake Pads 9-1	18-Jan-2016	17-Feb-2016	01410374	\$87.96
<b>Subtotal for Vendor 1455 :</b>					<b>\$87.96</b>
<b>1467</b>	<b><u>POSTMASTER</u></b>				
2016-1	Postage Stamps	29-Jan-2016	28-Feb-2016	01401325	\$196.00
<b>Subtotal for Vendor 1467 :</b>					<b>\$196.00</b>
<b>1536</b>	<b><u>RELIABLE COLOR PROCESS CO.</u></b>				
644	Decals/Emblem 9-12	18-Jan-2016	17-Feb-2016	01410374	\$98.00
<b>Subtotal for Vendor 1536 :</b>					<b>\$98.00</b>
<b>1605</b>	<b><u>S &amp; D CALIBRATION SERVICES</u></b>				
2763	Accutrak Cert.	22-Jan-2016	21-Feb-2016	01410450	\$91.00
<b>Subtotal for Vendor 1605 :</b>					<b>\$91.00</b>
<b>1650</b>	<b><u>Sarasnicks Hardware</u></b>				
SH2015-Dec	December 2015	01-Jan-2016	31-Jan-2016	01430200	\$8.30
				01436200	\$27.25
				01409203	\$241.75
				01409202	\$100.00
				01437200	\$41.30
<b>Subtotal for Vendor 1650 :</b>					<b>\$418.60</b>
<b>3064</b>	<b><u>Schaeffer Mfg. Co.</u></b>				
AKE10316-INV1	Bulk Synthetic Oil	07-Jan-2016	06-Feb-2016	01410231	\$1,186.35
				01430231	\$1,059.14
<b>Subtotal for Vendor 3064 :</b>					<b>\$2,245.49</b>
<b>1769</b>	<b><u>Southwest Communitis COC</u></b>				
2016-1-1	2016 Dues	01-Jan-2016	28-Feb-2016	01400420	\$259.25
<b>Subtotal for Vendor 1769 :</b>					<b>\$259.25</b>
<b>2860</b>	<b><u>Taser International</u></b>				
SI142551	Taser Cartridges	21-Jan-2016	20-Feb-2016	01410239	\$866.04
<b>Subtotal for Vendor 2860 :</b>					<b>\$866.04</b>

# Open Invoices By Bank

# South Fayette Township

05-Feb-2016

Vendor ID	Invoice	Inv Date	Due Date	Ledger Acct	Invoice Amt
<b>3061</b>	<b>Venum, Jane</b>				
	2016-1-13 Snapology Refund	13-Jan-2016	12-Feb-2016	01367580	\$57.00
				<b>Subtotal for Vendor 3061 :</b>	<b>\$57.00</b>
<b>1972</b>	<b>VULCAN, INC.</b>				
	284317 Speed Limit 25	14-Jan-2016	13-Feb-2016	01433200	\$174.50
				<b>Subtotal for Vendor 1972 :</b>	<b>\$174.50</b>
<b>1985</b>	<b>Walsh Equipment, Inc.</b>				
	P75547 Roller Hyd Filters	18-Jan-2016	17-Feb-2016	01437200	\$80.24
				<b>Subtotal for Vendor 1985 :</b>	<b>\$80.24</b>
<b>2230</b>	<b>West Penn Power</b>				
	900581504 School Warning Lights	20-Jan-2016	09-Feb-2016	01410372	\$48.60
	95005820259 Twp Bldgs 12/9/15-1/9/16	22-Jan-2016	16-Feb-2016	01409360	\$2,103.54
	95005820260 Twp Parks	22-Jan-2016	16-Feb-2016	01454368	\$574.20
	95005823201 Traffic Signals	25-Jan-2016	16-Feb-2016	01433670	\$333.05
				<b>Subtotal for Vendor 2230 :</b>	<b>\$3,059.39</b>
<b>1973</b>	<b>Western PA Teamsters/ Emp Pen</b>				
	148457 PW Pension 1/4-1/31/16	01-Jan-2016	15-Feb-2016	01430160	\$4,857.28
	148501 PW Pension 1/4-1/31/16	01-Jan-2016	15-Feb-2016	01430160	\$3,035.80
				<b>Subtotal for Vendor 1973 :</b>	<b>\$7,893.08</b>
<b>2057</b>	<b>Woltz &amp; Wind Ford</b>				
	739932 Rear Wiper Assbly 9-5	28-Jan-2016	27-Feb-2016	01410374	\$38.40
				<b>Subtotal for Vendor 2057 :</b>	<b>\$38.40</b>
<b>2063</b>	<b>WPMM, C/O M MANSFIELD, USC TOW</b>				
	2016 Dues 2016 Dues	14-Jan-2016	13-Feb-2016	01401420	\$30.00
				<b>Subtotal for Vendor 2063 :</b>	<b>\$30.00</b>
<b>3017</b>	<b>WVA-Ohio Motor Sales, Inc</b>				
	131027 Tk #27	29-Jan-2016	28-Feb-2016	01437200	\$39.82
				<b>Subtotal for Vendor 3017 :</b>	<b>\$39.82</b>
<b>2074</b>	<b>YIS/COWDEN GROUP INC.</b>				
	214936 ENRADD Calibratiosn 2016	27-Jan-2016	26-Feb-2016	01410450	\$240.00
				<b>Subtotal for Vendor 2074 :</b>	<b>\$240.00</b>
				<b>Subtotal for Fund 1 :</b>	<b>\$128,060.06</b>

# Check Register

South Fayette Township

19-Feb-16

Check No	Check Date	Vendor No	Vendor Name	Check Amount
<b>GENERAL FUND</b>				
31674	2/19/2016	3072	Cardillo, Deborah & Raymond	\$238.66
31675	2/19/2016	3070	Patel, Sudhir P. & Nilam S	\$60.13
31676	2/19/2016	3068	Perrone, Lisa	\$110.33
31677	2/19/2016	3071	Saha, Shibani	\$95.63
31678	2/19/2016	3069	Seifert, Mary L. & Craig E.	\$109.03
<b>Bank Totals:</b>				<b>\$613.78</b>

# Open Invoices By Bank

# South Fayette Township

19-Feb-2016

Vendor ID	Invoice	Inv Date	Due Date	Ledger Acct	Invoice Amt
<b>1 GENERAL FUND</b>					
<u>3072</u>	<u>Cardillo, Deborah &amp; Raymond</u>				
PR-2015	Penalty Refund 2015	10-Feb-2016	29-Feb-2016	01491909	\$238.66
Subtotal for Vendor 3072 :					\$238.66
<u>3070</u>	<u>Patel, Sudhir P. &amp; Nilam S</u>				
PR-2015	Penalty Refund 2015	10-Feb-2016	29-Feb-2016	01491909	\$60.13
Subtotal for Vendor 3070 :					\$60.13
<u>3068</u>	<u>Perrone, Lisa</u>				
PR-2015	Penalty Refund 2015	10-Feb-2016	29-Feb-2016	01491909	\$110.33
Subtotal for Vendor 3068 :					\$110.33
<u>3071</u>	<u>Saha, Shibani</u>				
PR-2015	Penalty Refund 2015	10-Feb-2016	29-Feb-2016	01491909	\$95.63
Subtotal for Vendor 3071 :					\$95.63
<u>3069</u>	<u>Seifert, Mary L. &amp; Craig E.</u>				
PR-2015	Penalty Refund 2015	10-Feb-2016	29-Feb-2016	01491909	\$109.03
Subtotal for Vendor 3069 :					\$109.03
Subtotal for Fund 1 :					\$613.78

**Check Register**

South Fayette Township

19-Feb-16

Check No	Check Date	Vendor No	Vendor Name	Check Amount
<b>GENERAL FUND</b>				
31618	2/19/2016	2400	84 LUMBER	\$244.96
31619	2/19/2016	2876	Advance Auto Parts	\$271.51
31620	2/19/2016	71	AmeriHealth Casualty Services	\$14,711.64
31621	2/19/2016	99	Ayoub, Thomas & Assoc LLC	\$70.00
31622	2/19/2016	106	BALLO, JOHN P., JR.	\$150.00
31623	2/19/2016	180	Black, Heather	\$513.00
31624	2/19/2016	2388	CAMPBELL DURRANT BEATTY	\$563.95
31625	2/19/2016	2428	Cintas F.A.S.	\$83.46
31626	2/19/2016	377	Columbia Gas	\$2,956.52
31627	2/19/2016	382	Comcast	\$203.69
31628	2/19/2016	383	ComDoc, Inc.	\$565.36
31629	2/19/2016	407	CONTINENTAL RESEARCH COR	\$891.65
31630	2/19/2016	429	CULVERTS, INC.	\$1,054.00
31631	2/19/2016	454	Deceder, Ronald C.	\$2,190.00
31632	2/19/2016	3077	DITIO	\$2,000.00
31633	2/19/2016	599	FM Brass & Hose Distributor	\$1,163.42
31634	2/19/2016	599	FM Brass & Hose Distributor	\$255.75
31635	2/19/2016	3067	FYDA Freightliner, Inc.	\$2,153.77
31636	2/19/2016	692	GRAINGER	\$277.62
31637	2/19/2016	2296	HEI-WAY, LLC	\$2,475.61
31638	2/19/2016	806	HireRight, LLC	\$31.70
31639	2/19/2016	863	Jackson Welding Supply	\$37.95
31640	2/19/2016	866	James M. Cox Company, Inc	\$2,129.05
31641	2/19/2016	939	Kimball Midwest	\$337.29
31642	2/19/2016	945	KIRKPATRICK, ROBERT D.	\$50.00
31643	2/19/2016	1006	Lawson Products, Inc.	\$123.85
31644	2/19/2016	3033	Logan, Katie	\$238.00
31645	2/19/2016	1051	LOWES BUSINESS ACCOUNT	\$274.63
31646	2/19/2016	2416	MATSF	\$36.00
31647	2/19/2016	2464	MedExpress Urgent Care, PC PA	\$45.00
31648	2/19/2016	2214	MEIT	\$47,472.96
31649	2/19/2016	1173	Middle Department Inspection	\$5,614.00
31650	2/19/2016	2544	MINERD & SONS, INC.	\$60.00
31651	2/19/2016	1203	Mockenhaupt Benefits Group	\$400.00
31652	2/19/2016	3003	Modern Marketing	\$470.91
31653	2/19/2016	3046	OfficeTeam	\$2,681.52
31654	2/19/2016	1405	PA UC Fund	\$6,667.88
31655	2/19/2016	1406	Pennsylvania American Water	\$8,293.84
31656	2/19/2016	1351	Pennsylvania Municipal League	\$450.00
31657	2/19/2016	2300	Pennsylvania One Call System	\$78.35
31658	2/19/2016	1455	Point Spring & Driveshaft	\$4,125.10
31659	2/19/2016	3073	Rusilko, Shannen	\$16.00
31660	2/19/2016	1650	Sarasnicks Hardware	\$660.60

**Check Register**

South Fayette Township

19-Feb-16

<b>Check No</b>	<b>Check Date</b>	<b>Vendor No</b>	<b>Vendor Name</b>	<b>Check Amount</b>
31661	2/19/2016	3076	SFHS Mane Store	\$500.00
31662	2/19/2016	2839	Stillwaggon & McGill	\$900.00
31663	2/19/2016	3075	Swank Motion Pictures, Inc.	\$1,022.12
31664	2/19/2016	3074	Taunton Direct, Inc.	\$52.76
31665	2/19/2016	2836	Tifco Industries	\$382.66
31666	2/19/2016	1900	Traffic Systems and Services	\$590.60
31667	2/19/2016	1909	Trib Total Media	\$258.00
31668	2/19/2016	2230	West Penn Power	\$1,664.75
31669	2/19/2016	2398	Wex Bank	\$3,863.53
31670	2/19/2016	2057	Woltz & Wind Ford	\$83.01
31671	2/19/2016	3017	WVA-Ohio Motor Sales, Inc	\$140.06
31672	2/19/2016	2074	YIS/COWDEN GROUP INC.	\$161.00
31673	2/19/2016	2092	ZEP MFG. CO./ACUITY SPEC PR	\$220.30
			<b>Bank Totals:</b>	<b>\$122,929.33</b>

# Open Invoices By Bank

# South Fayette Township

18-Feb-2016

Vendor ID	Invoice	Inv Date	Due Date	Ledger Acct	Invoice Amt
<b>1 GENERAL FUND</b>					
<b>2400</b>	<b>84 LUMBER</b>				
	0217-915342 Wood for Side Boards	11-Feb-2016	10-Mar-2016	01437200	\$204.56
	0217-915424 Truck Boards	11-Feb-2016	10-Mar-2016	01437200	\$40.40
				<b>Subtotal for Vendor 2400 :</b>	<b>\$244.96</b>
<b>2876</b>	<b>Advance Auto Parts</b>				
	AAP-Jan16 January 2016	01-Feb-2016	29-Feb-2016	01437200	\$93.84
				01408374	\$138.25
				01432245	\$39.42
				<b>Subtotal for Vendor 2876 :</b>	<b>\$271.51</b>
<b>71</b>	<b>AmeriHealth Casualty Services</b>				
	MAR2016WC March 2016 WC	11-Feb-2016	01-Mar-2016	01487906	\$14,711.64
				<b>Subtotal for Vendor 71 :</b>	<b>\$14,711.64</b>
<b>99</b>	<b>Ayoob, Thomas &amp; Assoc LLC</b>				
	17677 Cuddy- Rev ord and drft letter	18-Jan-2016	17-Feb-2016	01414316	\$70.00
				<b>Subtotal for Vendor 99 :</b>	<b>\$70.00</b>
<b>106</b>	<b>BALLO, JOHN P., JR.</b>				
	2016-2-11 Boot Allowance	11-Feb-2016	10-Mar-2016	01430238	\$150.00
				<b>Subtotal for Vendor 106 :</b>	<b>\$150.00</b>
<b>180</b>	<b>Black, Heather</b>				
	2016-2-9 Yoga 1/11-2/10/16	09-Feb-2016	10-Mar-2016	01452450	\$513.00
				<b>Subtotal for Vendor 180 :</b>	<b>\$513.00</b>
<b>2388</b>	<b>CAMPBELL DURRANT BEATTY</b>				
	56622 Misc & Gen Serv. January	04-Feb-2016	03-Mar-2016	01404310	\$563.95
				<b>Subtotal for Vendor 2388 :</b>	<b>\$563.95</b>
<b>2428</b>	<b>Cintas F.A.S.</b>				
	5004468855 First Aid Supplies	08-Feb-2016	07-Mar-2016	01430200	\$83.46
				<b>Subtotal for Vendor 2428 :</b>	<b>\$83.46</b>
<b>377</b>	<b>Columbia Gas</b>				
	2016-2732-02 PW Bldg 1/12-2/10/16	10-Feb-2016	29-Feb-2016	01409367	\$972.69
	2016-2733-02 Muni Bldg 1/12-2/10/16	10-Feb-2016	29-Feb-2016	01409360	\$1,983.83

# Open Invoices By Bank

# South Fayette Township

18-Feb-2016

Vendor ID	Invoice	Inv Date	Due Date	Ledger Acct	Invoice Amt
<b>Subtotal for Vendor 377 :</b>					<b>\$2,956.52</b>
<b><u>382</u></b>	<b><u>Comcast</u></b>				
2016-40017-02	Internet 2/15-3/14/16	01-Feb-2016	01-Mar-2016	01401321	\$190.90
2016-6241-02	Digital Adaptor 2/13-3/12/16	01-Feb-2016	28-Feb-2016	01401470	\$12.79
<b>Subtotal for Vendor 382 :</b>					<b>\$203.69</b>
<b><u>383</u></b>	<b><u>ComDoc, Inc.</u></b>				
IN1140009	Xerox 11/1/15-1/31/16	02-Feb-2016	01-Mar-2016	01410450	\$276.89
IN1140081	Ricoh - January	02-Feb-2016	01-Mar-2016	01401450	\$288.47
<b>Subtotal for Vendor 383 :</b>					<b>\$565.36</b>
<b><u>407</u></b>	<b><u>CONTINENTAL RESEARCH CORP.</u></b>				
5258142	Patch, Steel Deck, Perma Seal, REC	20-Jan-2016	19-Mar-2016	01430200	\$891.65
<b>Subtotal for Vendor 407 :</b>					<b>\$891.65</b>
<b><u>429</u></b>	<b><u>CULVERTS, INC.</u></b>				
IN0018391	Inlet, Frame, Grate	02-Feb-2016	01-Mar-2016	01436200	\$1,054.00
<b>Subtotal for Vendor 429 :</b>					<b>\$1,054.00</b>
<b><u>454</u></b>	<b><u>Deceder, Ronald C.</u></b>				
SFT-2016-02a	IT Consulting 2/1-2/15/16	15-Feb-2016	14-Mar-2016	01407120	\$2,190.00
<b>Subtotal for Vendor 454 :</b>					<b>\$2,190.00</b>
<b><u>3077</u></b>	<b><u>DITIO</u></b>				
160121-010	Trevestyn/PW Expansion	10-Feb-2016	11-Mar-2016	01404310	\$400.00
160121-011	Trevestyn/PW Expansion	10-Feb-2016	11-Mar-2016	01404310	\$400.00
160121-012	DCNR Paperwork	10-Feb-2016	11-Mar-2016	01404310	\$1,200.00
<b>Subtotal for Vendor 3077 :</b>					<b>\$2,000.00</b>
<b><u>599</u></b>	<b><u>FM Brass &amp; Hose Distributor</u></b>				
20594	Hose Assmb Parts	25-Jan-2016	24-Feb-2016	01437200	\$98.79
20599	Hose Assmb Parts	26-Jan-2016	25-Feb-2016	01437200	\$39.35
20600	Hose Assmb Parts	26-Jan-2016	25-Feb-2016	01437200	\$109.48
20601	Hose Assmb Parts	26-Jan-2016	25-Feb-2016	01437200	\$117.36
20602	Hose Assmb Parts	26-Jan-2016	25-Feb-2016	01437200	\$247.92
20612	Hose Assmb Parts	27-Jan-2016	26-Feb-2016	01437200	\$14.34
20613	Hose Assmb Parts	27-Jan-2016	26-Feb-2016	01437200	\$11.08
20622	Hose Assmb Parts	28-Jan-2016	27-Feb-2016	01437200	\$7.72
20629	Hose Assmb Parts	01-Feb-2016	29-Feb-2016	01437200	\$178.65

# Open Invoices By Bank

# South Fayette Township

18-Feb-2016

Vendor ID	Invoice	Inv Date	Due Date	Ledger Acct	Invoice Amt
20638	Hose Assmb Parts	03-Feb-2016	01-Mar-2016	01437200	\$28.83
20649	Hose Assmb Parts	08-Feb-2016	07-Mar-2016	01437200	\$213.70
20658	Hose Assmb Parts	09-Feb-2016	08-Mar-2016	01437200	\$96.20
20667	Hose Assmb Parts	11-Feb-2016	10-Mar-2016	01437200	\$242.88
20669	Hose Assmb Parts	11-Feb-2016	10-Mar-2016	01430200	\$12.87
<b>Subtotal for Vendor 599 :</b>					<b>\$1,419.17</b>
<hr/>					
<b>3067</b>	<b><u>FYDA Freightliner, Inc.</u></b>				
C005364206:01	Auto Chain Assmb	27-Jan-2016	28-Feb-2016	01432245	\$2,153.77
<b>Subtotal for Vendor 3067 :</b>					<b>\$2,153.77</b>
<hr/>					
<b>692</b>	<b><u>GRAINGER</u></b>				
9017691685	Exhaust Fan	04-Feb-2016	05-Mar-2016	01409202	\$254.93
9018683541	Garage Exhaust Fan	08-Feb-2016	06-Mar-2016	01409202	\$22.69
<b>Subtotal for Vendor 692 :</b>					<b>\$277.62</b>
<hr/>					
<b>2296</b>	<b><u>HEI-WAY, LLC</u></b>				
60203021	Latex-Mod Patch Mat	05-Feb-2016	04-Mar-2016	01438200	\$2,475.61
<b>Subtotal for Vendor 2296 :</b>					<b>\$2,475.61</b>
<hr/>					
<b>806</b>	<b><u>HireRight, LLC</u></b>				
P0535546	Petrillo Drug Test	31-Jan-2016	01-Mar-2016	01430222	\$31.70
<b>Subtotal for Vendor 806 :</b>					<b>\$31.70</b>
<hr/>					
<b>863</b>	<b><u>Jackson Welding Supply</u></b>				
RA00055587	Cylinder Rental	31-Jan-2016	29-Feb-2016	01430200	\$37.95
<b>Subtotal for Vendor 863 :</b>					<b>\$37.95</b>
<hr/>					
<b>866</b>	<b><u>James M. Cox Company, Inc</u></b>				
BP-I-67798	409 Anderson Ave. Strm Inlet	03-Feb-2016	02-Mar-2016	01436200	\$501.77
BP-I-67800	Martha Way/Strm Sew Pipe, Coupler	03-Feb-2016	02-Mar-2016	01436200	\$813.64
BP-O-16944	Martha Way/Chem Blocks Strm Sew	02-Feb-2016	03-Feb-2016	01436200	\$813.64
<b>Subtotal for Vendor 866 :</b>					<b>\$2,129.05</b>
<hr/>					
<b>939</b>	<b><u>Kimball Midwest</u></b>				
4692268	Cable Tie, Mount, M6, Nylon Lk	01-Feb-2016	01-Mar-2016	01430200	\$85.75
4702630	Cable & Ties	05-Feb-2016	04-Mar-2016	01430200	\$71.09
4715166	Nuts, Bits	12-Feb-2016	11-Mar-2016	01437200	\$180.45
<b>Subtotal for Vendor 939 :</b>					<b>\$337.29</b>
<hr/>					
<b>945</b>	<b><u>KIRKPATRICK, ROBERT D.</u></b>				

# Open Invoices By Bank

# South Fayette Township

18-Feb-2016

Vendor ID	Invoice	Inv Date	Due Date	Ledger Acct	Invoice Amt
2016-2-17	Outerwear	17-Feb-2016	16-Mar-2016	01430238	\$50.00
<b>Subtotal for Vendor 945 :</b>					<b>\$50.00</b>
<b>1006</b>	<b><u>Lawson Products, Inc.</u></b>				
9303863411	Reflective Tape kit	03-Feb-2016	01-Mar-2016	01437200	\$123.85
<b>Subtotal for Vendor 1006 :</b>					<b>\$123.85</b>
<b>3033</b>	<b><u>Logan, Katie</u></b>				
2016-2-8	Kettlebell B & D & Session 1	08-Feb-2016	07-Mar-2016	01452450	\$238.00
<b>Subtotal for Vendor 3033 :</b>					<b>\$238.00</b>
<b>1051</b>	<b><u>LOWES BUSINESS ACCOUNT</u></b>				
2016-Jan	January 2016	01-Feb-2016	28-Feb-2016	01409202	\$47.19
				01433200	\$227.44
<b>Subtotal for Vendor 1051 :</b>					<b>\$274.63</b>
<b>2416</b>	<b><u>MATSE</u></b>				
2016-5863-02	Greenwood Dr. Jan. 2016	02-Feb-2016	26-Feb-2016	01454368	\$12.00
2016-5864-02	Station St. Jan. 2016	02-Feb-2016	26-Feb-2016	01454368	\$12.00
2016-5929-2	Mead St. Jan. 2016	02-Feb-2016	26-Feb-2016	01454368	\$12.00
<b>Subtotal for Vendor 2416 :</b>					<b>\$36.00</b>
<b>2464</b>	<b><u>MedExpress Urgent Care, PC PA</u></b>				
495987C3908	Petrillo Blood Alcohol	01-Feb-2016	01-Mar-2016	01430222	\$45.00
<b>Subtotal for Vendor 2464 :</b>					<b>\$45.00</b>
<b>2214</b>	<b><u>MEIT</u></b>				
098202	March 2016	02-Feb-2016	20-Feb-2016	01452156	\$469.97
				01454156	\$2,821.38
				01430156	\$17,221.89
				01413156	\$1,302.13
				01410156	\$18,131.17
				01408156	\$2,821.38
				01401156	\$4,705.04
<b>Subtotal for Vendor 2214 :</b>					<b>\$47,472.96</b>
<b>1173</b>	<b><u>Middle Department Inspection</u></b>				
821823	3035 Washington Pike	29-Jan-2016	29-Feb-2016	01413312	\$581.00
822162	160 Millers Run Rd.	29-Jan-2016	29-Feb-2016	01413312	\$2,601.00
822163	230 Hickory Grade Rd.	29-Jan-2016	29-Feb-2016	01413312	\$800.00
822168	540 Millers Run Rd.	29-Jan-2016	29-Feb-2016	01413312	\$255.00

# Open Invoices By Bank

# South Fayette Township

18-Feb-2016

Vendor ID	Invoice	Inv Date	Due Date	Ledger Acct	Invoice Amt
822189	160 Millers Run Rd. Ste 100	29-Jan-2016	29-Feb-2016	01413312	\$1,035.00
822472	540 Millers Run Rd.	29-Jan-2016	29-Feb-2016	01413312	\$60.00
822473	540 Millers Run Rd.	29-Jan-2016	29-Feb-2016	01413312	\$72.00
822474	540 Millers Run Rd.	29-Jan-2016	29-Feb-2016	01413312	\$150.00
822475	540 Millers Run Rd.	29-Jan-2016	29-Feb-2016	01413312	\$60.00
<b>Subtotal for Vendor 1173 :</b>					<b>\$5,614.00</b>
<b><u>2544</u></b>	<b><u>MINERD &amp; SONS, INC.</u></b>				
102087	HR Strip	03-Feb-2016	02-Mar-2016	01437200	\$60.00
<b>Subtotal for Vendor 2544 :</b>					<b>\$60.00</b>
<b><u>1203</u></b>	<b><u>Mockenhaupt Benefits Group</u></b>				
33183	Non-Uniformed Pension	29-Jan-2016	28-Feb-2016	01404310	\$400.00
<b>Subtotal for Vendor 1203 :</b>					<b>\$400.00</b>
<b><u>3003</u></b>	<b><u>Modern Marketing</u></b>				
MMI114081	Coloring Books/Beanies	08-Feb-2016	07-Mar-2016	01410309	\$470.91
<b>Subtotal for Vendor 3003 :</b>					<b>\$470.91</b>
<b><u>3046</u></b>	<b><u>OfficeTeam</u></b>				
44922472	W/E 1/22/16	25-Jan-2016	24-Feb-2016	01401140	\$928.56
44976917	W/E 1/29/16	01-Feb-2016	01-Mar-2016	01401140	\$924.24
45029919	W/E 2/5/16	08-Feb-2016	06-Mar-2016	01401140	\$828.72
<b>Subtotal for Vendor 3046 :</b>					<b>\$2,681.52</b>
<b><u>1405</u></b>	<b><u>PA UC Fund</u></b>				
4/2015	UC 4Q 2015 8124645	11-Jan-2016	10-Feb-2016	01487907	\$6,667.88
<b>Subtotal for Vendor 1405 :</b>					<b>\$6,667.88</b>
<b><u>1406</u></b>	<b><u>Pennsylvania American Water</u></b>				
2016-2074-02	Sturgeon Fire Hydrants Jan	01-Feb-2016	02-Mar-2016	01411363	\$1,157.99
2016-4339-02	Twp Fire Hydrants 12/31/05-1/28/16	29-Jan-2016	22-Feb-2016	01411363	\$6,688.69
2016-5086-02	Muni Bldg 1/7-2/2/16	04-Feb-2016	26-Feb-2016	01409360	\$194.43
2016-5246-02	PW Bldg 1/6-2/2/16	02-Feb-2016	26-Feb-2016	01409367	\$139.66
2016-5604-02	Morgan Park 1/6-2/2/16	05-Feb-2016	29-Feb-2016	01454368	\$15.64
2016-5654-02	Panhandle Trail 1/12-2/5/16	10-Feb-2016	03-Mar-2016	01454368	\$12.85
2016-77527-01	Fairview Prk 1/12-2/2/16	12-Jan-2016	02-Feb-2016	01454368	\$84.58
<b>Subtotal for Vendor 1406 :</b>					<b>\$8,293.84</b>
<b><u>1351</u></b>	<b><u>Pennsylvania Municipal League</u></b>				

# Open Invoices By Bank

# South Fayette Township

18-Feb-2016

Vendor ID	Invoice	Inv Date	Due Date	Ledger Acct	Invoice Amt
39146	PELRAS Membership 2016	01-Feb-2016	01-Mar-2016	01400420	\$450.00
<b>Subtotal for Vendor 1351 :</b>					<b>\$450.00</b>
<hr/>					
<b>2300</b>	<b><u>Pennsylvania One Call System</u></b>				
671471	Monthly Fees	31-Jan-2016	29-Feb-2016	01430321	\$78.35
<b>Subtotal for Vendor 2300 :</b>					<b>\$78.35</b>
<hr/>					
<b>1455</b>	<b><u>Point Spring &amp; Driveshaft</u></b>				
1488422	Tk #5	02-Feb-2016	01-Mar-2016	01437200	\$1,606.96
1488706	Tk #27	05-Feb-2016	04-Mar-2016	01432245	\$1,259.07
1489143	Spread Master System	11-Feb-2016	10-Mar-2016	01432245	\$1,259.07
<b>Subtotal for Vendor 1455 :</b>					<b>\$4,125.10</b>
<hr/>					
<b>3073</b>	<b><u>Rusilko, Shannen</u></b>				
2016-2-12	Reimb Bkgrnd Ck Fees	12-Feb-2016	11-Mar-2016	01408200	\$16.00
<b>Subtotal for Vendor 3073 :</b>					<b>\$16.00</b>
<hr/>					
<b>1650</b>	<b><u>Sarasnicks Hardware</u></b>				
SH2016-Jan	January 2016	01-Feb-2016	29-Feb-2016	01438200	\$59.08
				01430200	\$165.74
				01409203	\$129.08
				01433200	\$87.95
				01436200	\$3.07
				01437200	\$37.39
				01409202	\$178.29
<b>Subtotal for Vendor 1650 :</b>					<b>\$660.60</b>
<hr/>					
<b>3076</b>	<b><u>SFHS Mane Store</u></b>				
2016-2-8	East Egg Hunt Donation	08-Feb-2016	07-Mar-2016	01452248	\$500.00
<b>Subtotal for Vendor 3076 :</b>					<b>\$500.00</b>
<hr/>					
<b>2839</b>	<b><u>Stillwaggon &amp; McGill</u></b>				
283207	GASB 86 & FYE 12/31/15	04-Feb-2016	03-Mar-2016	01401311	\$900.00
<b>Subtotal for Vendor 2839 :</b>					<b>\$900.00</b>
<hr/>					
<b>3075</b>	<b><u>Swank Motion Pictures, Inc.</u></b>				
1325239	Movie Rental Min/Froz/Lego	04-Feb-2016	03-Mar-2016	01452248	\$1,022.12
<b>Subtotal for Vendor 3075 :</b>					<b>\$1,022.12</b>
<hr/>					
<b>3074</b>	<b><u>Taunton Direct, Inc.</u></b>				
2016-1-22	Fine Homebuilding	22-Jan-2016	19-Feb-2016	01413420	\$52.76

# Open Invoices By Bank

# South Fayette Township

18-Feb-2016

Vendor ID	Invoice	Inv Date	Due Date	Ledger Acct	Invoice Amt
<b>Subtotal for Vendor 3074 :</b>					<b>\$52.76</b>
<b>2836</b>	<b>Tifco Industries</b>				
71122433	parts	26-Jan-2016	25-Feb-2016	01430200	\$382.66
<b>Subtotal for Vendor 2836 :</b>					<b>\$382.66</b>
<b>1900</b>	<b>Traffic Systems and Services</b>				
S-931	Fluor Tube-Batt Ridge, Keys-Police	02-Feb-2016	01-Mar-2016	01433670	\$74.10
SR-27236	Serv Call- Rt 50 & Millers Run Rd.	15-Jan-2016	14-Feb-2016	01433670	\$292.50
SR-27261	Repair- Rt 50 & Millers Run Rd.	27-Jan-2016	26-Feb-2016	01433670	\$224.00
<b>Subtotal for Vendor 1900 :</b>					<b>\$590.60</b>
<b>1909</b>	<b>Trib Total Media</b>				
1679942	Off Note BOC Feb Hearing	02-Feb-2016	01-Mar-2016	01401341	\$258.00
<b>Subtotal for Vendor 1909 :</b>					<b>\$258.00</b>
<b>2230</b>	<b>West Penn Power</b>				
2016-118945-02	PW Bldg 1/10/16-2/9/16	10-Feb-2016	25-Feb-2016	01409367	\$1,103.85
2016-25892-02	Granite Dr. 1/18-2/11/16	11-Feb-2016	26-Feb-2016	01434200	\$453.10
2016275108-02	Newbury 1/10/16-2/2/16	10-Feb-2016	11-Mar-2016	01433670	\$91.97
2016-345298-02	School 1/9-2/4/16	08-Feb-2019	23-Feb-2016	01410372	\$8.44
2016-345306-02	School 1/9-2/4/16	08-Feb-2016	23-Feb-2016	01410372	\$7.39
<b>Subtotal for Vendor 2230 :</b>					<b>\$1,664.75</b>
<b>2398</b>	<b>Wex Bank</b>				
43882820	January 2016	31-Jan-2016	22-Feb-2016	01430231	\$1,673.52
				01413231	\$84.74
				01410231	\$2,023.42
				01408231	\$40.44
				01454231	\$41.41
<b>Subtotal for Vendor 2398 :</b>					<b>\$3,863.53</b>
<b>2057</b>	<b>Woltz &amp; Wind Ford</b>				
739008	9-1 Wiper Arm Assembly	18-Jan-2016	17-Feb-2016	01410374	\$38.40
740902	Tk #24	09-Feb-2016	08-Mar-2016	01437200	\$44.61
<b>Subtotal for Vendor 2057 :</b>					<b>\$83.01</b>
<b>3017</b>	<b>WVA-Ohio Motor Sales, Inc</b>				
131074	Tk #27	16-Feb-2016	15-Mar-2016	01437200	\$140.06
<b>Subtotal for Vendor 3017 :</b>					<b>\$140.06</b>

**Open Invoices By Bank****South Fayette Township**

18-Feb-2016

Vendor ID	Invoice	Inv Date	Due Date	Ledger Acct	Invoice Amt
<b>2074</b>	<b><u>YIS/COWDEN GROUP INC.</u></b>				
215098	ENRADD Repair	04-Feb-2016	03-Mar-2016	01410376	\$161.00
				<b>Subtotal for Vendor 2074 :</b>	<b>\$161.00</b>
<b>2092</b>	<b><u>ZEP MFG. CO./ACUITY SPEC PRODU</u></b>				
9002094237	Surface Cmp 4GL	04-Feb-2016	03-Mar-2016	01430200	\$220.30
				<b>Subtotal for Vendor 2092 :</b>	<b>\$220.30</b>
				<b>Subtotal for Fund 1 :</b>	<b>\$122,929.33</b>

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**Open Invoices By Bank**

18-Feb-2016

**South Fayette Township**

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Vendor ID	Invoice	Inv Date	Due Date	Ledger Acct	Invoice Amt
<b>Grand Total :</b>					<b>\$122,929.33</b>

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**Check Register**

South Fayette Township

05-Feb-16

Check No	Check Date	Vendor No	Vendor Name	Check Amount
<b>GENERAL FUND</b>				
31560	2/5/2016	3	A & H EQUIPMENT COMPANY	\$175.61
31561	2/5/2016	22	Action Supply Products, Inc.	\$519.40
31562	2/5/2016	28	Advanced Communication Solutio	\$248.75
31563	2/5/2016	3034	American Rock Salt Co., LLC	\$70,732.68
31564	2/5/2016	77	ANDERSON EQUIPMENT CO.	\$1,535.00
31565	2/5/2016	3058	Anderson, Amy	\$300.00
31566	2/5/2016	2401	Animal Control Services	\$425.00
31567	2/5/2016	161	Bibers Garage	\$312.50
31568	2/5/2016	181	Blanc Printing Company	\$37.65
31569	2/5/2016	217	Bridgeville Auto Parts	\$3,036.96
31570	2/5/2016	321	Century Supply Corporation	\$251.31
31571	2/5/2016	322	Certified Laboratories	\$267.24
31572	2/5/2016	334	CHEMUNG SUPPLY CORP.	\$1,759.00
31573	2/5/2016	3060	Chips, Katie	\$57.00
31574	2/5/2016	351	Cintas Corporation	\$999.72
31575	2/5/2016	369	Coleman Mitchell Heating & Air	\$1,569.00
31576	2/5/2016	379	Colussy Chevrolet	\$588.08
31577	2/5/2016	454	Deceder, Ronald C.	\$3,960.00
31578	2/5/2016	599	FM Brass & Hose Distributor	\$730.59
31579	2/5/2016	2937	GFOA	\$190.00
31580	2/5/2016	2925	Gillece Transmissions	\$3,863.62
31581	2/5/2016	677	Goldberg, Kamin & Garvin	\$5,322.50
31582	2/5/2016	3056	Grand Designs	\$180.00
31583	2/5/2016	3037	Happyfeet Pittsburgh	\$756.00
31584	2/5/2016	801	Hill International Trucks, LLC	\$1,047.61
31585	2/5/2016	818	Home Depot Credit Services	\$290.11
31586	2/5/2016	863	Jackson Welding Supply	\$69.59
31587	2/5/2016	866	JAMES M. COX COMPANY, INC.	\$1,655.56
31588	2/5/2016	2370	Jan-Pro of Pittsburgh	\$750.00
31589	2/5/2016	888	Jordan Tax Service, Inc.	\$90.78
31590	2/5/2016	939	Kimball Midwest	\$838.56
31591	2/5/2016	3057	Kuunaparaju, Murali	\$224.00
31592	2/5/2016	1006	Lawson Products, Inc.	\$111.98
31593	2/5/2016	3033	Logan, Katie	\$280.00
31594	2/5/2016	1060	M & M UNIFORMS, INC.	\$259.85
31595	2/5/2016	1209	MOMAR, INC.	\$3,503.56
31596	2/5/2016	3066	Moonshine Educators	\$784.00
31597	2/5/2016	1242	Mt Lebanon Awning Co	\$200.00
31598	2/5/2016	3062	National Hydraulics, Inc.	\$1,882.00
31599	2/5/2016	3046	OfficeTeam	\$1,120.08
31600	2/5/2016	2362	Patberg, Carmody & Ging	\$1,260.00
31601	2/5/2016	1455	Point Spring & Driveshaft	\$87.96
31602	2/5/2016	1467	POSTMASTER	\$196.00

**Check Register**

South Fayette Township

05-Feb-16

Check No	Check Date	Vendor No	Vendor Name	Check Amount
31603	2/5/2016	1536	RELIABLE COLOR PROCESS CO.	\$98.00
31604	2/5/2016	1605	S & D CALIBRATION SERVICES	\$91.00
31605	2/5/2016	1650	Sarasnicks Hardware	\$418.60
31606	2/5/2016	3064	Schaeffer Mfg. Co.	\$2,245.49
31607	2/5/2016	1769	Southwest Communitis COC	\$259.25
31608	2/5/2016	2860	Taser International	\$866.04
31609	2/5/2016	3061	Vennum, Jane	\$57.00
31610	2/5/2016	1972	VULCAN, INC.	\$174.50
31611	2/5/2016	1985	Walsh Equipment, Inc.	\$80.24
31612	2/5/2016	2230	West Penn Power	\$3,059.39
31613	2/5/2016	1973	Western PA Teamsters/ Emp Pen	\$7,893.08
31614	2/5/2016	2057	Woltz & Wind Ford	\$38.40
31615	2/5/2016	2063	WPMM, C/O M MANSFIELD, USC	\$30.00
31616	2/5/2016	3017	WVA-Ohio Motor Sales, Inc	\$39.82
31617	2/5/2016	2074	YIS/COWDEN GROUP INC.	\$240.00
<b>Bank Totals:</b>				<b>\$128,060.06</b>

# Open Invoices By Bank

# South Fayette Township

05-Feb-2016

Vendor ID	Invoice	Inv Date	Due Date	Ledger Acct	Invoice Amt
<b>1 GENERAL FUND</b>					
<b>3</b>	<b><u>A &amp; H EQUIPMENT COMPANY</u></b>				
	C113.52 Tk #2 Plow Spring	20-Jan-2016	19-Feb-2016	01432245	\$38.40
	C11420 Tk #14	26-Jan-2016	25-Feb-2016	01437200	\$12.98
	C11432 Tk #7	27-Jan-2016	26-Feb-2016	01432245	\$124.23
				<b>Subtotal for Vendor 3 :</b>	<b>\$175.61</b>
<b>22</b>	<b><u>Action Supply Products, Inc.</u></b>				
	400248304 Supplies	14-Jan-2016	13-Feb-2016	01430200	\$221.93
	400248864 DOT Placard Hazard Class	20-Jan-2016	19-Feb-2016	01438200	\$20.72
	400248964 Coveralls	20-Jan-2019	19-Feb-2016	01409202	\$130.75
	400249731 PA One Call	27-Jan-2016	26-Feb-2016	01430200	\$146.00
				<b>Subtotal for Vendor 22 :</b>	<b>\$519.40</b>
<b>28</b>	<b><u>Advanced Communication Solutio</u></b>				
	2274 Install new extenstions	26-Jan-2016	28-Feb-2016	01401321	\$248.75
				<b>Subtotal for Vendor 28 :</b>	<b>\$248.75</b>
<b>3034</b>	<b><u>American Rock Salt Co., LLC</u></b>				
	01468178 Bulk Ice Control Salt	06-Jan-2016	05-Feb-2016	01432200	\$1,529.67
	01468498 Bulk Ice Control Salt	07-Jan-2016	06-Feb-2016	01432200	\$4,784.34
	01470625 Bulk Ice Control Salt	15-Jan-2016	14-Feb-2016	01432200	\$13,639.75
	0175118 Bulk Ice Control Salt	01-Feb-2016	28-Feb-2016	01432200	\$6,165.45
	0469245 Bulk Ice Control Salt	12-Jan-2016	11-Feb-2016	01432200	\$14,189.31
	0471012 Bulk Ice Control Salt	18-Jan-2016	17-Feb-2016	01432200	\$6,045.76
	0474836 Bulk Ice Control Salt	28-Jan-2016	27-Feb-2016	01432200	\$16,836.67
	0475377 Bulk Ice Control Salt	01-Feb-2016	02-Mar-2016	01432200	\$7,541.73
				<b>Subtotal for Vendor 3034 :</b>	<b>\$70,732.68</b>
<b>77</b>	<b><u>ANDERSON EQUIPMENT CO.</u></b>				
	21160059320 Track Chain	27-Jan-2016	26-Feb-2016	01438200	\$1,535.00
				<b>Subtotal for Vendor 77 :</b>	<b>\$1,535.00</b>
<b>3058</b>	<b><u>Anderson, Amy</u></b>				
	2016-01-20 Pavilion Rental Refund	20-Jan-2016	21-Feb-2016	01367430	\$300.00
				<b>Subtotal for Vendor 3058 :</b>	<b>\$300.00</b>
<b>2401</b>	<b><u>Animal Control Services</u></b>				
	2016-01-27 January Services Per Contract	27-Jan-2016	26-Feb-2016	01421450	\$425.00

# Open Invoices By Bank

# South Fayette Township

05-Feb-2016

Vendor ID	Invoice	Inv Date	Due Date	Ledger Acct	Invoice Amt
<b>Subtotal for Vendor 2401 :</b>					<b>\$425.00</b>
<b><u>161</u></b>	<b><u>Bibers Garage</u></b>				
57670	Ford F550 #24	11-Jan-2016	10-Feb-2016	01437200	\$312.50
<b>Subtotal for Vendor 161 :</b>					<b>\$312.50</b>
<b><u>181</u></b>	<b><u>Blanc Printing Company</u></b>				
160052	Template - Rodi	18-Jan-2016	17-Feb-2016	01400220	\$37.65
<b>Subtotal for Vendor 181 :</b>					<b>\$37.65</b>
<b><u>217</u></b>	<b><u>Bridgeville Auto Parts</u></b>				
2016-01	January 2016	31-Jan-2016	28-Feb-2016	01437200	\$1,944.23
				01430200	\$338.25
				01438200	\$2.44
				01430231	\$270.74
				01454374	\$25.42
				01430375	\$29.00
				01410374	\$426.88
<b>Subtotal for Vendor 217 :</b>					<b>\$3,036.96</b>
<b><u>321</u></b>	<b><u>Century Supply Corporation</u></b>				
24607	Battery #4	22-Jan-2016	21-Feb-2016	01437200	\$187.06
24614	Core Saw	28-Jan-2016	27-Feb-2016	01437200	\$64.25
<b>Subtotal for Vendor 321 :</b>					<b>\$251.31</b>
<b><u>322</u></b>	<b><u>Certified Laboratories</u></b>				
2187942	Diesel-mate all season	21-Jan-2016	17-Feb-2016	01430231	\$267.24
<b>Subtotal for Vendor 322 :</b>					<b>\$267.24</b>
<b><u>334</u></b>	<b><u>CHEMUNG SUPPLY CORP.</u></b>				
7654526RI	Insta Chain Set up	28-Jan-2016	27-Feb-2016	01432245	\$1,759.00
<b>Subtotal for Vendor 334 :</b>					<b>\$1,759.00</b>
<b><u>3060</u></b>	<b><u>Chips, Katie</u></b>				
2016-1-5	Snapology Refund	05-Jan-2016	04-Feb-2016	01367580	\$57.00
<b>Subtotal for Vendor 3060 :</b>					<b>\$57.00</b>
<b><u>351</u></b>	<b><u>Cintas Corporation</u></b>				
013820360	Mats - Muni Bldg	12-Jan-2016	11-Feb-2016	01409203	\$65.54
013820361	Mats - Library	12-Jan-2016	13-Feb-2016	01456530	\$49.38
013826746	Uniforms	25-Jan-2016	24-Feb-2016	01430238	\$247.20

**Open Invoices By Bank****South Fayette Township**

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Vendor ID	Invoice	Inv Date	Due Date	Ledger Acct	Invoice Amt
013827797	Mats - Library	26-Jan-2016	27-Feb-2016	01456530	\$49.38
013830508	Uniforms	01-Feb-2016	01-Mar-2016	01430238	\$291.55
13823049	Uniforms	18-Jan-2016	17-Feb-2016	01430238	\$296.67
<b>Subtotal for Vendor 351 :</b>					<b>\$999.72</b>
<b>369</b>	<b><u>Coleman Mitchell Heating &amp; Air</u></b>				
540-20-99580	Gordon Diagnostic	22-Jan-2016	21-Feb-2016	01409202	\$504.00
5420-99472	Blower Motor - Muni Bldg	14-Jan-2016	13-Feb-2016	01409203	\$907.00
5420-99573	Furnace - Muni Bldg	19-Jan-2016	18-Feb-2016	01409203	\$158.00
<b>Subtotal for Vendor 369 :</b>					<b>\$1,569.00</b>
<b>379</b>	<b><u>Colussy Chevrolet</u></b>				
179979	Tk #17 right side	18-Jan-2016	17-Feb-2016	01437200	\$284.99
179991	Tk #17 left side	19-Jan-2016	18-Feb-2016	01437200	\$229.67
180284	Yukon	27-Jan-2016	26-Feb-2016	01437200	\$73.42
<b>Subtotal for Vendor 379 :</b>					<b>\$588.08</b>
<b>454</b>	<b><u>Deceder, Ronald C.</u></b>				
SFT-20161a	January 1-15, 2016	15-Jan-2016	28-Feb-2016	01407120	\$1,980.00
SFT-20161b	January 16-31, 2016	31-Jan-2016	28-Feb-2016	01407120	\$1,980.00
<b>Subtotal for Vendor 454 :</b>					<b>\$3,960.00</b>
<b>599</b>	<b><u>FM Brass &amp; Hose Distributor</u></b>				
20548	Hose Assbly Components	11-Jan-2016	10-Feb-2016	01437200	\$432.04
20559	Hose Assbly Components	14-Jan-2016	13-Feb-2016	01437200	\$17.03
20562	Hose Assbly Components	15-Jan-2016	14-Feb-2016	01437200	\$39.62
20583	Hose Assbly Components	22-Jan-2016	21-Feb-2016	01437200	\$230.82
21008	Tar Buggy	18-Jan-2016	17-Feb-2016	01438200	\$11.08
<b>Subtotal for Vendor 599 :</b>					<b>\$730.59</b>
<b>2937</b>	<b><u>GFOA</u></b>				
018894	Degnenardt 2016	07-Jan-2016	08-Feb-2016	01401420	\$190.00
<b>Subtotal for Vendor 2937 :</b>					<b>\$190.00</b>
<b>2925</b>	<b><u>Gillece Transmissions</u></b>				
R022834	2001 Ford F550 Dump Truck	13-Jan-2016	12-Feb-2016	01437200	\$3,863.62
<b>Subtotal for Vendor 2925 :</b>					<b>\$3,863.62</b>
<b>677</b>	<b><u>Goldberg, Kamin &amp; Garvin</u></b>				
2015-Dec	December Services	22-Jan-2016	21-Feb-2016	01404314	\$300.00

# Open Invoices By Bank

# South Fayette Township

05-Feb-2016

Vendor ID	Invoice	Inv Date	Due Date	Ledger Acct	Invoice Amt
2015-Dec	December Services	22-Jan-2016	21-Feb-2016	01404316	\$5,022.50
<b>Subtotal for Vendor 677 :</b>					<b>\$5,322.50</b>
<b>3056</b>	<b><u>Grand Designs</u></b>				
355	Lables for Trucks	22-Jan-2016	21-Feb-2016	01437200	\$180.00
<b>Subtotal for Vendor 3056 :</b>					<b>\$180.00</b>
<b>3037</b>	<b><u>Happyfeet Pittsburgh</u></b>				
2016-2-2	Winter Sessions 1/12-2/9/16	02-Feb-2016	01-Mar-2016	01452450	\$756.00
<b>Subtotal for Vendor 3037 :</b>					<b>\$756.00</b>
<b>801</b>	<b><u>Hill International Trucks, LLC</u></b>				
4-260250025	Seat Belt	25-Jan-2016	24-Feb-2016	01437200	\$60.02
4-260270025	Tk #8	27-Jan-2016	26-Feb-2016	01437200	\$868.50
4-460290081	Tk #9	29-Jan-2016	28-Feb-2016	01437200	\$119.09
<b>Subtotal for Vendor 801 :</b>					<b>\$1,047.61</b>
<b>818</b>	<b><u>Home Depot Credit Services</u></b>				
HD2016-01	12/21/15-1/18/16	18-Jan-2016	17-Feb-2016	01409203	\$49.29
				01409202	\$240.82
<b>Subtotal for Vendor 818 :</b>					<b>\$290.11</b>
<b>863</b>	<b><u>Jackson Welding Supply</u></b>				
JW38014	Cylinder Rental	08-Jan-2016	07-Feb-2016	01430200	\$69.59
<b>Subtotal for Vendor 863 :</b>					<b>\$69.59</b>
<b>866</b>	<b><u>JAMES M. COX COMPANY, INC.</u></b>				
BP-I-67742	Dan Hill storm sewer	01-Feb-2016	01-Mar-2016	01436200	\$1,655.56
<b>Subtotal for Vendor 866 :</b>					<b>\$1,655.56</b>
<b>2370</b>	<b><u>Jan-Pro of Pittsburgh</u></b>				
16722	February Services	01-Feb-2016	01-Mar-2016	01409450	\$750.00
<b>Subtotal for Vendor 2370 :</b>					<b>\$750.00</b>
<b>888</b>	<b><u>Jordan Tax Service, Inc.</u></b>				
12-C-116	Delq Taxes Nov 2015	20-Jan-2016	21-Feb-2016	01403450	\$90.78
<b>Subtotal for Vendor 888 :</b>					<b>\$90.78</b>
<b>939</b>	<b><u>Kimball Midwest</u></b>				
4348072	Parts & Supplies	08-Jan-2016	07-Feb-2016	01437200	\$311.40
4673124	Parts & Supplies	22-Jan-2016	20-Feb-2016	01432245	\$280.25

# Open Invoices By Bank

# South Fayette Township

05-Feb-2016

Vendor ID	Invoice	Inv Date	Due Date	Ledger Acct	Invoice Amt
4688336	Parts & Supplies	29-Jan-2016	28-Feb-2016	01430200	\$246.91
<b>Subtotal for Vendor 939 :</b>					<b>\$838.56</b>
<b>3057</b>	<b><u>Kuunaparaju, Murali</u></b>				
2016-1-20	Snapology & Engineering refund	20-Jan-2016	19-Feb-2016	01367580	\$224.00
<b>Subtotal for Vendor 3057 :</b>					<b>\$224.00</b>
<b>1006</b>	<b><u>Lawson Products, Inc.</u></b>				
9303818783	Black Malleable Iron Assort	14-Jan-2016	13-Feb-2016	01437200	\$111.98
<b>Subtotal for Vendor 1006 :</b>					<b>\$111.98</b>
<b>3033</b>	<b><u>Logan, Katie</u></b>				
2016-1-19	Kettlebell Sess B & D drop ins 12/18-1/19	19-Jan-2016	18-Feb-2016	01452450	\$280.00
<b>Subtotal for Vendor 3033 :</b>					<b>\$280.00</b>
<b>1060</b>	<b><u>M &amp; M UNIFORMS, INC.</u></b>				
60300	Badges	19-Jan-2016	18-Feb-2016	01410238	\$259.85
<b>Subtotal for Vendor 1060 :</b>					<b>\$259.85</b>
<b>1209</b>	<b><u>MOMAR, INC.</u></b>				
PSI108000	One Step, Sprayer	26-Jan-2016	25-Feb-2016	01454200	\$3,503.56
<b>Subtotal for Vendor 1209 :</b>					<b>\$3,503.56</b>
<b>3066</b>	<b><u>Moonshine Educators</u></b>				
2016-2-2	Advanced Robotics 1/23-2/13-16	02-Feb-2016	01-Mar-2016	01452450	\$784.00
<b>Subtotal for Vendor 3066 :</b>					<b>\$784.00</b>
<b>1242</b>	<b><u>Mt Lebanon Awning Co</u></b>				
215.03411	2 Covers	19-Jan-2016	18-Feb-2016	01409202	\$200.00
<b>Subtotal for Vendor 1242 :</b>					<b>\$200.00</b>
<b>3062</b>	<b><u>National Hydraulics, Inc.</u></b>				
S-8920	Hydraulic Cylinder	26-Jan-2016	25-Feb-2016	01437200	\$1,882.00
<b>Subtotal for Vendor 3062 :</b>					<b>\$1,882.00</b>
<b>3046</b>	<b><u>OfficeTeam</u></b>				
44868033	W/E 1/15/16	18-Jan-2016	17-Feb-2016	01401140	\$544.08
48810704	W/E 1/8/16	11-Jan-2016	12-Feb-2016	01401140	\$576.00
<b>Subtotal for Vendor 3046 :</b>					<b>\$1,120.08</b>
<b>2362</b>	<b><u>Patberg, Carmody &amp; Ging</u></b>				

# Open Invoices By Bank

# South Fayette Township

05-Feb-2016

Vendor ID	Invoice	Inv Date	Due Date	Ledger Acct	Invoice Amt
2015-12-21	Civil Service Legal Fees	21-Dec-2015	20-Jan-2016	01410220	\$700.00
2016-1-18	Civil Service Legal Fees	18-Jan-2016	17-Feb-2016	01410220	\$560.00
<b>Subtotal for Vendor 2362 :</b>					<b>\$1,260.00</b>
<b>1455</b>	<b><u>Point Spring &amp; Driveshaft</u></b>				
1487385	Brake Pads 9-1	18-Jan-2016	17-Feb-2016	01410374	\$87.96
<b>Subtotal for Vendor 1455 :</b>					<b>\$87.96</b>
<b>1467</b>	<b><u>POSTMASTER</u></b>				
2016-1	Postage Stamps	29-Jan-2016	28-Feb-2016	01401325	\$196.00
<b>Subtotal for Vendor 1467 :</b>					<b>\$196.00</b>
<b>1536</b>	<b><u>RELIABLE COLOR PROCESS CO.</u></b>				
644	Decals/Emblem 9-12	18-Jan-2016	17-Feb-2016	01410374	\$98.00
<b>Subtotal for Vendor 1536 :</b>					<b>\$98.00</b>
<b>1605</b>	<b><u>S &amp; D CALIBRATION SERVICES</u></b>				
2763	Accutrak Cert.	22-Jan-2016	21-Feb-2016	01410450	\$91.00
<b>Subtotal for Vendor 1605 :</b>					<b>\$91.00</b>
<b>1650</b>	<b><u>Sarasnicks Hardware</u></b>				
SH2015-Dec	December 2015	01-Jan-2016	31-Jan-2016	01430200	\$8.30
				01436200	\$27.25
				01409203	\$241.75
				01409202	\$100.00
				01437200	\$41.30
<b>Subtotal for Vendor 1650 :</b>					<b>\$418.60</b>
<b>3064</b>	<b><u>Schaeffer Mfg. Co.</u></b>				
AKE10316-INV1	Bulk Synthetic Oil	07-Jan-2016	06-Feb-2016	01410231	\$1,186.35
				01430231	\$1,059.14
<b>Subtotal for Vendor 3064 :</b>					<b>\$2,245.49</b>
<b>1769</b>	<b><u>Southwest Communitis COC</u></b>				
2016-1-1	2016 Dues	01-Jan-2016	28-Feb-2016	01400420	\$259.25
<b>Subtotal for Vendor 1769 :</b>					<b>\$259.25</b>
<b>2860</b>	<b><u>Taser International</u></b>				
SI142551	Taser Cartridges	21-Jan-2016	20-Feb-2016	01410239	\$866.04
<b>Subtotal for Vendor 2860 :</b>					<b>\$866.04</b>

# Open Invoices By Bank

# South Fayette Township

05-Feb-2016

Vendor ID	Invoice	Inv Date	Due Date	Ledger Acct	Invoice Amt
<b>3061</b>	<b>Venum, Jane</b>				
	2016-1-13 Snapology Refund	13-Jan-2016	12-Feb-2016	01367580	\$57.00
				<b>Subtotal for Vendor 3061 :</b>	<b>\$57.00</b>
<b>1972</b>	<b>VULCAN, INC.</b>				
	284317 Speed Limit 25	14-Jan-2016	13-Feb-2016	01433200	\$174.50
				<b>Subtotal for Vendor 1972 :</b>	<b>\$174.50</b>
<b>1985</b>	<b>Walsh Equipment, Inc.</b>				
	P75547 Roller Hyd Filters	18-Jan-2016	17-Feb-2016	01437200	\$80.24
				<b>Subtotal for Vendor 1985 :</b>	<b>\$80.24</b>
<b>2230</b>	<b>West Penn Power</b>				
	900581504 School Warning Lights	20-Jan-2016	09-Feb-2016	01410372	\$48.60
	95005820259 Twp Bldgs 12/9/15-1/9/16	22-Jan-2016	16-Feb-2016	01409360	\$2,103.54
	95005820260 Twp Parks	22-Jan-2016	16-Feb-2016	01454368	\$574.20
	95005823201 Traffic Signals	25-Jan-2016	16-Feb-2016	01433670	\$333.05
				<b>Subtotal for Vendor 2230 :</b>	<b>\$3,059.39</b>
<b>1973</b>	<b>Western PA Teamsters/ Emp Pen</b>				
	148457 PW Pension 1/4-1/31/16	01-Jan-2016	15-Feb-2016	01430160	\$4,857.28
	148501 PW Pension 1/4-1/31/16	01-Jan-2016	15-Feb-2016	01430160	\$3,035.80
				<b>Subtotal for Vendor 1973 :</b>	<b>\$7,893.08</b>
<b>2057</b>	<b>Woltz &amp; Wind Ford</b>				
	739932 Rear Wiper Assbly 9-5	28-Jan-2016	27-Feb-2016	01410374	\$38.40
				<b>Subtotal for Vendor 2057 :</b>	<b>\$38.40</b>
<b>2063</b>	<b>WPMM, C/O M MANSFIELD, USC TOW</b>				
	2016 Dues 2016 Dues	14-Jan-2016	13-Feb-2016	01401420	\$30.00
				<b>Subtotal for Vendor 2063 :</b>	<b>\$30.00</b>
<b>3017</b>	<b>WVA-Ohio Motor Sales, Inc</b>				
	131027 Tk #27	29-Jan-2016	28-Feb-2016	01437200	\$39.82
				<b>Subtotal for Vendor 3017 :</b>	<b>\$39.82</b>
<b>2074</b>	<b>YIS/COWDEN GROUP INC.</b>				
	214936 ENRADD Calibratiosn 2016	27-Jan-2016	26-Feb-2016	01410450	\$240.00
				<b>Subtotal for Vendor 2074 :</b>	<b>\$240.00</b>
				<b>Subtotal for Fund 1 :</b>	<b>\$128,060.06</b>

**Check Register - Pcard**  
**South Fayette Township**  
**2/27/2016**

<b>Vendor</b>	<b>Amount</b>
Waste Management	170,386.35
Other	<u>12,363.65</u>
	<u><u>182,750.00</u></u>

**South Fayette Township**  
**Statement of Revenues and Expenditures - Compared to Budget**  
**Year ( 2015 ) Period ( 12 )**

Account	Account Description	Budget	MTD Actual	YTD Actual	% Used	Remaining
<b>01 GENERAL FUND</b>						
<b>Revenue</b>						
<b>REAL PROPERTY TAXES</b>						
01-301-100	CURRENT YEAR RE TAX	\$3,970,086.53	\$0.00	\$4,136,828.85	104.20%	(\$166,742.32)
01-301-105	INTERIM RE TAXES	\$20,000.00	\$0.00	\$31,701.69	158.51%	(\$11,701.69)
01-301-110	PRIOR YEAR RE TAX	\$30,000.00	\$0.00	\$52,189.66	173.97%	(\$22,189.66)
01-301-130	DELINQ TAXES (SOLIC/TAX COLL)	\$100,000.00	\$535.13	\$232,758.74	232.76%	(\$132,758.74)
	<b>Subtotal</b>	<b>\$4,120,086.53</b>	<b>\$535.13</b>	<b>\$4,453,478.94</b>	<b>108.09%</b>	<b>(\$333,392.41)</b>
<b>ACT 511 TAXES</b>						
01-310-140	REAL ESTATE TRANSFER TAX	\$390,000.00	\$60,705.38	\$697,610.56	178.87%	(\$307,610.56)
01-310-155	EARNED INCOME TAX - CURRENT	\$2,750,000.00	\$186,815.45	\$3,038,490.42	110.49%	(\$288,490.42)
01-310-160	LST (CURRENT & DELINQ)	\$225,000.00	\$11,547.90	\$247,772.63	110.12%	(\$22,772.63)
01-310-170	MECHANICAL DEVICES TAX	\$11,650.00	\$0.00	\$12,350.00	106.01%	(\$700.00)
	<b>Subtotal</b>	<b>\$3,376,650.00</b>	<b>\$259,068.73</b>	<b>\$3,996,223.61</b>	<b>118.35%</b>	<b>(\$619,573.61)</b>
<b>LICENSES</b>						
01-321-180	MISCELLANEOUS PERMITS	\$500.00	\$0.00	\$2,055.00	411.00%	(\$1,555.00)
01-321-185	DOG LICENSES	\$2,000.00	\$85.00	\$1,580.00	79.00%	\$420.00
01-321-190	TRANSIT SHELTERS	\$8,000.00	\$0.00	\$8,087.80	101.10%	(\$87.80)
01-321-200	CABLE TV FRANCHISE	\$320,000.00	\$0.00	\$349,757.11	109.30%	(\$29,757.11)
	<b>Subtotal</b>	<b>\$330,500.00</b>	<b>\$85.00</b>	<b>\$361,479.91</b>	<b>109.37%</b>	<b>(\$30,979.91)</b>
<b>NON BUSINESS LICENSES &amp; PERMIT</b>						
01-322-210	STREET OPENING PERMITS	\$6,000.00	\$215.00	\$20,736.00	345.60%	(\$14,736.00)
	<b>Subtotal</b>	<b>\$6,000.00</b>	<b>\$215.00</b>	<b>\$20,736.00</b>	<b>345.60%</b>	<b>(\$14,736.00)</b>
<b>FINES</b>						
01-331-220	VEHICLE/ORDINANCE VIOLATION	\$36,000.00	\$5,752.26	\$36,466.83	101.30%	(\$466.83)
	<b>Subtotal</b>	<b>\$36,000.00</b>	<b>\$5,752.26</b>	<b>\$36,466.83</b>	<b>101.30%</b>	<b>(\$466.83)</b>
<b>INTEREST EARNINGS</b>						
01-341-230	INTEREST EARNINGS	\$2,025.00	\$154.12	\$2,369.66	117.02%	(\$344.66)
	<b>Subtotal</b>	<b>\$2,025.00</b>	<b>\$154.12</b>	<b>\$2,369.66</b>	<b>117.02%</b>	<b>(\$344.66)</b>
<b>RENTS AND ROYALTIES</b>						
01-342-200	RENT OF SF PROPERTY	\$864.00	\$0.00	\$864.00	100.00%	\$0.00
	<b>Subtotal</b>	<b>\$864.00</b>	<b>\$0.00</b>	<b>\$864.00</b>	<b>100.00%</b>	<b>\$0.00</b>
<b>FEDERAL GRANTS</b>						
01-351-552	FEDERAL GRANTS	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
	<b>Subtotal</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>0.00%</b>	<b>\$0.00</b>
<b>STATE CAPITAL &amp; OP GRANTS</b>						
01-354-550	STATE CAPITAL & OPERATING GR	\$9,000.00	\$0.00	\$12,025.00	133.61%	(\$3,025.00)
	<b>Subtotal</b>	<b>\$9,000.00</b>	<b>\$0.00</b>	<b>\$12,025.00</b>	<b>133.61%</b>	<b>(\$3,025.00)</b>
<b>STATE SHARED REVENUE</b>						
01-355-240	PUBLIC UTILITY REALTY TAX	\$9,000.00	\$0.00	\$9,450.00	105.00%	(\$450.00)
01-355-250	ALCOHOLIC BEVERAGE TAX	\$3,100.00	\$0.00	\$4,000.00	129.03%	(\$900.00)
01-355-265	FOREIGN FIRE INSURANCE	\$90,000.00	\$0.00	\$100,952.34	112.17%	(\$10,952.34)
01-355-267	PENSION STATE AID ALLOCATION	\$180,000.00	\$0.00	\$184,279.23	102.38%	(\$4,279.23)

**South Fayette Township**  
**Statement of Revenues and Expenditures - Compared to Budget**  
**Year ( 2015 ) Period ( 12 )**

Account	Account Description	Budget	MTD Actual	YTD Actual	% Used	Remaining
	<b>Subtotal</b>	<b>\$282,100.00</b>	<b>\$0.00</b>	<b>\$298,681.57</b>	<b>105.88%</b>	<b>(\$16,581.57)</b>
<b>LOCAL GOVERNMENT GRANTS</b>						
01-357-601	ALLEG CO SALES TAX - RAD	\$250,000.00	\$23,810.82	\$312,225.93	124.89%	(\$62,225.93)
	<b>Subtotal</b>	<b>\$250,000.00</b>	<b>\$23,810.82</b>	<b>\$312,225.93</b>	<b>124.89%</b>	<b>(\$62,225.93)</b>
<b>GENERAL GOVERNMENT</b>						
01-361-300	ENGINEERING REVIEW FEES	\$15,000.00	\$41,464.64	\$41,464.64	276.43%	(\$26,464.64)
01-361-301	ZONING APPS/LAND DEVELOPME	\$10,000.00	\$2,310.00	\$55,715.21	557.15%	(\$45,715.21)
01-361-310	SALE OF MAPS, SUPPLIES, ETC	\$750.00	\$0.00	\$1,104.25	147.23%	(\$354.25)
01-361-330	LIEN LETTER FEES	\$7,000.00	\$1,450.00	\$11,855.00	169.36%	(\$4,855.00)
	<b>Subtotal</b>	<b>\$32,750.00</b>	<b>\$45,224.64</b>	<b>\$110,139.10</b>	<b>336.30%</b>	<b>(\$77,389.10)</b>
<b>PUBLIC SAFETY</b>						
01-362-360	SALE OF POLICE REPORTS	\$2,500.00	\$280.00	\$3,200.00	128.00%	(\$700.00)
01-362-380	BUILDING PERMITS	\$120,000.00	\$50,215.10	\$194,517.10	162.10%	(\$74,517.10)
01-362-382	PA SURCHARGE	\$0.00	\$56.00	\$92.00	0.00%	(\$92.00)
01-362-410	ALARM PERMITS	\$300.00	\$40.00	\$610.00	203.33%	(\$310.00)
01-362-450	OCCUPANCY & USE PERMITS	\$7,450.00	\$1,075.00	\$13,389.00	179.72%	(\$5,939.00)
01-362-500	SCHOOL RESOURCE OFFICER	\$60,000.00	\$0.00	\$75,285.88	125.48%	(\$15,285.88)
	<b>Subtotal</b>	<b>\$190,250.00</b>	<b>\$51,666.10</b>	<b>\$287,093.98</b>	<b>150.90%</b>	<b>(\$96,843.98)</b>
<b>HIGHWAY &amp; STREETS</b>						
01-363-390	PENNDOT COMP MAINT AGREEM	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
01-363-400	PENNDOT WINTER MAINT AGREE	\$17,500.00	\$0.00	\$8,067.12	46.10%	\$9,432.88
	<b>Subtotal</b>	<b>\$17,500.00</b>	<b>\$0.00</b>	<b>\$8,067.12</b>	<b>46.10%</b>	<b>\$9,432.88</b>
<b>SANITATION</b>						
01-364-560	RECYCLING OPERATIONS	\$0.00	\$140.00	\$810.00	0.00%	(\$810.00)
	<b>Subtotal</b>	<b>\$0.00</b>	<b>\$140.00</b>	<b>\$810.00</b>	<b>0.00%</b>	<b>(\$810.00)</b>
<b>RECREATION</b>						
01-367-430	USE OF PARK FACILITIES	\$9,000.00	\$670.00	\$26,275.00	291.94%	(\$17,275.00)
01-367-550	INSTRUCTED CLASSES/PROGRA	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
01-367-570	SUMMER ACTIVITIES	\$2,700.00	\$0.00	\$9,451.00	350.04%	(\$6,751.00)
01-367-580	PROGRAM FEES	\$23,650.00	\$1,192.00	\$37,921.50	160.34%	(\$14,271.50)
01-367-590	DONATIONS - Fireworks	\$1,500.00	\$0.00	\$4,450.00	296.67%	(\$2,950.00)
01-367-591	DONATIONS/FEES - Community Da	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
01-367-592	DONATIONS/FEES-Special Event	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
01-367-593	DONATIONS/FEES - Special Needs	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
	<b>Subtotal</b>	<b>\$36,850.00</b>	<b>\$1,862.00</b>	<b>\$78,097.50</b>	<b>211.93%</b>	<b>(\$41,247.50)</b>
<b>MISCELLANEOUS REVENUE</b>						
01-380-452	MISCELLANEOUS - OTHER	\$0.00	\$755.60	\$14,788.87	0.00%	(\$14,788.87)
	<b>Subtotal</b>	<b>\$0.00</b>	<b>\$755.60</b>	<b>\$14,788.87</b>	<b>0.00%</b>	<b>(\$14,788.87)</b>
<b>PROCEEDS-FIXED ASSETS SALES</b>						
01-391-460	SALE OF ASSETS	\$2,000.00	\$0.00	\$0.00	0.00%	\$2,000.00
	<b>Subtotal</b>	<b>\$2,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>0.00%</b>	<b>\$2,000.00</b>
<b>INTERFUND OPERATING TRANSFERS</b>						
01-392-850	TRANSFER FROM CAPITAL PROJE	\$45,000.00	\$0.00	\$0.00	0.00%	\$45,000.00
01-392-853	TRANSFER FROM HICKORY HTS E	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
01-392-854	TRANSFER FROM RECR FEE IN LI	\$0.00	\$0.00	\$0.00	0.00%	\$0.00

**South Fayette Township**  
**Statement of Revenues and Expenditures - Compared to Budget**  
**Year ( 2015 ) Period ( 12 )**

Account	Account Description	Budget	MTD Actual	YTD Actual	% Used	Remaining
	<b>Subtotal</b>	<b>\$45,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>0.00%</b>	<b>\$45,000.00</b>
<b>OTHER FINANCING SOURCES</b>						
01-393-510	WINTER ROAD MAINTENANCE	\$35,000.00	\$0.00	\$40,895.06	116.84%	(\$5,895.06)
	<b>Subtotal</b>	<b>\$35,000.00</b>	<b>\$0.00</b>	<b>\$40,895.06</b>	<b>116.84%</b>	<b>(\$5,895.06)</b>
<b>PROCEEDS OF SHORT-TERM DEBITS</b>						
01-394-100	TAX ANTICIPATION NOTES	\$800,000.00	\$0.00	\$800,000.00	100.00%	\$0.00
	<b>Subtotal</b>	<b>\$800,000.00</b>	<b>\$0.00</b>	<b>\$800,000.00</b>	<b>100.00%</b>	<b>\$0.00</b>
<b>PRIOR YEARS REFUNDS</b>						
01-395-480	PRIOR YEARS REFUNDS	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
	<b>Subtotal</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>0.00%</b>	<b>\$0.00</b>
<b>CASH BALANCE FORWARDED</b>						
01-399-000	FUND BALANCE FORWARDED	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
	<b>Subtotal</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>0.00%</b>	<b>\$0.00</b>
<b>Total GENERAL FUND Revenues:</b>		<b>\$9,572,575.53</b>	<b>\$389,269.40</b>	<b>\$10,834,443.08</b>	<b>113.18%</b>	<b>(\$1,261,867.55)</b>
<b>Total GENERAL FUND Revenues:</b>		<b>\$9,572,575.53</b>	<b>\$389,269.40</b>	<b>\$10,834,443.08</b>		<b>(\$1,261,867.55)</b>
<b>Total GENERAL FUND Expenditures:</b>		<b>\$9,572,575.53</b>	<b>\$738,558.31</b>	<b>\$9,442,653.28</b>		<b>\$129,922.25</b>
<b>Total GENERAL FUND Fund Balance:</b>		<b>\$0.00</b>	<b>(\$349,288.91)</b>	<b>\$1,391,789.80</b>		<b>(\$1,391,789.80)</b>

**South Fayette Township**  
**Statement of Revenues and Expenditures - Compared to Budget**  
**Year ( 2015 ) Period ( 12 )**

Account	Account Description	Budget	MTD Actual	YTD Actual	% Used	Remaining
<b>Expenditure</b>						
<b>LEGISLATIVE BODY</b>						
01-400-113	SALARIES - COMMISSIONERS	\$16,250.00	\$1,354.15	\$16,249.80	100.00%	\$0.20
01-400-161	FICA/MEDICARE	\$1,250.00	\$103.52	\$1,242.82	99.43%	\$7.18
01-400-220	GENERAL EXPENSE	\$500.00	\$0.00	\$551.97	110.39%	(\$51.97)
01-400-309	COMMUNITY RELATIONS	\$1,500.00	\$0.00	\$912.09	60.81%	\$587.91
01-400-310	COG/RAD FUNDS	\$8,000.00	\$0.00	\$7,226.53	90.33%	\$773.47
01-400-341	ADVERTISING	\$100.00	\$0.00	\$0.00	0.00%	\$100.00
01-400-420	DUES & SUBSCRIPTIONS	\$16,700.00	\$475.00	\$14,313.07	85.71%	\$2,386.93
01-400-460	SEMINARS & TRAVEL EXPENSE	\$7,000.00	\$8.50	\$2,409.73	34.42%	\$4,590.27
01-400-470	CODIFICATION/ORD UPDATES	\$1,500.00	\$0.00	\$1,195.00	79.67%	\$305.00
01-400-493	SF CLEAN-UP PROJECT	\$1,500.00	\$0.00	\$499.48	33.30%	\$1,000.52
01-400-740	COMPUTER UPGRADES	\$500.00	\$0.00	\$0.00	0.00%	\$500.00
	<b>Subtotal</b>	<b>\$54,800.00</b>	<b>\$1,941.17</b>	<b>\$44,600.49</b>	<b>81.39%</b>	<b>\$10,199.51</b>
<b>EXECUTIVE ADMINISTRATION</b>						
01-401-121	SALARIES - MANAGER	\$104,000.00	\$8,000.00	\$104,000.00	100.00%	\$0.00
01-401-125	SALARIES - PT FINANCE	\$0.00	\$498.75	\$11,443.92	0.00%	(\$11,443.92)
01-401-140	SALARIES - ADMINISTRATION	\$202,858.00	\$10,692.84	\$173,728.53	85.64%	\$29,129.47
01-401-156	HEALTH INSURANCE	\$72,000.00	\$4,235.07	\$68,323.25	94.89%	\$3,676.75
01-401-158	LIFE/DISABILITY INSURANCE	\$3,150.00	\$412.23	(\$2,278.86)	-72.34%	\$5,428.86
01-401-160	PENSION	\$21,530.79	\$5,433.43	\$21,671.30	100.65%	(\$140.51)
01-401-161	FICA/MEDICARE	\$24,025.44	\$1,723.40	\$22,000.62	91.57%	\$2,024.82
01-401-183	OVERTIME	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
01-401-190	EMPLOYEE DEVELOPMENT	\$1,800.00	\$380.91	\$2,440.24	135.57%	(\$640.24)
01-401-200	MATERIAL & SUPPLIES	\$6,000.00	\$204.18	\$6,457.18	107.62%	(\$457.18)
01-401-220	MISC EXPENSE	\$750.00	\$44.18	\$942.68	125.69%	(\$192.68)
01-401-221	COMM DEVELOP EXPENSE	\$12,500.00	\$2,076.90	\$8,042.44	64.34%	\$4,457.56
01-401-231	VEHICLE GAS & OIL	\$7,200.00	\$683.00	\$8,196.00	113.83%	(\$996.00)
01-401-260	MINOR EQUIPMENT	\$250.00	\$0.00	\$0.00	0.00%	\$250.00
01-401-309	COMMUNITY RELATIONS/NEWSLE	\$7,500.00	\$0.00	\$7,500.00	100.00%	\$0.00
01-401-311	AUDIT FEES	\$12,500.00	\$2,950.00	\$13,149.50	105.20%	(\$649.50)
01-401-319	BANK SERVICE CHARGES	\$750.00	\$0.00	\$0.00	0.00%	\$750.00
01-401-321	TELEPHONE/INTERNET EXPENSE	\$8,540.00	\$817.38	\$7,046.50	82.51%	\$1,493.50
01-401-325	POSTAGE, ENVELOPES, FEES	\$3,750.00	\$323.78	\$2,534.58	67.59%	\$1,215.42
01-401-341	ADVERTISING	\$5,000.00	\$881.50	\$3,540.50	70.81%	\$1,459.50
01-401-342	PRINTING	\$2,700.00	\$0.00	\$1,494.02	55.33%	\$1,205.98
01-401-351	INSURANCE & BONDING	\$15,750.00	\$100.00	\$12,272.50	77.92%	\$3,477.50
01-401-352	VEHICLE INSURANCE	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
01-401-374	VEHICLE MAINT/INSPECTION	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
01-401-375	TIRES & TUBES	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
01-401-420	DUES & SUBSCRIPTIONS	\$2,500.00	\$735.00	\$2,653.59	106.14%	(\$153.59)
01-401-450	CONTRACTED SRVCS (MAINT AG	\$12,400.00	\$1,118.62	\$17,276.86	139.33%	(\$4,876.86)
01-401-460	SEMINARS & TRAVEL EXPENSE	\$12,325.00	(\$1,365.00)	\$10,009.67	81.21%	\$2,315.33
01-401-470	CABLE TV STATION OPERATIONS	\$150.00	\$9.60	\$115.20	76.80%	\$34.80
01-401-740	COMPUTER EQUIPMENT	\$5,000.00	\$2,080.00	\$2,359.89	47.20%	\$2,640.11
	<b>Subtotal</b>	<b>\$544,929.23</b>	<b>\$42,035.77</b>	<b>\$504,920.11</b>	<b>92.66%</b>	<b>\$40,009.12</b>
<b>TAX COLLECTION</b>						
01-403-110	SALARIES - TAX COLLECTOR	\$10,000.00	\$769.22	\$9,999.86	100.00%	\$0.14
01-403-161	FICA/MEDICARE	\$765.00	\$58.86	\$765.16	100.02%	(\$0.16)
01-403-200	MATERIALS & SUPPLIES	\$500.00	\$0.00	\$0.00	0.00%	\$500.00
01-403-220	MISC EXPENSE	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
01-403-318	EIT/LST COMMISSION	\$60,000.00	\$4,517.72	\$60,737.18	101.23%	(\$737.18)
01-403-321	TELEPHONE EXPENSE	\$0.00	\$0.00	\$0.00	0.00%	\$0.00

**South Fayette Township**  
**Statement of Revenues and Expenditures - Compared to Budget**  
**Year ( 2015 ) Period ( 12 )**

Account	Account Description	Budget	MTD Actual	YTD Actual	% Used	Remaining
01-403-325	POSTAGE, ENVELOPES, FILING F	\$4,500.00	\$0.00	\$3,235.80	71.91%	\$1,264.20
01-403-351	INSURANCE & BONDING	\$1,500.00	\$0.00	\$1,348.00	89.87%	\$152.00
01-403-367	UTILITIES	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
01-403-450	RE TAX COMMISSION	\$12,000.00	\$1,177.85	\$41,746.40	347.89%	(\$29,746.40)
01-403-740	COMPUTER EQUIPMENT	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
	<b>Subtotal</b>	<b>\$89,265.00</b>	<b>\$6,523.65</b>	<b>\$117,832.40</b>	<b>132.00%</b>	<b>(\$28,567.40)</b>
<b>LAW</b>						
01-404-310	PROFESSIONAL SERVICES	\$14,000.00	\$0.00	\$18,109.64	129.35%	(\$4,109.64)
01-404-314	SOLICITOR RETAINER FEE	\$3,600.00	\$600.00	\$3,600.00	100.00%	\$0.00
01-404-316	LEGAL SERVICES	\$60,000.00	\$9,468.89	\$85,953.19	143.26%	(\$25,953.19)
	<b>Subtotal</b>	<b>\$77,600.00</b>	<b>\$10,068.89</b>	<b>\$107,662.83</b>	<b>138.74%</b>	<b>(\$30,062.83)</b>
<b>INFORMATION TECH.</b>						
01-407-120	IT CONSULTANT	\$25,000.00	\$2,520.00	\$26,128.00	104.51%	(\$1,128.00)
01-407-200	IT MATERIAL & SUPPLIES	\$3,000.00	\$0.00	\$2,230.35	74.35%	\$769.65
01-407-420	LICENSE RENEWALS	\$11,000.00	\$0.00	\$9,602.95	87.30%	\$1,397.05
01-407-430	IT SUPPORT	\$5,500.00	\$517.56	\$2,486.31	45.21%	\$3,013.69
01-407-440	WEBSITE	\$4,200.00	\$4,340.70	\$4,340.70	103.35%	(\$140.70)
01-407-740	IT UPGRADES	\$10,000.00	\$752.23	\$9,619.77	96.20%	\$380.23
	<b>Subtotal</b>	<b>\$58,700.00</b>	<b>\$8,130.49</b>	<b>\$54,408.08</b>	<b>92.69%</b>	<b>\$4,291.92</b>
<b>ENGINEER</b>						
01-408-120	SALARIES - ENGINEERING	\$113,183.00	\$8,829.28	\$105,946.80	93.61%	\$7,236.20
01-408-130	TRAFFIC ENGINEER	\$15,000.00	\$0.00	\$7,240.17	48.27%	\$7,759.83
01-408-156	HEALTH INSURANCE	\$18,300.00	\$1,410.69	\$19,210.94	104.98%	(\$910.94)
01-408-158	LIFE/DISABILITY INSURANCE	\$1,127.00	\$135.42	\$541.68	48.06%	\$585.32
01-408-160	PENSION	\$7,583.74	\$2,041.77	\$7,583.72	100.00%	\$0.02
01-408-161	FICA/MEDICARE	\$8,658.50	\$675.44	\$8,104.93	93.61%	\$553.57
01-408-200	MATERIAL & SUPPLIES	\$1,000.00	\$12.49	\$1,504.22	150.42%	(\$504.22)
01-408-231	VEHICLE GAS & OIL	\$1,200.00	\$56.04	\$728.93	60.74%	\$471.07
01-408-260	MINOR EQUIPMENT	\$400.00	\$0.00	\$0.00	0.00%	\$400.00
01-408-313	ENG/ARCHIT PROJECTS	\$1,500.00	\$0.00	\$4,200.00	280.00%	(\$2,700.00)
01-408-321	TELEPHONE EXPENSE	\$1,500.00	\$89.40	\$1,064.08	70.94%	\$435.92
01-408-341	ADVERTISING	\$1,400.00	\$0.00	\$1,192.76	85.20%	\$207.24
01-408-342	PRINTING	\$200.00	\$0.00	\$0.00	0.00%	\$200.00
01-408-351	VEHICLE INSURANCE	\$250.00	\$0.00	\$674.77	269.91%	(\$424.77)
01-408-374	VEHICLE MAINTENANCE	\$500.00	\$0.00	\$666.45	133.29%	(\$166.45)
01-408-375	TIRES & TUBES	\$400.00	\$0.00	\$511.44	127.86%	(\$111.44)
01-408-420	DUES & SUBSCRIPTIONS	\$300.00	\$135.00	\$370.00	123.33%	(\$70.00)
01-408-460	SEMINARS & TRAVEL EXPENSE	\$2,000.00	\$119.48	\$1,436.42	71.82%	\$563.58
01-408-470	MAP/GIS UPDATES	\$5,000.00	\$3,933.76	\$3,933.76	78.68%	\$1,066.24
01-408-740	COMPUTER EQUIPMENT	\$1,000.00	\$0.00	\$0.00	0.00%	\$1,000.00
	<b>Subtotal</b>	<b>\$180,502.24</b>	<b>\$17,438.77</b>	<b>\$164,911.07</b>	<b>91.36%</b>	<b>\$15,591.17</b>
<b>GENERAL GOVT BLDGS/PLANT</b>						
01-409-200	MATERIAL & SUPPLIES	\$0.00	\$0.00	\$52.42	0.00%	(\$52.42)
01-409-202	MATERIAL & SUPPLIES - PW BLDG	\$2,000.00	\$569.94	\$5,508.31	275.42%	(\$3,508.31)
01-409-203	MAT'L & SUPPLIES - MUNI BLDG	\$3,000.00	\$593.80	\$4,670.73	155.69%	(\$1,670.73)
01-409-260	MINOR EQUIPMENT - MUNI BLDG	\$500.00	\$0.00	\$465.97	93.19%	\$34.03
01-409-261	MINOR EQUIPMENT - PW BLDG	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
01-409-360	UTILITIES - MUNI BLDG	\$30,000.00	\$2,409.85	\$17,357.24	57.86%	\$12,642.76
01-409-367	UTILITIES - PW BLDG	\$25,000.00	\$1,860.43	\$24,623.74	98.49%	\$376.26
01-409-372	MAINT & REPAIRS - MUNI BLDG	\$12,000.00	\$0.00	\$1,504.14	12.53%	\$10,495.86
01-409-373	MAINT & REPAIRS - PW BLDG	\$9,000.00	\$0.00	\$1,347.54	14.97%	\$7,652.46

## South Fayette Township

### Statement of Revenues and Expenditures - Compared to Budget

Year ( 2015 ) Period ( 12 )

Account	Account Description	Budget	MTD Actual	YTD Actual	% Used	Remaining
01-409-384	EQUIP RENTAL & MAIN - MUNI BL	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
01-409-385	EQUIP RENTAL & MAINT - PW BLD	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
01-409-450	CLEANING SERVICE - CONTRACT	\$9,720.00	\$946.62	\$9,881.80	101.66%	(\$161.80)
01-409-451	CLEANING SERVICES - SPECIAL	\$1,200.00	\$0.00	\$1,190.00	99.17%	\$10.00
	<b>Subtotal</b>	<b>\$92,420.00</b>	<b>\$6,380.64</b>	<b>\$66,601.89</b>	<b>72.06%</b>	<b>\$25,818.11</b>
<b>POLICE</b>						
01-410-120	SALARIES - POLICE CHIEF	\$118,040.00	\$9,080.00	\$118,040.00	100.00%	\$0.00
01-410-130	SALARIES - POLICE	\$1,341,275.70	\$74,041.76	\$1,287,638.72	96.00%	\$53,636.98
01-410-156	HEALTH INSURANCE	\$306,550.00	\$10,414.40	\$280,623.96	91.54%	\$25,926.04
01-410-158	LIFE/DISABILITY INSURANCE	\$20,000.00	\$2,433.42	\$8,444.16	42.22%	\$11,555.84
01-410-160	PENSION	\$492,003.00	\$1,008.97	\$515,763.33	104.83%	(\$23,760.33)
01-410-161	FICA/MEDICARE	\$129,324.46	\$8,392.24	\$97,486.92	75.38%	\$31,837.54
01-410-181	OIC PAY	\$1,700.00	\$257.04	\$3,437.28	202.19%	(\$1,737.28)
01-410-182	LONGEVITY PAY	\$23,000.00	\$22,627.89	\$22,627.89	98.38%	\$372.11
01-410-183	OVERTIME PAY	\$30,000.00	(\$4,968.75)	\$28,900.07	96.33%	\$1,099.93
01-410-184	SHIFT DIFFERENTIAL PAY	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
01-410-185	EDUCATION INCENTIVE	\$3,500.00	\$0.00	\$2,450.00	70.00%	\$1,050.00
01-410-187	COURT TIME PAY	\$23,000.00	\$1,140.72	\$17,046.53	74.12%	\$5,953.47
01-410-188	HOLIDAY PAY	\$75,000.00	\$0.00	\$59,850.93	79.80%	\$15,149.07
01-410-190	SICK PAY	\$75,000.00	\$145,703.11	\$210,071.19	280.09%	(\$135,071.19)
01-410-191	EMPLOYEE DEVELOPMENT	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
01-410-200	MATERIAL & SUPPLIES	\$4,370.00	\$510.48	\$3,393.52	77.65%	\$976.48
01-410-220	GENERAL EXPENSE	\$2,000.00	\$5,220.01	\$7,432.67	371.63%	(\$5,432.67)
01-410-225	LAB TESTING	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
01-410-231	VEHICLE GAS & OIL	\$58,000.00	\$2,592.08	\$31,193.81	53.78%	\$26,806.19
01-410-238	UNIFORMS	\$21,250.00	(\$188.88)	\$19,256.16	90.62%	\$1,993.84
01-410-239	AMMO, FLARES, PHOTOS	\$15,000.00	\$2,724.66	\$6,894.45	45.96%	\$8,105.55
01-410-242	DETAINEES EXPENSE	\$4,340.00	\$0.00	\$4,000.00	92.17%	\$340.00
01-410-260	MINOR EQUIPMENT	\$6,000.00	\$0.00	\$3,055.13	50.92%	\$2,944.87
01-410-309	COMMUNITY RELATIONS	\$500.00	\$0.00	\$670.53	134.11%	(\$170.53)
01-410-321	TELEPHONE/INTERNET EXPENSE	\$10,800.00	\$720.49	\$10,000.65	92.60%	\$799.35
01-410-327	MOBILE RADIOS R&M	\$5,000.00	\$0.00	\$2,124.35	42.49%	\$2,875.65
01-410-341	ADVERTISING	\$750.00	\$0.00	\$64.40	8.59%	\$685.60
01-410-342	PRINTING	\$1,000.00	\$0.00	\$0.00	0.00%	\$1,000.00
01-410-351	INSURANCE & BONDING	\$3,900.00	\$0.00	\$3,606.67	92.48%	\$293.33
01-410-352	LIABILITY INSURANCE	\$7,000.00	\$0.00	\$6,181.00	88.30%	\$819.00
01-410-372	SCHOOL WARNING DEVICES	\$850.00	\$17.55	\$670.54	78.89%	\$179.46
01-410-374	VEHICLE MAINT/INSPECTION	\$10,000.00	\$249.97	\$10,460.65	104.61%	(\$460.65)
01-410-375	TIRES & TUBES	\$7,750.00	\$0.00	\$6,710.74	86.59%	\$1,039.26
01-410-376	EQUIP MAINT & REPAIRS	\$500.00	\$0.00	\$0.00	0.00%	\$500.00
01-410-420	DUES & SUBSCRIPTIONS	\$500.00	\$175.00	\$725.00	145.00%	(\$225.00)
01-410-450	CONTRACTED SRVCS/CERTIFICA	\$11,900.00	(\$2,940.00)	\$12,417.48	104.35%	(\$517.48)
01-410-460	SEMINARS & TRAVEL EXPENSE	\$10,000.00	\$468.09	\$12,413.44	124.13%	(\$2,413.44)
01-410-740	COMPUTER EQUIPMENT	\$4,500.00	\$4,735.78	\$6,192.78	137.62%	(\$1,692.78)
01-410-742	CAPITAL OUTLAY/VEHICLES	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
	<b>Subtotal</b>	<b>\$2,824,303.16</b>	<b>\$284,416.03</b>	<b>\$2,799,844.95</b>	<b>99.13%</b>	<b>\$24,458.21</b>
<b>FIRE</b>						
01-411-351	INSURANCE & BONDING	\$23,000.00	\$0.00	\$12,890.00	56.04%	\$10,110.00
01-411-363	FIRE HYDRANT RENTAL	\$96,000.00	\$7,853.76	\$94,031.13	97.95%	\$1,968.87
01-411-520	CONTRIBUTIONS TO VFDS	\$240,000.00	\$0.00	\$240,000.00	100.00%	\$0.00
01-411-525	EMERGENCY MANAGEMENT	\$1,500.00	\$54.64	\$648.92	43.26%	\$851.08
01-411-530	FOREIGN FIRE INSURANCE	\$90,000.00	\$0.00	\$100,952.32	112.17%	(\$10,952.32)
01-411-906	FIRE/AMBULANCE WORKERS CO	\$0.00	\$0.00	\$0.00	0.00%	\$0.00

**South Fayette Township**  
**Statement of Revenues and Expenditures - Compared to Budget**  
**Year ( 2015 ) Period ( 12 )**

Account	Account Description	Budget	MTD Actual	YTD Actual	% Used	Remaining
<b>Subtotal</b>		<b>\$450,500.00</b>	<b>\$7,908.40</b>	<b>\$448,522.37</b>	<b>99.56%</b>	<b>\$1,977.63</b>
<b>PROTECTIVE INSPECTION</b>						
01-413-120	SALARIES - CODE ENFORCEMENT	\$74,321.00	\$4,676.98	\$69,829.59	93.96%	\$4,491.41
01-413-156	HEALTH INSURANCE	\$17,100.00	\$1,302.13	\$17,942.98	104.93%	(\$842.98)
01-413-158	LIFE/DISABILITY INSURANCE	\$900.00	\$118.84	\$475.36	52.82%	\$424.64
01-413-160	PENSION	\$5,228.89	\$1,407.77	\$5,228.86	100.00%	\$0.03
01-413-161	FICA/MEDICARE	\$5,685.56	\$355.80	\$5,316.09	93.50%	\$369.47
01-413-183	OVERTIME	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
01-413-200	MATERIAL & SUPPLIES	\$1,000.00	\$0.00	\$603.59	60.36%	\$396.41
01-413-231	VEHICLE GAS & OIL	\$2,200.00	\$57.00	\$1,160.26	52.74%	\$1,039.74
01-413-260	MINOR EQUIPMENT	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
01-413-310	PROFESSIONAL SERVICES	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
01-413-312	CONSULTING SERVICES	\$30,000.00	\$40,602.00	\$67,908.00	226.36%	(\$37,908.00)
01-413-316	LEGAL SERVICES	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
01-413-321	TELEPHONE EXPENSE	\$1,500.00	\$115.11	\$1,326.15	88.41%	\$173.85
01-413-341	ADVERTISING	\$400.00	\$0.00	\$0.00	0.00%	\$400.00
01-413-342	PRINTING	\$300.00	\$0.00	\$0.00	0.00%	\$300.00
01-413-351	INSURANCE & BONDING	\$500.00	\$0.00	\$573.56	114.71%	(\$73.56)
01-413-374	VEHICLE MAINT/INSPECTION	\$600.00	\$0.00	\$1,438.59	239.77%	(\$838.59)
01-413-375	TIRES & TUBES	\$450.00	\$0.00	\$0.00	0.00%	\$450.00
01-413-420	DUES & SUBSCRIPTIONS	\$260.00	\$0.00	\$175.00	67.31%	\$85.00
01-413-450	EMERGENCY DEMOLITION	\$7,000.00	\$0.00	\$0.00	0.00%	\$7,000.00
01-413-460	SEMINARS & TRAVEL EXPENSE	\$700.00	\$0.00	\$683.00	97.57%	\$17.00
01-413-470	CODIFICATION/ORD UPDATES	\$1,500.00	\$0.00	\$0.00	0.00%	\$1,500.00
01-413-740	COMPUTER EQUIPMENT	\$200.00	\$0.00	\$0.00	0.00%	\$200.00
<b>Subtotal</b>		<b>\$149,845.45</b>	<b>\$48,635.63</b>	<b>\$172,661.03</b>	<b>115.23%</b>	<b>(\$22,815.58)</b>
<b>PLANNING AND ZONING</b>						
01-414-310	PROFESSIONAL SERVICES	\$2,000.00	\$0.00	\$0.00	0.00%	\$2,000.00
01-414-315	ZHB TRANSCRIPTS	\$4,000.00	\$0.00	\$126.15	3.15%	\$3,873.85
01-414-316	LEGAL SERVICES	\$15,000.00	\$7,270.00	\$18,237.51	121.58%	(\$3,237.51)
01-414-341	ADVERTISING	\$3,000.00	\$0.00	\$1,167.47	38.92%	\$1,832.53
<b>Subtotal</b>		<b>\$24,000.00</b>	<b>\$7,270.00</b>	<b>\$19,531.13</b>	<b>81.38%</b>	<b>\$4,468.87</b>
<b>HEALTH SERVICES</b>						
01-421-220	GENERAL EXPENSE	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
01-421-227	RODENT CONTROL	\$50.00	\$0.00	\$35.00	70.00%	\$15.00
01-421-450	CONTRACT SERVICE - ANIMAL CO	\$5,400.00	\$425.00	\$5,160.00	95.56%	\$240.00
<b>Subtotal</b>		<b>\$5,450.00</b>	<b>\$425.00</b>	<b>\$5,195.00</b>	<b>95.32%</b>	<b>\$255.00</b>
<b>SOLID WASTE COLL/DISPOSAL</b>						
01-427-220	GENERAL EXPENSE	\$5,200.00	\$0.00	\$4,550.00	87.50%	\$650.00
01-427-365	DUMPING CHARGES	\$500.00	\$0.00	\$0.00	0.00%	\$500.00
01-427-450	CONTRACTED SERVICES	\$1,004,356.58	\$102,728.66	\$976,541.05	97.23%	\$27,815.53
<b>Subtotal</b>		<b>\$1,010,056.58</b>	<b>\$102,728.66</b>	<b>\$981,091.05</b>	<b>97.13%</b>	<b>\$28,965.53</b>
<b>GENERAL SERVICES</b>						
01-430-120	SALARIES - PUBLIC WORKS MGR	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
01-430-130	SALARIES - PUBLIC WORKS	\$868,213.99	\$65,469.19	\$850,630.86	97.97%	\$17,583.13
01-430-140	PT WAGES - PW	\$30,000.00	\$0.00	\$23,963.00	79.88%	\$6,037.00
01-430-156	HEALTH INSURANCE	\$300,000.00	\$16,533.70	\$225,280.84	75.09%	\$74,719.16
01-430-158	LIFE/DISABILITY INSURANCE	\$12,000.00	\$1,283.36	\$5,133.44	42.78%	\$6,866.56
01-430-160	PENSION	\$102,000.00	\$12,760.73	\$103,956.09	101.92%	(\$1,956.09)
01-430-161	FICA/MEDICARE	\$74,833.36	\$5,002.25	\$69,729.67	93.18%	\$5,103.69

**South Fayette Township**  
**Statement of Revenues and Expenditures - Compared to Budget**  
**Year ( 2015 ) Period ( 12 )**

Account	Account Description	Budget	MTD Actual	YTD Actual	% Used	Remaining
01-430-183	OVERTIME	\$80,000.00	\$1,762.08	\$71,117.81	88.90%	\$8,882.19
01-430-200	MATERIAL & SUPPLIES	\$7,000.00	\$1,115.40	\$22,629.20	323.27%	(\$15,629.20)
01-430-220	GENERAL EXPENSE	\$1,000.00	\$0.00	\$475.25	47.53%	\$524.75
01-430-222	DRUG TESTING & PHYSICALS	\$2,000.00	\$0.00	\$1,363.90	68.20%	\$636.10
01-430-231	VEHICLE GAS & OIL	\$90,000.00	\$3,099.30	\$53,791.28	59.77%	\$36,208.72
01-430-238	UNIFORMS	\$15,000.00	\$1,359.56	\$16,912.68	112.75%	(\$1,912.68)
01-430-260	MINOR EQUIPMENT	\$6,000.00	\$0.00	\$0.00	0.00%	\$6,000.00
01-430-321	TELEPHONE EXPENSE	\$4,080.00	\$263.85	\$4,175.57	102.34%	(\$95.57)
01-430-327	RADIO EQUIPMENT MAINTENANC	\$500.00	\$0.00	\$0.00	0.00%	\$500.00
01-430-341	ADVERTISING	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
01-430-351	VEHICLE INSURANCE	\$21,000.00	\$0.00	\$22,306.70	106.22%	(\$1,306.70)
01-430-375	TIRES & TUBES	\$10,500.00	\$960.72	\$6,399.14	60.94%	\$4,100.86
01-430-384	EQUIP RENTAL/MAINTENANCE	\$850.00	\$0.00	\$0.00	0.00%	\$850.00
01-430-420	DUES & SUBSCRIPTIONS	\$250.00	\$0.00	\$0.00	0.00%	\$250.00
01-430-450	CONTRACTED SERVICES	\$10,000.00	\$0.00	\$18.00	0.18%	\$9,982.00
01-430-460	SEMINARS & TRAVEL EXPENSE	\$3,500.00	\$287.89	\$918.13	26.23%	\$2,581.87
01-430-740	COMPUTER EQUIPMENT	\$1,000.00	\$0.00	\$0.00	0.00%	\$1,000.00
01-430-742	CAPITAL OUTLAY	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
	<b>Subtotal</b>	<b>\$1,639,727.35</b>	<b>\$109,898.03</b>	<b>\$1,478,801.56</b>	<b>90.19%</b>	<b>\$160,925.79</b>
<b>CLEANING OF STREETS/GUTTERS</b>						
01-431-200	STREET SWEEPING	\$3,500.00	\$0.00	\$16,085.78	459.59%	(\$12,585.78)
	<b>Subtotal</b>	<b>\$3,500.00</b>	<b>\$0.00</b>	<b>\$16,085.78</b>	<b>459.59%</b>	<b>(\$12,585.78)</b>
<b>SNOW AND ICE REMOVAL</b>						
01-432-200	SNOW/ICE MATL RESERVE	\$69,249.04	\$0.00	\$36,123.98	52.17%	\$33,125.06
01-432-245	SNOW PLOW MAINTENANCE	\$10,000.00	\$206.16	\$5,141.80	51.42%	\$4,858.20
	<b>Subtotal</b>	<b>\$79,249.04</b>	<b>\$206.16</b>	<b>\$41,265.78</b>	<b>52.07%</b>	<b>\$37,983.26</b>
<b>TRAFFIC SIGNALS/STREET SIGNS</b>						
01-433-200	STREET SIGN MATERIALS	\$10,000.00	\$2,634.34	\$11,214.63	112.15%	(\$1,214.63)
01-433-450	CONTRACT LINE PAINTING	\$2,000.00	\$845.95	\$1,233.57	61.68%	\$766.43
01-433-670	TRAFFIC SIGNAL MAINTENANCE	\$18,000.00	\$1,526.09	\$12,157.71	67.54%	\$5,842.29
	<b>Subtotal</b>	<b>\$30,000.00</b>	<b>\$5,006.38</b>	<b>\$24,605.91</b>	<b>82.02%</b>	<b>\$5,394.09</b>
<b>STREET LIGHTING</b>						
01-434-200	STREET LIGHTING	\$0.00	\$455.95	\$2,628.26	0.00%	(\$2,628.26)
	<b>Subtotal</b>	<b>\$0.00</b>	<b>\$455.95</b>	<b>\$2,628.26</b>	<b>0.00%</b>	<b>(\$2,628.26)</b>
<b>HIGHWAY-STORM SEWERS/DRAINS</b>						
01-436-200	STORMWATER MAINT MATERIALS	\$30,000.00	\$1,862.71	\$51,959.21	173.20%	(\$21,959.21)
	<b>Subtotal</b>	<b>\$30,000.00</b>	<b>\$1,862.71</b>	<b>\$51,959.21</b>	<b>173.20%</b>	<b>(\$21,959.21)</b>
<b>HIGHWAY-TOOLS/MACH REPAIR</b>						
01-437-200	VEHICLE MAINT MATERIALS	\$55,000.00	\$8,939.68	\$77,242.45	140.44%	(\$22,242.45)
	<b>Subtotal</b>	<b>\$55,000.00</b>	<b>\$8,939.68</b>	<b>\$77,242.45</b>	<b>140.44%</b>	<b>(\$22,242.45)</b>
<b>HIGHWAY-MAINT/REP-HIGHWAYS</b>						
01-438-200	ROADS & BRIDGES MATERIALS	\$45,000.00	\$9,097.53	\$166,813.74	370.70%	(\$121,813.74)
01-438-245	GUIDE RAILS	\$5,000.00	\$180.00	\$2,785.00	55.70%	\$2,215.00
	<b>Subtotal</b>	<b>\$50,000.00</b>	<b>\$9,277.53</b>	<b>\$169,598.74</b>	<b>339.20%</b>	<b>(\$119,598.74)</b>
<b>PARTICIPANT RECREATION</b>						
01-452-120	SALARIES - RECREATION	\$48,000.00	\$3,692.31	\$46,892.30	97.69%	\$1,107.70

**South Fayette Township**  
**Statement of Revenues and Expenditures - Compared to Budget**  
**Year ( 2015 ) Period ( 12 )**

Account	Account Description	Budget	MTD Actual	YTD Actual	% Used	Remaining
01-452-140	PT WAGES - RECREATION	\$6,000.00	\$0.00	\$5,718.00	95.30%	\$282.00
01-452-156	HEALTH INSURANCE	\$6,750.00	\$469.97	\$6,850.49	101.49%	(\$100.49)
01-452-158	LIFE/DISABILITY INSURANCE	\$1,000.00	\$107.28	\$429.12	42.91%	\$570.88
01-452-160	PENSION	\$4,128.00	\$1,111.38	\$3,016.62	73.08%	\$1,111.38
01-452-161	FICA/MEDICARE	\$4,131.00	\$282.46	\$4,013.91	97.17%	\$117.09
01-452-200	MATERIAL & SUPPLIES	\$3,500.00	\$0.00	\$1,481.55	42.33%	\$2,018.45
01-452-231	VEHICLE GAS & OIL	\$1,500.00	\$0.00	\$0.00	0.00%	\$1,500.00
01-452-246	FIREWORKS	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
01-452-247	COMMUNITY DAY	\$5,000.00	\$0.00	(\$78.55)	-1.57%	\$5,078.55
01-452-248	SPECIAL EVENTS	\$24,500.00	\$487.58	\$24,338.09	99.34%	\$161.91
01-452-249	SPECIAL NEEDS EVENTS	\$1,600.00	\$150.00	\$1,964.20	122.76%	(\$364.20)
01-452-321	TELEPHONE EXPENSE	\$750.00	\$134.39	\$719.03	95.87%	\$30.97
01-452-341	ADVERTISING	\$500.00	\$0.00	\$259.96	51.99%	\$240.04
01-452-342	PRINTING	\$450.00	\$0.00	\$0.00	0.00%	\$450.00
01-452-351	INSURANCE & BONDING	\$250.00	\$0.00	\$0.00	0.00%	\$250.00
01-452-374	VEHICLE MAINT/INSPECTION	\$550.00	\$0.00	\$1,264.94	229.99%	(\$714.94)
01-452-375	TIRES & TUBES	\$500.00	\$0.00	\$0.00	0.00%	\$500.00
01-452-420	DUES & SUBSCRIPTIONS	\$300.00	\$0.00	\$35.00	11.67%	\$265.00
01-452-450	CONTRACTED INSTRUCTORS	\$21,500.00	\$359.50	\$28,543.15	132.76%	(\$7,043.15)
01-452-451	PROGRAM FEES	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
01-452-452	SUMMER PLAYGROUND CAMP	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
01-452-460	SEMINARS & TRAVEL EXPENSE	\$1,650.00	\$0.00	\$1,256.11	76.13%	\$393.89
01-452-740	COMPUTER EQUIPMENT	\$500.00	\$0.00	\$0.00	0.00%	\$500.00
	<b>Subtotal</b>	<b>\$133,059.00</b>	<b>\$6,794.87</b>	<b>\$126,703.92</b>	<b>95.22%</b>	<b>\$6,355.08</b>
<b>PARKS &amp; RECREATION</b>						
01-454-130	SALARIES - PARKS	\$111,880.70	\$8,531.20	\$111,281.60	99.46%	\$599.10
01-454-140	PT WAGES - PARKS	\$12,500.00	\$0.00	\$17,905.00	143.24%	(\$5,405.00)
01-454-156	HEALTH INSURANCE	\$52,123.28	\$2,684.10	\$36,057.64	69.18%	\$16,065.64
01-454-158	LIFE/DISABILITY INSURANCE	\$1,600.00	\$159.04	\$636.16	39.76%	\$963.84
01-454-160	PENSION	\$14,892.32	\$0.00	\$12,250.32	82.26%	\$2,642.00
01-454-161	FICA/MEDICARE	\$9,629.87	\$646.46	\$10,331.63	107.29%	(\$701.76)
01-454-183	OVERTIME	\$1,500.00	\$0.00	\$199.96	13.33%	\$1,300.04
01-454-200	MATERIAL & SUPPLIES	\$16,000.00	\$221.77	\$23,166.92	144.79%	(\$7,166.92)
01-454-220	GENERAL EXPENSE	\$1,000.00	\$0.00	\$0.00	0.00%	\$1,000.00
01-454-231	VEHICLE GAS & OIL	\$10,000.00	\$0.00	\$2,214.61	22.15%	\$7,785.39
01-454-260	MINOR EQUIPMENT	\$2,300.00	\$0.00	\$0.00	0.00%	\$2,300.00
01-454-341	ADVERTISING	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
01-454-351	INSURANCE & BONDING	\$1,500.00	\$0.00	\$4,162.80	277.52%	(\$2,662.80)
01-454-367	PORTABLE TOILET RENTALS	\$8,000.00	\$0.00	\$5,777.24	72.22%	\$2,222.76
01-454-368	UTILITIES	\$10,000.00	\$1,438.67	\$15,273.62	152.74%	(\$5,273.62)
01-454-371	MAINTENANCE & REPAIRS	\$5,000.00	\$0.00	\$104.95	2.10%	\$4,895.05
01-454-373	MAINT - PARK BLDGS	\$2,500.00	\$0.00	\$185.51	7.42%	\$2,314.49
01-454-374	REPAIRS - VEHICLES & EQUIP	\$8,000.00	\$0.00	\$5,107.00	63.84%	\$2,893.00
01-454-384	EQUIPMENT/LAND RENTAL	\$5,000.00	\$0.00	\$1,308.04	26.16%	\$3,691.96
01-454-720	PARK IMPROVEMENTS	\$10,000.00	\$2,640.00	\$10,977.99	109.78%	(\$977.99)
01-454-721	RECREATION FEE IN LIEU	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
01-454-722	FAIRVIEW PARK PHASE II	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
	<b>Subtotal</b>	<b>\$283,426.17</b>	<b>\$16,321.24</b>	<b>\$256,940.99</b>	<b>90.66%</b>	<b>\$26,485.18</b>
<b>LIBRARIES</b>						
01-456-220	GENERAL EXPENSE	\$110,000.00	\$0.00	\$110,140.00	100.13%	(\$140.00)
01-456-319	BANK SERVICE CHARGES	\$100.00	\$0.00	\$0.00	0.00%	\$100.00
01-456-351	INSURANCE & BONDING	\$1,500.00	\$0.00	\$1,199.00	79.93%	\$301.00
01-456-530	CONTRIBUTION	\$2,700.00	\$49.38	\$1,274.33	47.20%	\$1,425.67

**South Fayette Township**  
**Statement of Revenues and Expenditures - Compared to Budget**  
**Year ( 2015 ) Period ( 12 )**

Account	Account Description	Budget	MTD Actual	YTD Actual	% Used	Remaining
	<b>Subtotal</b>	<b>\$114,300.00</b>	<b>\$49.38</b>	<b>\$112,613.33</b>	<b>98.52%</b>	<b>\$1,686.67</b>
<b>DEBT PRINCIPAL</b>						
01-471-802	PRINCIPAL ON 2009 BOND SERIES	\$225,000.00	\$0.00	\$225,000.00	100.00%	\$0.00
01-471-803	PRINCIPAL ON TAX ANTICIPATION	\$800,000.00	\$0.00	\$800,000.00	100.00%	\$0.00
	<b>Subtotal</b>	<b>\$1,025,000.00</b>	<b>\$0.00</b>	<b>\$1,025,000.00</b>	<b>100.00%</b>	<b>\$0.00</b>
<b>DEBT INTEREST</b>						
01-472-802	INTEREST ON 2009 BOND SERIES	\$320,424.38	\$0.00	\$320,424.39	100.00%	(\$0.01)
01-472-805	INTEREST ON TAX ANTIC LOAN	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
	<b>Subtotal</b>	<b>\$320,424.38</b>	<b>\$0.00</b>	<b>\$320,424.39</b>	<b>100.00%</b>	<b>(\$0.01)</b>
<b>FISCAL AGENTS FEES</b>						
01-475-810	PAYING AGENTS FEE	\$825.00	\$0.00	\$825.00	100.00%	\$0.00
	<b>Subtotal</b>	<b>\$825.00</b>	<b>\$0.00</b>	<b>\$825.00</b>	<b>100.00%</b>	<b>\$0.00</b>
<b>INSURANCE</b>						
01-486-904	EXCESS LIABILITY - UMBRELLA	\$7,700.00	\$0.00	\$7,578.00	98.42%	\$122.00
01-486-905	ERRORS & OMISSIONS INS	\$2,600.00	\$0.00	\$2,292.00	88.15%	\$308.00
	<b>Subtotal</b>	<b>\$10,300.00</b>	<b>\$0.00</b>	<b>\$9,870.00</b>	<b>95.83%</b>	<b>\$430.00</b>
<b>EMPLOYEE BENEFITS</b>						
01-487-906	WORKERS COMPENSATION	\$178,522.93	\$14,711.64	\$170,926.44	95.74%	\$7,596.49
01-487-907	UNEMPLOYMENT COMPENSATIO	\$10,000.00	\$5,236.96	\$15,221.16	152.21%	(\$5,221.16)
01-487-908	FICA/MEDICARE - ALLOCATION	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
	<b>Subtotal</b>	<b>\$188,522.93</b>	<b>\$19,948.60</b>	<b>\$186,147.60</b>	<b>98.74%</b>	<b>\$2,375.33</b>
<b>REFUNDS</b>						
01-491-905	REFUND OF PRIOR YEARS RECEI	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
01-491-909	REAL ESTATE TAXES	\$10,000.00	\$0.00	\$17,902.28	179.02%	(\$7,902.28)
01-491-913	OTHER REFUNDS	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
01-491-920	TRANSFER TO SICK PAY FUND	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
01-491-930	EMPLOYEE PAYMENTS	\$36,870.00	\$15,894.68	\$36,255.68	98.33%	\$614.32
01-491-950	TRANSFER TO CAPITAL RESERVE	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
01-491-951	DESIGNATED FUND BALANCE TR	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
01-491-952	PRIOR YEARS EXPENDITURES	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
01-491-953	Transfer to Tax Escrow	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
	<b>Subtotal</b>	<b>\$46,870.00</b>	<b>\$15,894.68</b>	<b>\$54,157.96</b>	<b>115.55%</b>	<b>(\$7,287.96)</b>
<b>Total GENERAL FUND Expenditures:</b>		<b>\$9,572,575.53</b>	<b>\$738,558.31</b>	<b>\$9,442,653.28</b>	<b>98.64%</b>	<b>\$129,922.25</b>
<b>Total GENERAL FUND Revenues:</b>		<b>\$9,572,575.53</b>	<b>\$389,269.40</b>	<b>\$10,834,443.08</b>		<b>(\$1,261,867.55)</b>
<b>Total GENERAL FUND Expenditures:</b>		<b>\$9,572,575.53</b>	<b>\$738,558.31</b>	<b>\$9,442,653.28</b>		<b>\$129,922.25</b>
<b>Total GENERAL FUND Fund Balance:</b>		<b>\$0.00</b>	<b>(\$349,288.91)</b>	<b>\$1,391,789.80</b>		<b>(\$1,391,789.80)</b>

# **South Fayette Township Police Department**



**Monthly Report  
February 2016**



# SOUTH FAYETTE T O W N S H I P

A Community Growing Together

To: Board of Commissioners  
From: John R Phoennik, Chief of Police  
Re: February 2016, Monthly Report  
Date: March 4, 2016

I met with the Civil Service Committee and requested that the current police eligibility list for hiring be extended for one more calendar year. The current list will now expire in February 2017. The department has begun the process of purchasing in-car cameras for the police vehicles. Two cars currently have cameras and the department has budgeted for an additional four this year. This will help enhance our department's transparency and also assist in protecting the officers and public.

The department has developed and implemented a "Digital Daily Activity" report, where officers can type their activities for the day on the car computers instead of writing them.

The fourth "Coffee with the Chief" was held at the Cuddy VFD on February 8<sup>th</sup> and there were 12 people in attendance. The next one is scheduled for April 14<sup>th</sup> at Fairview VFD.

John R Phoennik

Chief of Police

<b>PERSONNEL</b>		
	<b>2015</b>	<b>2016</b>
<b>Number of Officers</b>	15	15
<b>Hours Worked</b>	2240	2280
<b>Overtime</b>	24	51
<b>Court Hours</b>	35.5	35
<b>Training Hours</b>	83	108
<b>Vacation Hours</b>	0	40
<b>Holiday Hours</b>	0	0
<b>Personal Hours</b>	8	16
<b>Sick Time Hours</b>	40	16
<b>Comp. Hours Used</b>	24	16
<b>Bereavement Hours</b>	0	0

<b>TRAINING</b>			
<b>Date</b>	<b>Officer</b>	<b>Training</b>	<b>Hrs.</b>
2/3-4	Wesolek	MOPETEC	16
2/3-4	Zurcher	MOPETEC	16
2/10-11	Kuchta	MOPETEC	16
2/10-11	Griffith	MOPETEC	16
2/15-16	Caputo	MOPETEC	16
2/17-18	Phoennik	MOPETEC	16
2/19	Phoennik	Civilian Response To Active Shooter	4
2/19	Leiningner	Civilian Response To Active Shooter	4
2/19	Jeffrey	Civilian Response To Active Shooter	4
<b>TOTAL</b>			<b>108</b>

<b>VEHICLE USE &amp; EXPENSES</b>				
<b>Unit</b>	<b>Mileage</b>	<b>Miles Driven</b>	<b>Fuel Usage</b>	<b>Avg. Fuel Usage</b>
9-1	37,995	1,795	164.8	10.9
9-2	109,390	430	41.0	10.5
9-3	61,150	175	17.7	9.9
9-4	90,215	2,055	205.2	10.0
9-5	16,855	1,935	172.0	11.3
9-6	86,530	480	46.1	10.4
9-7	14,655	1,800	162.0	11.1
9-8	98,175	620	78.5	7.9
9-9	73,735	1,585	153.1	10.4
9-10	94,515	515	59.0	8.7
9-12	54,785	1,550	162.7	9.5
<b>TOTAL</b>		<b>12,940</b>	<b>1,262.1</b>	<b>10.0</b>

<b>VEHICLE MAINTENANCE</b>			
<b>Unit</b>	<b>Mileage</b>	<b>Maintenance</b>	<b>Costs</b>
9-1			
9-2			
9-3			
9-4		Preventative Maintenance; oil change; fluid check etc	0.00
9-5		Preventative Maintenance; oil change; fluid check etc.	0.00
9-6	86,480	Front brake pads & rotors replaced	131.88
9-7	13,000	Preventative Maintenance; oil change; fluid check etc.	0.00
9-8	97,815	Spotlight wiring fixed	0.00
9-9	72,640	Right alley light bulb replaced	0.00
	73,525	Front left wheel bearing, front brake pads and rotors replaced	617.97
9-10			
9-12			

<b>RADIO REPAIRS</b>		
<b>Unit</b>	<b>Maintenance</b>	<b>Costs</b>
	N/A	

**PATROL OPERATIONS**

<b>Complaint</b>	<b>2015</b>	<b>2016</b>
Unknown	0	0
911 Hang Up	5	5
Alarm Activated	47	30
Animal Bite	0	0
Animal Complaint	23	27
Arson	0	0
Assault	0	1
Assist other Agency	7	7
Burglary	1	0
Child Abuse	0	0
Criminal Mischief	2	3
DUI	0	1
Death	0	1
Disturbance	7	8
Domestic	4	6
Fire Call	9	11
Firearms	0	2
Forgery/Counterfeiting	0	0
Found Property	1	1
Gambling	0	0
Game Laws	0	0
General Complaint	30	13
Harassment	6	1
Identity Theft	1	12
Liquor Laws	0	0
Lost & Found	0	0
Lost Property	0	2
Mental Patient	1	0
Misc	40	58
Missing Person	1	1
Narcotic	5	3
Parking Complaint	5	7
PFA Service	1	1
Request for Ambulance	129	137
Service	0	5
Sex Offenses	0	0
Shot Fired	2	0
Theft	4	4
Twp Ordinance	0	0
Traffic Accident - Reportable	10	9
Traffic Accident - Fatal	0	0
Traffic Accident - Non Reportable	21	16
Traffic Complaint	26	22
<b>TOTAL</b>	<b>389</b>	<b>402</b>

<b>PART I OFFENSES</b>					
	<b>Offenses Reported</b>	<b>Offenses Unfounded</b>	<b>Actual Offenses</b>	<b>Offenses Cleared</b>	<b>Juveniles Cleared</b>
Criminal Homicide	0	0	0	0	0
Rape	0	0	0	0	0
Robbery	0	0	0	0	0
Aggravated Assault	0	0	0	0	0
Burglary	0	0	0	0	0
Theft	2	0	2	1	0
Motor Vehicle Theft	0	0	0	0	0
Arson	0	0	0	0	0
<b>TOTAL</b>	<b>6</b>	<b>0</b>	<b>6</b>	<b>5</b>	<b>0</b>

<b>PART II OFFENSES</b>					
	<b>Offenses Reported</b>	<b>Offenses Unfounded</b>	<b>Actual Offenses</b>	<b>Offenses Cleared</b>	<b>Juveniles Cleared</b>
Forgery	0	0	0	0	0
Fraud	2	0	2	2	0
Embezzlement	0	0	0	0	0
Stolen Property	0	0	0	0	0
Vandalism	1	0	1	0	0
Weapons	0	0	0	0	0
Prostitution	0	0	0	0	0
Sex Offenses	0	0	0	0	0
Drug Sale, Possession	0	0	0	0	0
Gambling	0	0	0	0	0
Offenses Against Family	0	0	0	0	0
OUI	0	0	0	0	0
Liquor Laws	0	0	0	0	0
Drunkness	0	0	0	0	0
Disorderly Conduct	0	0	0	0	0
Vagrancy	0	0	0	0	0
All Other Offenses	0	0	0	0	0
<b>TOTAL</b>	<b>3</b>	<b>0</b>	<b>3</b>	<b>2</b>	<b>0</b>

<b>PERSONS CHARGED</b>			
<b>Offense</b>	<b>Arrested</b>	<b>Summoned</b>	<b>Total Persons Charged</b>
<b>PART I OFFENSES</b>			
Criminal Homicide	0	0	0
Rape	0	0	0
Robbery	0	0	0
Aggravated Assault	0	0	0
Burglary	0	0	0
Theft	2	0	2
Motor Vehicle Theft	0	0	0
Arson	0	0	0
<b>Total Part I Offenses</b>	<b>2</b>	<b>0</b>	<b>2</b>
<b>PART II OFFENSES</b>			
Other Assaults	1	0	1
Forgery	0	0	0
Fraud	2	0	2
Embezzlement	0	0	0
Stolen Property	0	0	0
Vandalism	0	0	0
Weapons	0	0	0
Prostitution	0	0	0
Sex Offenses	0	0	0
Drug Sale, Possession	0	0	0
Gambling	0	0	0
Offenses Against Family	0	0	0
OUI	0	0	0
Liquor Laws	0	0	0
Drunkness	0	0	0
Disorderly Conduct	0	0	0
Vagrancy	0	0	0
All Other Offenses	0	0	0
<b>Total Part II Offenses</b>	<b>3</b>	<b>0</b>	<b>3</b>
<b>GRAND TOTAL</b>	<b>4</b>	<b>0</b>	<b>4</b>

<b>TRAFFIC ENFORCEMENT</b>		
	<b>2015</b>	<b>2016</b>
<b>Parking Tickets</b>	9	24
<b>Non-Traffic Citations</b>	2	0
<b>Traffic Citations</b>	39	55
<b>Written Warnings</b>	22	89
<b>TOTAL</b>	<b>72</b>	<b>168</b>

<b>INVESTIGATIONS</b>	
<b>Cases Assigned</b>	<b>February 2016</b>
<b>Adult</b>	8
<b>Juvenile</b>	0
<b>TOTAL</b>	<b>8</b>
<b>Cases Closed</b>	
<b>Adult</b>	5
<b>Juvenile</b>	0
<b>TOTAL</b>	<b>5</b>
<b>Investigations Arrests</b>	
<b>Adult</b>	4
<b>Juvenile</b>	0
<b>TOTAL</b>	<b>4</b>

<b>SPEED TRAILER LOG</b>	
<b>Date</b>	
	N/A for this month

<b>BIKE PATROL</b>
N/A for this month

**COMMUNITY CONCERNS**

0 streetlights have been reported out to First Energy for the month of February of which 0 have been repaired. All other street lights are in working order.

Follow up to concerns by residents of speeding vehicle in neighborhoods have continued. Extra patrols were assigned on SR 50 and Hickory Grade Rd; 52 written warnings and 20 citations were issued from these assignments.

Nuisance Vehicles -3 owners notified to move their nuisance vehicles, 0 notices sent registered mail, 0 citation issued, and 2 vehicles moved as of these actions.

**COMMUNITY PRESENTATIONS AND MEETINGS**

<b>Date</b>	<b>Group</b>	<b>Officer</b>	<b>Topic</b>
2/8	Coffee with the Chief - Cuddy	Phoennik	Bi-Monthly
2/10	Hunting Ridge C.S.A.	Caputo	Monthly
2/22	Cub Scout Visit	Leininger	Periodically
2/23	Department Meeting	All Patrolman	Annual
2/23	Sturgeon Homeowners	Leininger	Monthly
2/24	Township Safety Committee	Phoennik	Safety

**REVENUE SUMMARY**

<b>Type</b>	<b>2015</b>	<b>2016</b>
<b>District Court</b>	1,137.47	1,346.32
<b>Parking Tickets</b>	39.00	95.00
<b>Reports</b>	210.00	135.00
<b>Alarm Devices</b>	100.00	0.00
<b>Soliciting Permits</b>	500.00	490.00
<b>County Reimbursement</b>	0.00	349.57
<b>TOTAL</b>	<b>1,986.47</b>	<b>2,415.89</b>

**South Fayette Township  
Police Department  
February 2015 - February 2016**

PERSONNEL	2015	2016	% +/-	COMPLAINTS	2015	2016	% +/-
Regular hrs.	2,240	2,280	1.79%	Hang-Up	5	5	0.00%
Overtime hrs.	24	49	104.17%	Alarm Activated	47	30	-36.17%
Court hrs.	35.5	35	-1.41%	Animal Complaints	23	27	17.39%
Training hrs.	83	108	30.12%	Arson	0	0	#DIV/0!
Vacation hrs.	0	40	#DIV/0!	Assault	0	2	#DIV/0!
Holiday hrs.	0	0	#DIV/0!	Assist other Agency	7	7	0.00%
Personal hrs.	8	16	100.00%	Burglary	1	0	-100.00%
Sick Time hrs.	40	16	-60.00%	Criminal Mischief	2	3	50.00%
Comp. hrs.	24	16	-33.33%	DUI	0	1	#DIV/0!
Berevement	0	0	#DIV/0!	Death	0	1	#DIV/0!
Complaints	389	402	3.34%	Disturbance	7	8	14.29%
Miles Traveled	12,283	12,940	5.35%	Domestic	4	6	50.00%
Gasoline Used	1,231.7	1,262.1	2.47%	Fire Call	9	11	22.22%
Traffic Citations	39	55	41.03%	Found Property	1	1	0.00%
Non-Traffic Citations	2	0	-100.00%	General	30	13	-56.67%
Parking Tickets	9	24	166.67%	Harrassment	6	1	-83.33%
Twp. Ordinances	0	0	#DIV/0!	Liquor Law	0	0	#DIV/0!
Written Warnings	22	89	304.55%	Lost Property	0	2	#DIV/0!
				Mental Patient	1	0	-100.00%
				Missing Person	1	1	0.00%
				Narcotic	5	3	-40.00%
				Parking	5	7	40.00%
				Ambulance Request	129	137	6.20%
				Robbery	0	0	#DIV/0!
				Sex Offense	0	0	#DIV/0!
				Service	1	5	400.00%
				Shot Fired	2	0	-100.00%
				Theft Offenses	4	4	0.00%
				Traffic Accidents	31	25	-19.35%
				Traffic	26	22	-15.38%
				<b>TOTAL</b>	<b>389</b>	<b>402</b>	<b>3.34%</b>
<b>REVENUE SUMMARY</b>	<b>2015</b>	<b>2016</b>	<b>% +/-</b>				
District Court	1,137.47	1,346.32	18.36%				
Parking Tickets	39.00	95.00	143.59%				
Report Receipts	210.00	135.00	-35.71%				
Alarm Receipts	100.00	0.00	-100.00%				
Soliciting Permits	500.00	490.00	-2.00%				
County Reimbursement	0.00	349.57	#DIV/0!				
<b>TOTAL</b>	<b>1,986.47</b>	<b>2,415.89</b>	<b>21.62%</b>				

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Cumulative

## **Article II**

§ 240-9 Particular meanings.

### **CORE AREA**

An area of land within a Neighborhood Design development, containing a mixture of permitted residential and non-residential uses. More than one core area shall be permitted within a Neighborhood Design development.

### **NEIGHBORHOOD DESIGN DEVELOPMENT**

An area of land typically developed for a compatible mixture of residential units and nonresidential commercial and workplace uses, including some structures that provide for a mix of uses within the same building. Residences, shops, offices, workplaces, public buildings and parks are generally interwoven within the development so that all are within relatively close proximity to each other. Neighborhood Design development is relatively compact and oriented toward pedestrian activity. Generally it has a center and an edge. Generally, the streets are laid out with an interconnected network of streets and blocks that provides multiple routes from origins to destinations and are appropriately designed to serve the needs of pedestrians and vehicles equally. Neighborhood Design development balances form and function.

## **Article III**

§ 240-11 Zoning districts

The Township is divided into the districts set forth by this chapter and as shown by the district boundaries on the Official Zoning District Map. The zoning districts are:

ND Neighborhood Design District

### **Article VIIA ND Neighborhood Design District**

§ 240-41.1 Purpose.

The purpose of this district is:

- A. To provide for a more varied, innovative, and efficient development pattern consistent with traditional patterns and scale of development, a mix of uses, and designs that occurred prior to newer suburban development patterns.
- B. To encourage a balance between neighborhood form and function.
- C. To promote a mix of diverse but compatible types of neighborhood development.
- D. To avoid development that could cause inefficient patterns of development.
- E. To encourage a blend housing at a moderate density to serve various age groups and types of housing.

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- F. To provide for safe and convenient pedestrian, bicycle and vehicle circulation;
- G. To provide walkable development patterns and shift the focus from motor vehicles to pedestrians and bicycles.
- H. To encourage persons to work, shop, and recreate in and around the neighborhood within which they live.
- I. To encourage the creation of a sense of place and a community spirit that promotes social interaction.
- J. To provide an efficient use of land, resulting in smaller networks of utilities and streets and lower housing and infrastructure maintenance costs.

§ 240-41.2 Relationship to other ordinances.

- A. The standards, provisions, regulations and requirements of this article shall supersede all standards, requirements, regulations and provisions of the Township Code, including the Township Subdivision and Land Development Ordinance that are in conflict with the standards, requirements and provisions set forth in this article. Except for the Zoning Ordinance, to the extent that a standard, provision, regulation and requirement is not specifically referenced in or regulated by this article, then the applicable chapter of the Township Code shall govern.
- B. Clear sight triangles shall only be required at intersections which do not have stop control devices. At intersections with stop control devices, applicants shall be required to calculate and provide adequate minimum safe sight distances in accordance with this article.

§ 240-41.3 Public water and sewer required.

The Neighborhood Design development site shall be served by public water and public sewer.

§ 240-41.4 Authorized uses.

In the ND Neighborhood Design District, Neighborhood Design developments are permitted by right. The following uses are only permitted by right when established as part of, and within an approved Neighborhood Design development:

- A. Permitted uses.
  - (1) Principal uses.
    - (a) Residential uses.
      - [1] Multifamily dwelling.
      - [2] Single-family dwelling.

[3] Two-family dwelling.

(b) Non-residential uses. Except as noted below, the following uses shall only be permitted within one or more core areas of a Neighborhood Design development as depicted on the preliminary plan for the entire Neighborhood Design development:

[1] Agricultural sales, subject to § 240-95A(48).

[2] Apartment in combination with business or non-residential use, subject to § 240-95A(3).

[3] Bar or tavern.

[4] Bed-and-breakfast, subject to § 240-95A(4), excluding § 240-95A(4)(b).

[5] Business or professional office.

[6] Business services.

[7] Contracting business.

[8] Day-care center, subject to § 240-95A(15), but excluding §§ 240-95A(15)(c), 240-95A(15)(d) and 240-95A(15)(f).

[9] Educational studio.

[10] Financial institution.

[11] Firehouse, subject to § 240-95A(9), but excluding § 240-95A(9)(d).

[12] Hotel.

[13] Incidental mineral removal, subject to § 240-95A(28), but excluding §§ 240-95A(28)(d) and 240-95A(28)(e). This use shall also be permitted outside of a core area.

[14] Medical office; medical clinic.

[15] Nursing home, subject to § 240-95A(32), but excluding §§ 240-95A(32)(b) and § 240-95A(32)(j).

[16] Personal services.

[17] Pet services.

[18] Place of assembly. This use shall also be permitted outside of a core area, provided the use is (1) depicted in an area designated

as reserved common open space on a preliminary plan for the entire Neighborhood Design development, (2) owned and operated by a homeowners or condominium association, and (3) primarily intended for use by the Neighborhood Design development residents and their guests.

- [19] Planned shopping center, subject to § 240-95A(36), but excluding §§ 240-95A(36)(b), 240-95A(36)(e) and 240-95A(36)(j).
- [20] Private club, subject to § 240-95A(37), but excluding §§ 240-95A(37)(b), 240-95A(37)(c), 240-95A(37)(d) and 240-95A(37)(i).
- [21] Public building, other than Township-related facilities, subject to § 240-95A(9), but excluding § 240-95A(9)(d).
- [22] Public parking lot; public parking garage, subject to § 240-95A(33), but excluding § 240-95A(33)(a).
- [23] Recreation:
  - [a] Public, subject to § 240-95A(38), but excluding § 240-95A(38)(c). This use shall also be permitted outside of a core area, provided the use is (1) depicted in an area designated as reserved common open space on a preliminary plan for the entire Neighborhood Design development, (2) owned and operated by a homeowners or condominium association, and (3) primarily intended for use by the Neighborhood Design development residents and their guests.
  - [b] Commercial, subject to § 240-95A(10), but excluding § 240-95A(10)(b).
  - [c] Noncommercial, subject to § 240-95A(38), but excluding § 240-95A(38)(c). This use shall also be permitted outside of a core area, provided the use is (1) depicted in an area designated as reserved common open space on a preliminary plan for the entire Neighborhood Design development, (2) owned and operated by a homeowners or condominium association, and (3) primarily intended for use by the Neighborhood Design development residents and their guests.
- [24] Repair shop.
- [25] Reserved common open space. This use shall also be permitted outside of a core area.
- [27] Restaurant (carry-out, fast-food or sit-down).
- [28] Retail store.

- [29] Retirement community, subject to § 240-95A(40), but excluding § 240-95A(40)(b).
  - [30] School:
    - [a] Public, subject to § 240-95A(9), but excluding § 240-95A(9)(d).
    - [b] Private, subject to § 240-95A(9), but excluding § 240-95A(9)(d).
    - [c] Commercial.
  - [31] Temporary use or structure, other than a construction trailer, model home, or sales office, subject to § 240-95A(42).
  - [32] Township-related facility. This use shall also be permitted outside of a core area.
  - [33] Water tower; water storage facility.
  - [34] Comparable uses not specifically listed, subject to § 240-95A(13) and § 240-41.10, except where Zoning Hearing Board is referenced, it shall mean the Board of Commissioners.
- (c) Mixed uses. Mixed uses, consisting of combinations of residential and non-residential uses permitted in the ND Neighborhood Design District shall be permitted to occupy the same building or lot, provided the applicable requirements of this article are met. Uses shall be permitted to be mixed both on the horizontal and vertical plane.
- (d) Multiple Uses. More than one principal use or structure shall be permitted to occupy the same lot, provided the applicable requirements of this article are met.
- (2) Accessory uses.
- (a) Signs, subject to Article XVIII.
  - (b) Off-street parking and loading, subject to Article XVII.
  - (c) Fences, subject to § 240-99.
  - (d) Other accessory uses customarily incidental to and on the same lot with any permitted use authorized in this District.
  - (e) Private residential swimming pools or sport courts, subject to § 240-99.
  - (f) Private garages and storage buildings, subject to § 240-99.

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- (g) No-impact home based businesses, subject to § 240-106.
- (h) Keeping of domestic pets.
- (i) Garage sales and temporary auto sales, subject to § 240-109.
- (j) Communication antenna mounted on an existing building or existing public utility storage or transmission structure, subject to § 240-95A(12).
- (k) Temporary construction trailer, model home or sales office, subject to § 240-95A(49).
- (l) Home occupation, subject to § 240-95A(21).
- (m) Family day-care home, subject to § 240-95A(17).
- (n) Drive-through facilities, subject to § 240-102A and § 240-102B.
- (o) Administrative offices.
- (p) Retail sales of products produced on site.

#### § 240-41.5 Area and Bulk Regulations.

In the ND Neighborhood Design District, all uses shall be subject to the following regulations. The area and bulk regulations provided in this section shall supersede all area and bulk regulations for specific uses provided in § 240-95 or elsewhere in the chapter that are in conflict with the area and bulk regulations set forth in this section.

- A. Overall Neighborhood Design development site area standards.
  - (1) Minimum overall area of Neighborhood Design development site: 50 contiguous acres.
  - (2) Maximum lot coverage: 70% of overall Neighborhood Design development site area included as part of a Neighborhood Design development site under this article.
  - (3) Minimum reserved common open space: 25% of overall Neighborhood Design development site area included as part of a Neighborhood Design development site under this article.
  - (4) Required mix of residential uses. The Neighborhood Design development site must include a minimum of three different categories of permitted dwelling types (i.e. single-family dwelling and two-family dwelling; triplex, fourplex and townhouse; and multifamily dwelling). No one permitted dwelling type shall be less than 15% or more than 50% of the total number of permitted dwelling units.

Cumulative

- (5) Maximum dwelling unit density per gross acre of overall Neighborhood Design development site area included as part of a Neighborhood Design development site under this article: 8.5.
- (6) Minimum nonresidential development of overall Neighborhood Design development site. There shall be a minimum of 50,000 square feet of nonresidential building gross floor area within the Neighborhood Design development site, devoted entirely to commercial use. A minimum of 25,000 square feet of nonresidential building gross floor area shall be included on the final plan for the initial phase of the Neighborhood Design development. The initial 25,000 square feet of nonresidential building gross floor area must be constructed (1) within 3 years of the recording date of the final plan for the initial phase of the Neighborhood Design development, or (2) prior to approval of the final plan for the phase immediately following the initial phase, whichever occurs earlier. 50,000 square feet of nonresidential building gross floor area shall be constructed before completion of construction of not more than seventy-five (75%) percent of the total approved dwelling units as depicted on the preliminary plan for the entire Neighborhood Design development.
- (7) Minimum buffer area: Buffer Area A, as defined in § 240-98B of this chapter, shall be provided along all property lines on the perimeter of a Neighborhood Design development site adjoining an R-1, R-2, R-3 or R-4 District.

B. Minimum lot area.

- (1) Single-family dwelling and two-family dwelling: 4,000 square feet per dwelling unit.
- (2) Triplex, fourplex and townhouse: 1,400 square feet per dwelling unit.
- (3) Multifamily dwelling, mixed use (residential and non-residential) building and nonresidential principal uses: There shall be no minimum lot area. Lot area shall be based on required yards, parking, building separations, environmental limitations and other applicable criteria.

C. Minimum lot frontage (on a public or private street, including alleys, or on an open space area located between and adjoining both such lot and a street or alley, provided the lot adjoins and has access to at least one street or alley).

- (1) Single-family dwelling, two-family dwelling, triplex, fourplex and townhouse: 20 feet per dwelling unit.
- (2) Multifamily dwelling and nonresidential principal uses: 60 feet.
- (3) Mixed use (residential and non-residential) building: 40 feet.

D. Minimum lot width.

- (1) Single-family dwelling and two-family dwelling: 40 feet per dwelling unit.
- (2) Triplex, fourplex and townhouse: 20 feet per dwelling unit.

Cumulative

- (3) Mixed use (residential and non-residential) building: 40 feet.
  - (4) Multifamily dwelling and all other principal uses: 60 feet.
- E. Minimum front yard.
- (1) Single-family dwelling, two-family dwelling, triplex, fourplex and townhouse structure: 5 feet.
    - (a) Single-Family Dwelling Units Fronting on a Public Street. For single-family dwelling units with frontage on a public street, the buildings shall be set back a minimum of nine feet from the edge of the cartway.
  - (2) Multifamily dwelling, mixed use (residential and non-residential) structure and all other principal structures: 10 feet.
  - (3) Accessory structures: The regulations of § 240-41.5H shall apply.
- F. Minimum rear yard.
- (1) Single-family dwelling, two-family dwelling, triplex, fourplex and townhouse structure: 20 feet, or 5 feet if the building is served by rear alley access.
  - (2) Multifamily dwelling, mixed use (residential and non-residential) structure and all other principal structures: 5 feet.
  - (3) Accessory structures: The regulations of § 240-41.5H shall apply.
- G. Minimum side yard:
- (1) Single-family dwelling, two-family dwelling, multifamily dwelling and all other detached principal structures:
    - (a) Interior lots (i.e. not corner lots): 5 feet.
    - (b) Corner lots: 5 feet.
  - (2) Triplex, fourplex, townhouse and all other attached principal structures:
    - (a) Attached side: 0 feet.
    - (b) Unattached side: 5 feet.
  - (3) Accessory structures: The regulations of § 240-41.5H shall apply.
- H. Yard requirements for accessory structures. Except as provided below, the regulations of § 240-99 shall apply.

Cumulative

- (1) Except as provided below, all accessory structures shall be set back a minimum of five feet from the rear and side property lines, and shall not be located in the front yard.
  - (a) Fences and walls.
    - [1] Fences and walls no greater than four feet in height shall be permitted in the required front yard, provided they are located at least one foot off the property line.
    - [2] The minimum required openings set forth in § 240-99C(3)(c) shall not apply.
    - [3] Fences and walls no greater than six feet in height shall be permitted in the required side or rear yard, provided they are located at least one foot off the property lines.
  - (b) Residential accessory storage structures and garages that are not attached to the principal building shall be set back the minimum distances from the rear and side property lines:
    - [1] Unattached side: 5 feet.
    - [2] Attached side (to another accessory storage structure or garage): 0 feet.
  - (c) Signs and off-street parking areas shall be permitted to be located in the front yard, subject to the requirements of Articles XVII and XVIII.
- I. Attached townhouse units. Individual townhouse buildings shall be permitted to contain not more than eight attached dwelling units.
- J. Building separation. Unless buildings are attached, the minimum separation between multifamily dwelling, mixed use (residential and non-residential) building and nonresidential principal buildings on the same lot, excluding accessory structures, at any point shall not be less than 10 feet, unless a lesser distance is permitted by the Township Building Code.
- K. Permitted projection into required yards. The following shall be permitted to project into any required yard:
  - (1) An unenclosed porch, deck or patio shall be permitted to intrude into a required yard a maximum of 50% of the required yard, provided there shall be a minimum setback of 5 feet.
- L. Maximum height.
  - (1) Building height. Unless otherwise provided below, the maximum building height shall be measured from the highest point of the foundation to the lowest point on the eaves.

Cumulative

- (a) Single-family dwelling and two-family dwelling: 30 feet.
  - (b) Triplex, fourplex and townhouse: 35 feet.
  - (c) Multifamily dwelling and mixed use (residential and non-residential) building:
    - [1] Habitable space: 40 feet.
    - [2] Architectural and non-habitable features: 65 feet.
  - (d) Nonresidential building:
    - [1] Habitable space: 50 feet.
    - [2] Architectural and non-habitable features: 65 feet.
  - (e) Accessory residential buildings:
    - [1] With habitable space above the ground floor: 20 feet.
    - [2] Without habitable space above the ground floor: 10 feet.
- (2) Height exceptions: The regulations of § 240-101 shall apply.
- M. Building Materials. The exterior finishes of all principal residential and nonresidential buildings and private garages (but excluding the roof, trim around windows and doors, flashing, minor architectural features and ornamentation and the like) shall be constructed out of brick, cultured stone, stucco (when used as an accent to other approved building materials), cementitious siding or combination of the foregoing, or as otherwise approved by the Township Manager or designee. All principal residential and nonresidential buildings and private garages shall have brick or cultured stone to grade construction, being that no portion of the building between the ground and any bottom of the first floor shall show exposed concrete block. No vinyl or aluminum siding shall be permitted on principal residential and nonresidential buildings and private garages. All buildings shall be constructed in accordance with the Township Building Code.

§ 240-41.6 Off-Street Parking and Loading. Except as provided below, the regulations of Article XVII shall apply.

A. Off-street parking.

- (1) Access.
  - (a) The number of access drives from a single lot or development to any public or private street, excluding alleys, shall not exceed two for every 100 feet of street frontage. This excludes individual driveways for single-family dwellings, two-family dwellings, triplexes, fourplexes and townhouses, which shall be limited to only one driveway per dwelling unit.

- (b) Access drives shall be located at least 50 feet from the intersection of any two street right-of-way lines.
  - (c) Where a site has frontage on more than one street, access shall be provided from the street with the lower traffic volume, if physically practical. This excludes individual driveways for residential uses.
- (2) Location of parking areas.
- (a) Except for single-family dwellings or where on-street parking is permitted, required parking spaces shall not be required to be located on the same lot with the principal use.
  - (b) All parking areas containing more than five parking spaces shall be located at least five feet from any adjoining residential lot.
- (3) Off-street parking requirements.
- (a) Residential uses.
    - [1] Minimum parking spaces required for triplex, fourplex and townhouse: 2 parking spaces per dwelling unit.
  - (b) Nonresidential uses. Except as provided below, the regulations of § 240-112 shall apply to the minimum parking spaces required for nonresidential uses.
    - [1] Day-care center and nursery school: 1 space per 500 square feet of net floor area.
    - [2] Medical office and medical clinic: 1 space per 250 square feet of gross floor area.
    - [3] Restaurant, bar and tavern: 1 space per 3 seats.
    - [4] Any use with membership exclusive to the Neighborhood Design development, operated by the homeowners' or condominium association, or for use primarily by the Neighborhood Design development residents and their guests: ½ of the number of spaces normally required for uses listed in § 240-112.C.
  - (c) Mixed uses. The required off-street parking shall be equal to no less than the sum of the off-street parking required for each of the mixed uses.
  - (d) Shared parking. Except as provided below, the regulations of § 240-111E shall apply. Parking shall be permitted to be located off-site, on a separate lot under separate ownership.
- (4) On-street parking. Notwithstanding any other Township standard, provision, regulation or requirement, on-street parking shall be permitted along all streets except as prohibited under Pennsylvania Motor Vehicle Code. Required off-street

parking spaces shall be permitted to be satisfied through on-street parking spaces located within 600 feet of the entrance to a building or use, that is regularly used by patrons and/or occupants. The on-street parking spaces shall be directly accessible by pedestrians using sidewalks or other designated pedestrian pathways.

B. Off-street loading.

- (1) Location. Loading berths shall be permitted to be located in alleys. Loading berths shall be located at least 25 feet from the nearest point of intersection of any two streets, excluding alleys.
- (2) Screening. For purposes of determining compliance with the screening regulations in § 240-113A(4), screening shall not be required to separate nonresidential uses from residential uses located in the same mixed use building.

§ 240-41.7 Signs. Except as provided below, the regulations of Article XVIII shall apply.

A. Signs authorized in all zoning districts. Except as provided below, signs in the Neighborhood Design development site shall comply with the sign regulations in § 240-117.

- (1) On-premises directional signs. For purposes of this article and § 240-117H, the term "on-premises" and phrase "on the premises" shall include the Neighborhood Design development site.

B. Signs for nonresidential uses shall comply with the C-2 district sign regulations in § 240-119.

C. Other permitted signs.

- (1) Definition. Major development/project-welcome sign. A large, freestanding sign erected during the period of construction and/or development of a property by the contractor/developer or their agent. Upon completion of the timeframe listed in this article and removal of the "major development" message/content, the sign shall be permitted to contain the development name, logo and could also contain the phrase "Welcome to" or similar project message, and shall be permitted to include advertising for on-premises businesses. Such signs shall be permitted on the Neighborhood Design development site, provided that:
  - (a) This sign shall be permanent, except that the "major development" message/content shall be removed within 30 days of the sale or rental of the last lot/space or completion of the proposed construction in the development.
  - (b) The surface area of any one sign shall not exceed 150 square feet and the height shall not exceed 20 feet.
  - (c) The signs shall be permitted to be double sided.

- (d) The sign shall be permitted to be illuminated or nonilluminated.
- (e) There shall be no more than two (2) major development/project-welcome signs per Neighborhood Design development.
- (f) The minimum lateral distance between major development/project-welcome signs shall be 1,000 feet.

§ 240-41.8 Reserved Common Open Space Standards

A. General standards for reserved common open space designation.

- (1) Definition. Reserved common open space. A lot or portion thereof that is located within, adjacent to, or across a public street from a Neighborhood Design development site and is reserved for the use and enjoyment of the residents of a Neighborhood Design development site and/or the general public, including floodplains and stormwater management basins, but not including streets and off-street parking areas.
- (2) The location and layout of the reserved common open space shall be designed and configured so as to serve residents of the Neighborhood Design development site and/or the general public and achieve at least one of the following objectives, and the applicant shall demonstrate those specific measures employed to achieve these objectives:
  - (a) Protection of important natural resources (e.g., streams, ponds, wetlands, steep slopes, woodlands, unique geologic features, wildlife habitats, aquifer recharge areas, etc.);
  - (b) Protection of important historical and/or archaeological sites;
  - (c) Provision of usable areas that are conveniently accessible to residents within the Neighborhood Design development site and/or the general public;
  - (d) Integration of greenbelts and trails throughout the Neighborhood Design development site that link residences with onsite or adjoining parks, schools, or other similar features;
  - (e) The dedication of reserved common opens space at a site deemed appropriate by the Board of Commissioners and that involves land that is clearly suitable for active and/or passive recreation; and
  - (f) The provision of reserved common open space in a location that will allow homes to be buffered from nuisance-generating uses, such as a heavily traveled street or industrial uses. In such case, intensive landscaping and/or planting for eventual reforestation shall be provided.
- (3) Areas devoted to stormwater management facilities shall be permitted to be included within the minimum required reserved common open space area where

such facilities are integrally incorporated into the overall open space design using best management practices to:

- (a) Promote recharge of the groundwater system;
- (b) Be available and appropriate for active or passive recreational use or scenic enjoyment; and
- (c) Otherwise conform to the purposes, standards, and criteria for reserved common open space set forth in this article.

B. Standards for ownership of reserved common open space. Reserved common open space shall be reserved for open space or passive or active recreational use by deed restriction, conservation easement, or other agreement in a form acceptable to the Township and duly recorded in the Office of the Recorder of Deeds of Allegheny County. Subject to such permanent restrictions, reserved common open space land in any Neighborhood Design development site shall be permitted to be owned by a homeowners' or condominium association, the Township, a land trust or other conservation organization recognized by the Township, or by a similar entity, shall be permitted to remain in private ownership, or any combination thereof in accordance with § 240-90B.

§ 240-41.9 Additional Design Standards.

A. Streets. See Appendix 1, but also the additional design standards as follows:

- (1) Frontage required. Frontage on a public street is not required, but each lot shall have frontage in accordance with § 240-41.5C.
- (2) Private alleys.
  - (a) Alleys, as defined by Chapter 215 the Township Subdivision and Land Development Ordinance, shall be permitted in Neighborhood Design development sites.
  - (b) Alleys shall be constructed in accordance with Township Construction Standards and shall meet the minimum design standards shown in Appendix 1 for local streets.
- (3) Layout. Intersections of four streets at one point shall be permitted.
- (4) Right-of-way and paving widths. Minimum widths of rights-of-way and minimum widths of paving shall be provided in accordance with the requirements specified Appendix 1 for permitted street types / sections of streets and alleys.
- (5) Block pattern. Street rights-of-way shall be permitted with 10 foot minimum paved radii.
- (6) Visibility, minimum safe sight distance.

Cumulative

- (a) At all proposed driveways and intersections, minimum acceptable sight distance shall be provided for all permitted turning movements.
  - (b) The minimum acceptable sight distance values shall be calculated and provided in accordance with the Figures SF-4, SF-5 and SF-6 of the Township Construction Standards & Appurtenances last amended April 7, 2010. Adequate minimum safe sight distance shall be measured from the edge of the main traveled portion of any highway (i.e. edge of travel lane or travel way), exclusive of shoulder, auxiliary lane, and on-street parking lane, as opposed to edge of pavement.
- (7) Roadway design.
- (a) Horizontal alignment.
    - [1] Horizontal radius. Minimum centerline radius: 100 feet.
    - [2] Reverse curve. Reverse curbs shall be permitted with minimum 10 foot tangent.
    - [3] Emergency access. Suitable access for emergency vehicles shall be provided within all Neighborhood Design development sites, including adequate clear width and height, and including access to reach all principal buildings.
  - (b) Intersection design.
    - [1] Distance between intersections. Minimum distance between local street intersections: 150 feet.
    - [2] Minimum distance between local streets and alleys: 75 feet.
  - (c) Materials.
    - [1] Road cross slope, thickness and materials shall be in accordance with the Township's standard details in the Township Construction Standards.
- B. Curbs.
- (1) Curbs shall not be required along collector streets, as defined by this chapter.
  - (2) In addition to the other permitted materials, curbs shall be permitted to be constructed of Belgian block or granite segments, in accordance with Appendix 2. Repair and replacement of Belgian block or granite curbing shall be the responsibility of the owner of the property abutting such curbing and/or a homeowners' or condominium association.
- C. Sidewalks. In lieu of providing a sidewalk along the frontage of a collector street, as defined by this chapter, a minimum eight foot wide sidewalk or eight foot wide trail, paved to Township standards, shall be permitted to be constructed elsewhere on the

Cumulative

property, at a location mutually agreed to by the Township and the Applicant, and within an easement or other right-of-way granted by the Applicant, provided that such alternative trail or sidewalk is open to the public and creates a continuous pedestrian pathway connecting either end of the property at points along or near such collector street. Notwithstanding the foregoing, neither the sidewalk along the collector street nor such alternative trail or sidewalk shall be required to extend or cross over railroads, streams, floodplains, steep slopes or other natural features that would require the construction or widening of a bridge or culvert.

D. Fees in lieu of dedication of land for recreation.

(1) In Neighborhood Design developments, payment of fees in lieu of dedication of land, calculated based on the number of dwelling units, shall be permitted in lieu of dedication or provision of recreation land required under § 215-70 of the Township Subdivision and Land Development Ordinance. The fee attributable to each dwelling unit (including apartment units) shall be paid upon approval of each phase of development and in conjunction with issuance of the first building permit for that phase.

E. Lot frontage. Frontage on a public street right-of-way is not required, but all lots created by a subdivision shall have frontage in accordance with § 240-41.5C.

F. Stormwater management facilities.

(1) Basins.

(a) Slopes of open stormwater detention basins shall have slopes of 3 horizontal to 1 vertical; slopes greater than 3:1 shall be permitted if accompanied by a geotechnical engineering report to providing recommendations of the same. Walls may be permitted to transition grades where necessary as long as fencing of the basin is provided, where walls exceed 4 feet in height.

(b) Subsurface stormwater basins. Subsurface stormwater basins shall be permitted stormwater management facilities.

G. Sewer and water dedication. Sewer and water dedications shall not be a pre-requisite to issuance of building permits. Final release of the public improvement bond may be held as assurance of dedication.

§ 240-41.10 Modifications.

The Board of Commissioners may approve the modification of the provisions of this article, and any provision of the Zoning Ordinance that is referenced in this article, in order to encourage innovation and provide flexibility in the design of Neighborhood Design sites. Any approved modification of the requirements of this article shall be subject to the following standards.

A. The modification is consistent with the purpose and intent of this article.

Revised: 08/27/15

Cumulative

- B. The modification will not result in any danger to the public health or welfare or in adverse impact to adjoining properties or future inhabitants of the Neighborhood Design development site.
- C. The modification will not result in an increase in residential densities permitted for the Neighborhood Design development site area.
- D. The modification will allow for equal or better results and represent the minimum amount of relief necessary.

**NOTICE OF INTENTION TO ADOPT AN ORDINANCE TOWNSHIP  
OF SOUTH FAYETTE  
PUBLIC NOTICE**

The South Fayette Township Board of Commissioners at a public meeting to be held on Wednesday, March 9, 2016 at 7:00 p.m. at the South Fayette Township Municipal Building located at 515 Millers Run Road, Morgan, PA 15064, will discuss and possibly take action on the following Ordinance:

ORDINANCE NO. \_\_ OF 2016  
TOWNSHIP OF SOUTH FAYETTE  
ALLEGHENY COUNTY, PENNSYLVANIA

AN ORDINANCE OF THE TOWNSHIP OF SOUTH FAYETTE, ALLEGHENY COUNTY, PENNSYLVANIA, AMENDING CHAPTER 240 OF THE SOUTH FAYETTE TOWNSHIP CODE OF ORDINANCES, BY AMENDING THE SOUTH FAYETTE TOWNSHIP ZONING MAP, BY APPROVING THE ZONING RECLASSIFICATION FOR PROPERTY KNOWN AS BLOCK AND LOT 480-P-00001, LOT 1 IN THE MINOR SUBDIVISION OF THE MAYVIEW STATE HOSPITAL AS RECORDED IN THE ALLEGHENY COUNTY DEPARTMENT OF REAL ESTATE AT PLAN BOOK VOLUME 269, PAGE 95 CONSISTING OF 81.331 ACRES ALONG MAYVIEW ROAD, FROM THE B-1 BUSINESS DISTRICT ZONING CLASSIFICATION TO A NEW PROPOSED ZONING CLASSIFICATION DESIGNATED AS THE ND NEIGHBORHOOD DESIGN DISTRICT

Copies of the Ordinance and documents submitted in support of the rezoning request are available at the Township's Municipal Building during business hours. Anyone requiring additional information and/or need special accommodations to attend this meeting should contact Mike Benton, P.E., Township Engineer at (412) 221-8700.

Jonathan M. Kamin, Esquire  
Township Solicitor

2015 REBUND LIST  
 South Fayette Township  
 11/16/2016

Line #	Block	Property Address	Owner Name	Last Name	Address	Cty/Zip/ST	Return Amount	Reason	Orig Amt	Exam Amt	New Amt	Paid Amt	Orig Rate	Prop Rate	Disc	PA	Rebund Amount	RC	Fund
527	593-C-1	176 SCOTCH HILL RD	FRED & ANITA Z CAROLLO	CAROLLO	3128 ROBINSON RUN RD	MCDONALD, PA 15067	96.28	CCC	27,000	25,000	2,000	0	67.00	1.74			\$ 81.28		
1182	407-B-7	671 SEMINARY AVE	JOHN & BERNADETTE CZARNIEC	CZARNIECKI	671 SEMINARY AVE	OWDALE, PA 15071	200.19	CCC	259,700	58,700	200,000	0	204.26	4.09			\$ 201.18		
1202	400-K-49	8576 CHRISTINE CT	DOUGLAS J & KIMBERLY L	DAVIDURAND	8576 CHRISTINE COURT	BRIDGEVILLE, PA 150	101.97	MENT	346,900	28,900	316,000	0	104.05	2.08			\$ 101.97		
1528	328-B-9	4578 BATTLE RIDGE RD	WILLIAM & ANNMARIE DUCHESS	DUCHESS	4578 BATTLE RIDGE RD	OWDALE, PA 15071	181.43	CCC	473,200.00	53,200.00	420,000.00	0	185.14	3.70			\$ 181.43		
1528	328-B-14	323 STIGAN RD	WILLIAM DUCHESS	DUCHESS	4578 BATTLE RIDGE RD	OWDALE, PA 15071	6.48	CCC	97,900	1,900	99,000	0	6.81	0.13			\$ 6.48		
6657	295-A-1	MILLERS RUN RD	HARDY INVEST ASSOCIATES	HARDY	1019 ROUTE 519		1,311.90	CCC	2,804,500.00	384,000.00	2,290,000.00	0	1,308.08	26.78			\$ 1,311.90		
6657	295-A-1	MILLERS RUN RD	LTD	HARDY	1019 ROUTE 519		705.95	CCC	2,280,000.00	207,000.00	2,045,000.00	0	720.38	14.41			\$ 705.95		
6750	323-A-100	391-397 HICKORY GRADE F	INTERCARE PROPERTIES INC	INTERCARE	2370 MORROW RD	PITTSBURGH, PA 152	424.58	CCC	924,500	124,500	800,000	0	433.25	8.87			\$ 424.58		
2812	583-A-24	803 STATION ST	GORDON & NORMA JONES	JONES	207 LOOKOUT DR	OWDALE, PA 15071	146.65	CCC	163,000.00	13,000.00	120,000.00	0	148.64	2.89			\$ 146.65		
3474	258-F-21	115 NORTHRIDGE DR	MARK A & RHONDA D MARTINI	MARTINI	115 NORTHRIDGE DR	MCDONALD, PA 15067	99.24	CCC	315,000	43,000	288,900	0	101.57	2.03			\$ 99.24		
4923	482-S-73	3553 WASHINGTON PIKE	MICHAEL & ERIN SABATINI	SABATINI	3553 WASHINGTON PIKE	BRIDGEVILLE, PA 150	85.28	CCC	225,000	25,000	200,000	0	87.00	1.74			\$ 85.28		
5867	404-L-70	5771 MONTVILLE DRIVE	SATYA VANTAKU	VANTAKU	5771 MONTVILLE DRIVE	MCDONALD, PA 15067	143.24	CCC	292,000	42,000	250,000	0	146.16	2.82			\$ 143.24		
6016	405-F-2	108 CRAB ORCHARD CT	ZHEN WANG	WANG	108 CRAB ORCHARD CT	OWDALE, PA 15071	102.31	CCC	289,000	30,000	258,000	0	104.40	2.09			\$ 102.31		
TOTAL:							3,593.88										\$ 3,593.88		

2014 REFUND LIST  
 South Fayette Township  
 11/19/2015

Line #	Block & Lot	Property Address	Owner Name	Last Name	Address	City/State/Zip	Refund Amount	Reason	Orig Assmt	Exon Div	New Assmt	Paid D/F/P	Face	(-) Disc	(+) Pen	Refund Amount	RC	Fund
1143	407-R-7	671 SEMINARY AVE	JOHN & BERNADETTE CZARNECKI	CZARNECKI	671 SEMINARY AVE	OAKDALE, PA 15071	200.19	OCO	258,700.00	68,700.00	200,000.00	D	204.28	4.09		200.19		
1487	328-M-8	4578 BATTLE RIDGE RD	WILLIAM & ANNAMARIE DUCHESS	DUCHESS	4578 BATTLE RIDGE RD	OAKDALE, PA 15071	181.43	OCO	473,200.00	53,200.00	420,000.00	D	185.14	3.70		181.43		
6688	323-J-100	331-33 HICKORY GRADE	INTERCARE PROPERTIES INC	INTERCARE	2370 MORROW RD	PITTSBURGH, PA 15227	424.59	OCO	924,500.00	124,500.00	800,000.00	D	433.26	8.87		424.59		
2557	583-J-24	803 STATION ST	GORDON & NORMA JONES	JONES	207 LOOKOUT DR	OAKDALE, PA 15071	146.65	OCO	163,000.00	43,000.00	120,000.00	D	146.64	2.99		146.65		
							<u>952.87</u>									<u>952.87</u>		

2013 REFUND LIST  
 South Fayette Township  
 11/10/2015

Line #	Block & Lot	Property Address	Owner Name	Last Name	Address	City/State/Zip	Refund Amount	Reason	Orig Assmt	Exen Dnt	New Assmt	Paid D/F/P	Face	(-) Disc	(+) Per	Refund Amount	RC	Fund
8622	33-110	331437 HICKORY GRADE F INTERCARE PROPERTIES, INC	INTERCARE	INTERCARE	2370 MORROW RD	PITTSBURGH, PA 15228	424.59	OCO	924.500	124.500	800.000	D	433.26	8.67		\$ 424.59		

TOTAL: 424.59

\$ 424.59



Comcast  
676 Island Pond Road  
Manchester, NH 03109  
Phone: 603-695-1400  
Facsimile: 603-628-3303  
www.comcast.com  
www.comcastcorporation.com

February 11, 2016

***Via Overnight Delivery***

RECEIVED  
FEB 15 2016

Board of Supervisors  
Township of South Fayette  
515 Millers Run Road  
Morgan, PA 15064

***Re: Commencement of Renewal Process***

Dear Chair and Members of the Board:

Over the years, we at Comcast have appreciated the opportunity to serve the citizens of the Township of South Fayette (the "Township"). We have done our best to provide the high quality cable television service the Township and its residents demand, and we anticipate being able to provide that service to our subscribers in the Township for many years to come. Therefore, we are taking this step to ensure the renewal of our agreement with you.

The Cable Communications Policy Act of 1984 encourages issuing authorities and cable companies to reach agreement on a renewal agreement at any time through an informal process of discussion. However, Section 626 of the Act also provides for a contemporaneous alternative formal renewal procedure with specific substantive and procedural requirements. If either the issuing authority or the cable company does not initiate the formal process within a certain time frame, the protections of that process may be lost. To that end, Comcast hereby notifies the Township that the renewal period for our agreement under Section 626 is now open, and we request the start of renewal proceedings pursuant to the Section 626(a)(1).

This letter is not intended to preclude informal negotiations, but instead is intended only to preserve the rights of Comcast under the formal renewal process. Comcast has every reason to believe that the Township and Comcast will reach a mutually agreeable renewal of the cable television agreement through good-faith negotiations, thus making many of the Act's formal procedures unnecessary. The relevant provision of Section 626 on the informal process is brief and reads as follows:

"(h) . . . [A] cable operator may submit a proposal for the renewal of a franchise pursuant to this subsection at any time, and a franchising authority may, after affording the public adequate notice and opportunity for comment, grant or deny such proposal at any time (including after formal proceedings pursuant to this section have commenced) . . ."

Re: Commencement of Renewal Process

February 11, 2016

Page 2

The "formal" process generally includes the following steps:

1. Within six (6) months of the submission of this letter, the Township conducts an ascertainment proceeding which affords residents an opportunity to a) identify the future cable-related needs, and b) review Comcast's performance under the current agreement.
2. At your request or on our own, Comcast submits a renewal proposal with a draft cable television agreement.
3. Within four (4) months of the Township's receipt of Comcast's proposal, the public is afforded "adequate notice and opportunity to comment on the renewal proposal" and the Township must choose to renew the agreement or issue a preliminary denial, which triggers a further formal process.

I am attaching a copy of Section 626 of the Cable Act for your review. Mark Depretis will be in contact with you soon to arrange a meeting with the Township to discuss informally negotiating a renewal agreement. Please feel free to contact Mark at 412-595-8379 at any time. Comcast looks forward to meeting with the Township in the near future and continuing the long relationship that, we believe, has benefited both the community and the residents of the Township of South Fayette.

Sincerely,



Nick Leuci  
Vice President of Franchising  
& Community Investment

NL/cam

Attachment

cc: Mark Depretis – Comcast Director of Government & Regulatory Affairs



COMCAST

*The Communications Act of 1934, as amended*  
(47 USC Sec. 546-Renewal)

Section 626. Renewal

(a) Commencement of proceedings; public notice and participation -

(1) A franchising authority may, on its own initiative during the 6-month period which begins with the 36th month before the franchise expiration, commence a proceeding which affords the public in the franchise area appropriate notice and participation for the purpose of (A) identifying the future cable-related community needs and interests, and (B) reviewing the performance of the cable operator under the franchise during the then current franchise term. If the cable operator submits, during such 6-month period, a written renewal notice requesting the commencement of such a proceeding, the franchising authority shall commence such a proceeding not later than 6 months after the date such notice is submitted.

(2) The cable operator may not invoke the renewal procedures set forth in subsections (b) through (g) of this section unless -

(A) such a proceeding is requested by the cable operator by timely submission of such notice; or

(B) such a proceeding is commenced by the franchising authority on its own initiative.

(b) Submission of renewal proposals; contents; time -

(1) Upon completion of a proceeding under subsection (a) of this section, a cable operator seeking renewal of a franchise may, on its own initiative or at the request of a franchising authority, submit a proposal for renewal.

(2) Subject to section 544 of this title, any such proposal shall contain such material as the franchising authority may require, including proposals for an upgrade of the cable system.

(3) The franchising authority may establish a date by which such proposal shall be submitted.

(c) Notice of proposal; renewal; preliminary assessment of nonrenewal; administrative review; issues; notice and opportunity for hearing; transcript; written decision -

(1) Upon submittal by a cable operator of a proposal to the franchising authority for the renewal of a franchise pursuant to subsection (b) of this section, the franchising authority shall provide prompt public notice of such proposal and, during the 4-month period which begins on the date of the submission of the cable operator's proposal pursuant to subsection (b) of this section, renew the franchise or, issue a preliminary assessment that the franchise should not be renewed and, at the request of the operator or on its own initiative, commence an administrative proceeding, after providing prompt public notice of such proceeding, in accordance with paragraph (2) to consider whether -

(A) the cable operator has substantially complied with the material terms of the existing franchise and with applicable law;

(B) the quality of the operator's service, including signal quality, response to consumer complaints, and billing practices, but without regard to the mix or quality of cable services or other services provided over the system, has been reasonable in light of community needs;

(C) the operator has the financial, legal, and technical ability to provide the services, facilities, and equipment as set forth in the operator's proposal; and

(D) the operator's proposal is reasonable to meet the future cable-related community needs and interests, taking into account the cost of meeting such needs and interests.

(2) In any proceeding under paragraph (1), the cable operator shall be afforded adequate notice and the cable operator and the franchise authority, or its designee, shall be afforded fair opportunity for full participation, including the right to introduce evidence (including evidence related to issues raised in the proceeding under subsection (a) of this section), to require the production of evidence, and to question witnesses. A transcript shall be made of any such proceeding.

(3) At the completion of a proceeding under this subsection, the franchising authority shall issue a written decision granting or denying the proposal for renewal based upon the record of such proceeding, and transmit a copy of such decision to the cable operator. Such decision shall state the reasons therefor.

(d) Basis for denial -

Any denial of a proposal for renewal that has been submitted in compliance with subsection (b) of this section shall be based on one or more adverse findings made with respect to the factors described in subparagraphs (A) through (D) of subsection (c)(1) of this section, pursuant to the record of the proceeding under subsection (c) of this section. A franchising authority may not base a denial of renewal on a failure to substantially comply with the material terms of the franchise under subsection (c)(1)(A) of this section or on events considered under subsection (c)(1)(B) of this section in any case in which a violation of the franchise or the events considered under subsection (c)(1)(B) of this section occur after the effective date of this subchapter unless the franchising authority has provided the operator with notice and the opportunity to cure, or in any case in which it is documented that the franchising authority has waived its right to object, or the cable operator gives written notice of a failure or inability to cure and the franchising authority fails to object within a reasonable time after receipt of such notice.

(e) Judicial review; grounds for relief

(1) Any cable operator whose proposal for renewal has been denied by a final decision of a franchising authority made pursuant to this section, or has been adversely affected by a failure of the franchising authority to act in accordance with the procedural requirements of this section, may appeal such final decision or failure pursuant to the provisions of section 555 of this title.

(2) The court shall grant appropriate relief if the court finds that -

(A) any action of the franchising authority, other than harmless error, is not in compliance with the procedural requirements of this section; or

(B) in the event of a final decision of the franchising authority denying the renewal proposal, the operator has demonstrated that the adverse finding of the franchising authority with respect to each of the factors described in subparagraphs (A) through (D) of subsection (c)(1) of this section on which the denial is based is not supported by a preponderance of the evidence, based on the record of the proceeding conducted under subsection (c) of this section.

(f) Finality of administrative decision -

Any decision of a franchising authority on a proposal for renewal shall not be considered final unless all administrative review by the State has occurred or the opportunity therefor has lapsed.

(g) "Franchise expiration" defined -

For purposes of this section, the term "franchise expiration" means the date of the expiration of the term of the franchise, as provided under the franchise, as it was in effect on October 30, 1984.

(h) Alternative renewal procedures -

Notwithstanding the provisions of subsections (a) through (g) of this section, a cable operator may submit a proposal for the renewal of a franchise pursuant to this subsection at any time, and a franchising authority may, after affording the public adequate notice and opportunity for comment, grant or deny such proposal at any time (including after proceedings pursuant to this section have commenced). The provisions of subsections (a) through (g) of this section shall not apply to a decision to grant or deny a proposal under this subsection. The denial of a renewal pursuant to this subsection shall not affect action on a renewal proposal that is submitted in accordance with subsections (a) through (g) of this section.

(i) Effect of renewal procedures upon action to revoke franchise for cause - Notwithstanding the provisions of subsections (a) through (h) of this section, any lawful action to revoke a cable operator's franchise for cause shall not be negated by the subsequent initiation of renewal proceedings by the cable operator under this section.

**TOWNSHIP OF SOUTH FAYETTE**  
**APPLICATION FOR SUBDIVISION / LAND DEVELOPMENT**

Plan Name:	Star City Center	File No.	PP-01-16
Plan Location:	Lot 1-R South Fayette Civic Center Plan of Lots	Tax I.D. #	256-R-3
Project Description	Mixed use commercial development - Hotel, Retail, office, Restaurant		

Check Appropriate Box(s)

Land Development Plan:	<input checked="" type="checkbox"/>	Subdivision Plan:	<input type="checkbox"/>	Conditional Use Plan:	<input type="checkbox"/>
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Minor Subdivision	Major Subdivision	Open Space Plan
Master Plan Submission	<input checked="" type="checkbox"/>	Final Plan Submission

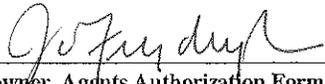
Zoning District(s)	C-2 commercial	Property Acreage	8.52	No. Lots/Units	1
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Applicant's Name:	South Fayette Hotel Associates, LP	Phone No.	724-743-7722
Applicant's Address:	375 Southpointe Blvd, Suite 410 Canonsburg PA 15317	Fax No.	724-743-7721
Applicant's E-Mail:	mk@horizonprop.net		
Engr's Firm/Name:	R.A. Smith National	Phone No.	412-828-7604
Engineer's Address:	333 Allegheny Ave Suite 202 Oakmont, PA 15139	Fax No.	412-828-7608
Contact Person:	John Frydrych	E-Mail Address	John.Frydrych@RASmithNational.com

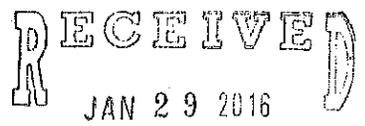
The Following Items are reviewed as part of the South Fayette Township Application Process. Applications Submitted WITHOUT these Elements will NOT be reviewed by the Township.

REQUIRED SUBMISSION ITEMS	Copies	✓ Yes	✓ No	✓ N/A
1) Completed Application Form	1			
2) Copies of Maps and Plans (Plus pdf of drawings)				
• Sets Full Size Plans (24" x 36")	5			
• Sets Half Size Plans (11" x 17")	5			
3) Agent Authorization Form	1			
4) Application Fee	1			
5) Escrow - Engineer, Solicitor, Inspection	1			
6) Stormwater Management Plan & Calculations	2			
7) Erosion & Sedimentation Control Plan	2			
8) Deed, Sales Agreement or Other Ownership	1			

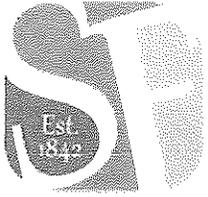
*I have familiarized myself with and hereby agree to comply with the subdivision and zoning ordinance of the township as well as to all Township rules, regulations and resolutions. I agree to pay the applicable fee*

Signature of Applicant:  Date: 1/27/2016

If applicant is not the property owner, Agents Authorization Form must be attached







# SOUTH FAYETTE TOWNSHIP

A Community Growing Together

## Planning Commission

www.southfayettepa.com

### Recommendation Letter

March 3, 2016

Mr. Mark Koontz  
South Fayette Hotel Associates, L.P.  
375 Southpointe Boulevard, Suite 410  
Canonsburg, PA 15317

Reference: File # PP-01-16, Star City Center, Preliminary Land Development Plan – Preliminary Site Master Plan, Millers Run Road and Hickory Grade Road, Zoned PED

Dear Mr. Koontz,

At its February 25, 2016 meeting, the South Fayette Planning Commission reviewed the above referenced application for preliminary approval of a "land development plan" for a single story 4,700 square foot restaurant, a single story 19,300 square foot restaurant and retail building, a six story 95 room hotel, and a five story 59,250 square foot office building. The property was previously recorded as Lot 1-R in the Civic Center Plan of Lots and is now designated tax parcel ID number 256-R-3

The Planning Commission recommended approval of the application with the following conditions:

- Comments in the following review letters be addressed to the satisfaction of the Township Engineer:
  - R. F. Mitall and Associates, Inc. review letter dated February 19, 2016
  - Code Enforcement comments of 11-10-2015
  - MATSF comments dated 2-15-16
  - Environmental Advisory Council comments when received
- Presentations as made at the Planning Commission meeting, including:
  - The Applicant agreed to waive their development rights under "preliminary approval" as provided for in the Pennsylvania Municipalities Code until after Final Land Development Approval is granted by the Township of South Fayette. Some overall requirements and reports for the entire site are required to be provided with the first final land development site application.
  - The Hotel typical wall section presented at the meeting will need to be adjusted to the maximum height requirement of 60' or a variance will be required. The parapet height of 4'6" is permitted.

The review of the application is scheduled before the South Fayette Township Board of Commissioners at its next meeting on Wednesday March 9, 2016. If you have any questions and/or comments please feel free to contact me directly.

Sincerely,

Mike Benton, PE  
Director of Engineering and Planning

cc: John Frydrych, P.E., R. A. Smith National, Inc. Don Housley, R F Mitall and Associates, Inc.

**TOWNSHIP OF SOUTH FAYETTE**  
**APPLICATION FOR SUBDIVISION / LAND DEVELOPMENT**

Plan Name:	R. SNOW PLAN OF LOTS	File No.	F-04-16
Plan Location:	HOOK STREET & OAK ALLEY	Tax I.D. #	
Project Description	LOT LINE CONSOLIDATION PLAN LOTS 303 THRU 313 IN THE "SYGAN PLAN OF LOTS"		

**Check Appropriate Box(s)**

Land Development Plan:	<input type="checkbox"/>	Subdivision Plan:	<input checked="" type="checkbox"/>	Conditional Use Plan:	<input type="checkbox"/>
Minor Subdivision	<input checked="" type="checkbox"/>	Major Subdivision	<input type="checkbox"/>	Open Space Plan	<input type="checkbox"/>
Preliminary Plan Submission	<input type="checkbox"/>	Final Plan Submission	<input checked="" type="checkbox"/>		

Zoning District(s)	R-4	Property Acreage	1.214 Ac	No. Lots/Units	1
--------------------	-----	------------------	----------	----------------	---

Applicant's Name:	ROSS MICHAEL SNOW	Phone No.	518-420-4392
Applicant's Address:	606 4TH AVE, BRIDGEVILLE, PA 15017	Fax No.	
Applicant's E-Mail:	SNOKID2121@YAHOO.COM		
Engr's Firm/Name:	WACHTER-Willis CONSULTING, LP	Phone No.	412-974-4409
Engineer's Address:	P.O. Box 1298, ALIQUIPPA, PA 15001	Fax No.	724-375-5173
Contact Person:	DALE WACHTER	E-Mail Address	W-WCONSULTING@COMCASTONET

The Following Items are reviewed as part of the South Fayette Township Application Process. Applications Submitted WITHOUT these Elements will NOT be reviewed by the Township.

REQUIRED SUBMISSION ITEMS	Copies	✓ Yes	✓ No	✓ N/A
1) Completed Application Form	1	✓		
2) Copies of Maps and Plans (Plus pdf of drawings)				
• Sets Full Size Plans (24" x 36")	5	✓		
• Sets Half Size Plans (11" x 17")	5	✓		
3) Agent Authorization Form	1			✓
4) Application Fee	1	✓		
5) Escrow - Engineer, Solicitor, Inspection	1	✓		
6) Stormwater Management Plan & Calculations	2			✓
7) Erosion & Sedimentation Control Plan	2			✓
8) Deed, Sales Agreement or Other Ownership	1	✓		

*I have familiarized myself with and hereby agree to comply with the subdivision and zoning ordinance of the township as well as to all Township rules, regulations and resolutions. I agree to pay the applicable fee*

Signature of Applicant: 

Date: 1/27/16

If applicant is not the property owner, Agents Authorization Form must be attached

**RECEIVED**  
JAN 27 2016

# WACHTER-WILLIS CONSULTING, LP

P. O. BOX 1298

ALIQUIPPA, PA 15001-1298

Phone (412) 974-4409 or (412) 994-0094

Fax (724) 375-5173

EMAIL: [W-WCONSULTING@comcast.net](mailto:W-WCONSULTING@comcast.net)



February 22, 2016

Job No. 15-062

**To: South Fayette Township**  
**Attn: Mike Benton, PE, Township Engineer**  
**(Planning Commission/Board of Commissioners)**  
8400 Noblestown Road  
McDonald, PA 15057

**RE: R. Snow Plan of Lots**  
**(Lot Line Consolidation Plan)**

**Waiver: Code 215-63**

*At this time we respectfully request a waiver from the South Fayette Township Zoning Code 215-63 which requires that concrete monuments shall be set at the intersection of all lines forming angles in the boundary of the subdivision for the following reason.*

*At the time of our survey all the property corners were marked with existing iron pins.*

Sincerely

A handwritten signature in cursive script that reads "Dale Wachter".

Dale Wachter

Wachter-Willis Consulting, LP (Owner/Partner)

Cc: Ross & Bryn Snow

RECEIVED  
FEB 23 2016

# WACHTER-WILLIS CONSULTING, LP

P. O. BOX 1298

ALIQUIPPA, PA 15001-1298

Phone (412) 974-4409 or (412) 994-0094

Fax (724) 375-5173

EMAIL: [W-CONSULTING@comcast.net](mailto:W-CONSULTING@comcast.net)



February 22, 2016

Job No. 15-062

**To: South Fayette Township**  
**Attn: Mike Benton, PE, Township Engineer**  
**(Planning Commission/Board of Commissioners)**  
8400 Noblestown Road  
McDonald, PA 15057

**RE: R. Snow Plan of Lots**  
**(Lot Line Consolidation Plan)**

**Waiver: Code 215-6 (A)**

*At this time we respectfully request a waiver from the South Fayette Township Zoning Code 215-65 which requires that each lot shall have frontage on a public street, as defined by this chapter, unless an exception or modification to its requirement is granted in accordance with the provisions of article IX of this chapter.*

*B. Private street exception.*

*(1) The proposed lot or lots have no other access to a private street.*

*The proposed lot will have access to an existing alley, named Oak Alley. The existing Oak Alley has access to Hook Street, which is a township street.*

Sincerely

A handwritten signature in black ink that reads "Dale Wachter". The signature is written in a cursive style.

Dale Wachter

Wachter-Willis Consulting, LP (Owner/Partner)

Cc: Ross & Bryn Snow

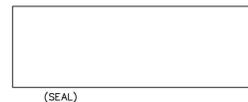
**OWNERS CERTIFICATION**

I, ROSS MICHAEL SNOW, OWNER OF THE LAND SHOWN ON THE "R. SNOW PLAN OF LOTS" HEREBY ADOPT THIS PLAN AS MY PLAN OF LOTS AND IRREVOCABLY DEDICATE ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE TOWNSHIP OF SOUTH FAYETTE. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON MY HEIRS, EXECUTORS, AND ASSIGNS.

IN WITNESS OF WHICH, TO THIS WE SET MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016.

ATTEST:

NOTARY \_\_\_\_\_ ROSS MICHAEL SNOW (OWNER)



**NOTARY PUBLIC**

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF ALLEGHENY PERSONALLY APPEARED THE ABOVE NAMED ROSS MICHAEL SNOW AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE HIS ACT. WITNESS MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016. MY COMMISSION EXPIRES THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 200 .

NOTARY \_\_\_\_\_ (SEAL)

**CERTIFICATION OF TITLE**

I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE "R. SNOW PLAN OF LOTS" IS IN THE NAME OF ROSS MICHAEL SNOW AND IS RECORDED IN DEED BOOK VOLUME 15054, PAGE 145.

I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THE PROPERTY.

WITNESS \_\_\_\_\_ ROSS MICHAEL SNOW (OWNER)

**CERTIFICATION OF SURVEYOR**

I CERTIFY THAT, TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF THE SURVEY AND PLAN SHOWN HEREON ARE CORRECT AND ACCURATE TO THE STANDARDS REQUIRED. I FURTHER CERTIFY THAT THIS PLAN MEETS WITH THE REQUIREMENTS OF ALL PROVISIONS OF THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, ACT 247, AND OTHER ORDINANCES, INCLUDING ZONING, EXISTENT UNDER THE MUNICIPALITY IN WHICH THIS SUBDIVISION IS LOCATED AFFECTING THIS PLAN.

DATE \_\_\_\_\_ ROLAND H. WILLIS, REG. NO. 22376 E

**SOUTH FAYETTE TOWNSHIP ENGINEER**

I CERTIFY THAT THIS PLAN MEETS ALL ENGINEERING AND DESIGN REQUIREMENTS OF THE APPLICABLE ORDINANCES OF THE TOWNSHIP OF SOUTH FAYETTE, EXCEPT AS DEPARTURES HAVE BEEN AUTHORIZED BY THE APPROPRIATE OFFICIALS OF THE MUNICIPALITY.

DATE \_\_\_\_\_ REG. NO. \_\_\_\_\_ SIGNATURE \_\_\_\_\_

**SOUTH FAYETTE TOWNSHIP PLANNING COMMISSION**

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF SOUTH FAYETTE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016.

SECRETARY \_\_\_\_\_ CHAIRPERSON \_\_\_\_\_

**SOUTH FAYETTE TOWNSHIP BOARD COMMISSIONERS**

THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF SOUTH FAYETTE GIVES NOTICE THAT, IN APPROVING THIS PLAN FOR RECORDING, THE TOWNSHIP OF SOUTH FAYETTE ASSUMES NO OBLIGATION TO ACCEPT THE DEDICATION OF ANY STREETS, AS TOWNSHIP STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.

APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF SOUTH FAYETTE, BY RESOLUTION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016.

SECRETARY \_\_\_\_\_ PRESIDENT OF THE BOARD \_\_\_\_\_

THE TOWNSHIP OF SOUTH FAYETTE AGREES NOT TO ISSUE BUILDING PERMITS UNTIL THE "PLANNING MODULE FOR LAND DEVELOPMENT" HAS BEEN APPROVED IN ACCORDANCE WITH THE REGULATIONS OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

DATE \_\_\_\_\_ (AUTHORIZED MUNICIPAL OFFICER)

NOTARY \_\_\_\_\_ SURVEYOR (Impression Seal) \_\_\_\_\_ SOUTH FAYETTE TOWNSHIP ENGINEER \_\_\_\_\_ SOUTH FAYETTE TOWNSHIP PLANNING COMMISSION \_\_\_\_\_ SOUTH FAYETTE TOWNSHIP BOARD OF COMMISSIONERS \_\_\_\_\_ ALLEGHENY COUNTY DEPT. OF ECONOMIC DEVELOPMENT \_\_\_\_\_ DEPARTMENT OF REAL ESTATE \_\_\_\_\_

**DEPARTMENT OF ECONOMIC DEVELOPMENT**

REVIEWED BY THE ALLEGHENY COUNTY DEPARTMENT OF ECONOMIC DEVELOPMENT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016.

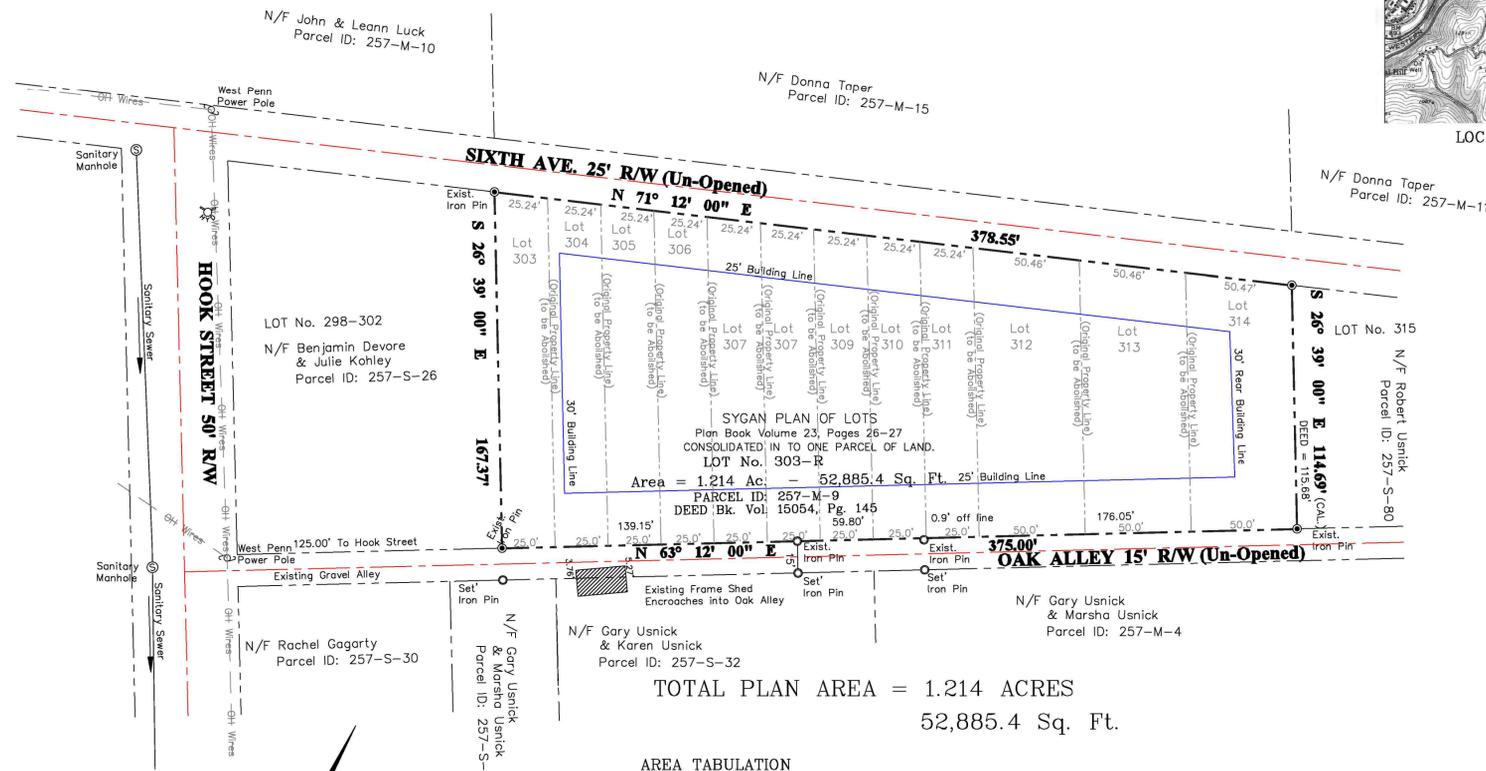
DIRECTOR \_\_\_\_\_

**DEPARTMENT OF REAL ESTATE**

RECORDED IN THE DEPARTMENT OF REAL ESTATE OF THE COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME \_\_\_\_\_ PAGES \_\_\_\_\_

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016.

MANAGER, DEPARTMENT OF REAL ESTATE \_\_\_\_\_



TOTAL PLAN AREA = 1.214 ACRES  
52,885.4 Sq. Ft.

**AREA TABULATION**

ORIGINAL LOT AREAS BEFORE CONSOLIDATION	
Lot No. 303, Area = 4,140.40 Sq. Ft.	
Lot No. 304, Area = 4,052.50 Sq. Ft.	
Lot No. 305, Area = 3,964.70 Sq. Ft.	
Lot No. 306, Area = 3,876.90 Sq. Ft.	
Lot No. 307, Area = 3,789.10 Sq. Ft.	
Lot No. 308, Area = 3,701.30 Sq. Ft.	
Lot No. 309, Area = 3,613.50 Sq. Ft.	
Lot No. 310, Area = 3,525.70 Sq. Ft.	
Lot No. 311, Area = 3,437.90 Sq. Ft.	
Lot No. 312, Area = 6,612.40 Sq. Ft.	
Lot No. 313, Area = 6,261.20 Sq. Ft.	
Lot No. 314, Area = 5,909.80 Sq. Ft.	
TOTAL LOT AREA = 52,885.40 Sq. Ft. , 1.214 AC.	
AFTER CONSOLIDATION	
Lot No. 303-R, Area = 52,885.40 Sq. Ft., 1.214 AC.	

TOTAL PLAN AREA = 1.214 ACRES  
52,885.4 Sq. Ft.

**ZONED (R-4) NEIGHBORHOOD RESIDENTIAL DISTRICT  
ZONING DATA TABLE**

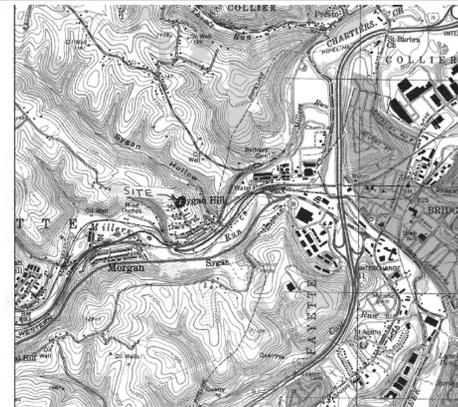
	REQUIRED
MIN. LOT SIZE (Single Family)	43,560 Sq. Ft. (without public sewers) 6,000 Sq. Ft. (with public sewers)
MIN. LOT WIDTH (Single Family)	150 Ft. (without public sewers) 60 Ft. (with public sewers)
MIN. FRONT YARD SETBACK	25 feet'
MIN. REAR YARD SETBACK	30 Ft (Principal structures)
MIN. SIDE YARD SETBACK	30' Ft total, min 15' Ft one side (without public sewers) 15' Ft total, min 5' Ft one side (with public sewers)
MAX. BLDG. HEIGHT (Principal structures)	(3) Three story but no more than 45 Ft
MAX. BLDG. HEIGHT (Accessory structures)	(1) One story but no more than 15 Ft
MAX. LOT COVERAGE	35 %

**OWNER'S INFORMATION** (Owner is the Applicant)

ROSS MICHAEL SNOW  
Phone: (518) 420-4392  
2370 HILLTOP ROAD  
PRESTO, PA 15142

**SITE INFORMATION**

LOT/BLOCK 257-M-9  
DEED BOOK VOLUME 15054, PAGE 145



LOCATION MAP-CANONSBURG U.S.G.S. QUAD  
N.T.S.

Designed By: DEW. Drawn By: DEW. Checked By: RHW.  
Date: Revision:

Date	Revision
1/22/2016	Revise certification stamps
2/22/2016	Add owner's names and parcel information for properties located to the north of Sixth Ave
3/2/2016	Add notes 6 & 7
4/2/2016	Add area tabulation
5/2/2016	Revise plan as per Township Engineer's markup

PLAN NAME: R. SNOW PLAN OF LOTS  
CLIENT: ROSS MICHAEL SNOW  
PLAN: LOT LINE CONSOLIDATION PLAN  
LOCATION: SOUTH FAYETTE TOWNSHIP ALLEGHENY COUNTY, PA  
SCALE: 1" = 40' DATE: FEBRUARY, 2016

WACHTER-WILLIS CONSULTING, LP  
P. O. Box 1298 - Aliquippa, PA 15001  
Phone (412) 974-4409 OR (412) 994-0094, Fax (724) 875-5173  
(EMAIL) W-WCONSULTING@COMCAST.NET

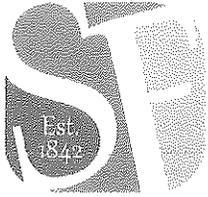
REG # 22376 E

SHEET No. 1 OF 1

CAD FILE: 15-062.DWG

ALL SIGNATURES ARE TO BE MADE WITH BLUE INK





# SOUTH FAYETTE T O W N S H I P

A Community Growing Together

## Planning Commission

www.southfayettepa.com

### Land Development Recommendation Letter

February 29, 2016

Ross Snow  
606 4<sup>th</sup> Avenue  
Bridgeville, PA 15017

Reference: File F-04-16, R. Snow Plan of Lots, Hook Street, Subdivision/Consolidation Plan Application

Dear Mr. Snow,

At its February 25, 2016 meeting, the South Fayette Planning Commission recommended approval of your Subdivision/Consolidation Plan application with the following waiver requests and conditions:

- Waiver of required frontage on public or private street per Code Section 215-63 since existing conditions are most conducive to using the existing alley as primary access rather than building a new street in the adjacent right-of-way.
- Waiver of requirement for concrete per Code Section 215-63 since iron pins exist at property corners.
- Presentations as made at the Planning Commission meeting including that the intent is to build a single family residence.

The review of this application is scheduled before the South Fayette Township Board of Commissioners at its next meeting scheduled on March 9, 2016.

If you have any questions and/or comments please feel free to contact me directly.

Sincerely,

Mike Benton, PE  
Director of Engineering and Planning

cc: Dale Wachter, Wachter-Willis Consulting, LP

**TOWNSHIP OF SOUTH FAYETTE**  
**APPLICATION FOR SUBDIVISION / LAND DEVELOPMENT**

Plan Name:	Newbury Market Marquee Sign	File No.	CU-03-16
Plan Location:	1000 Presto Sygan Road	Tax I.D. #	Block 256; Lots C-1, C-5, F-10, G-10, G-20, G-30, G-40, J-1, K-10, K-20, L-30, L-32, and L-34
Project Description	Installation of the Marquee Sign for Newbury Market		

**Check Appropriate Box(s)**

Land Development Plan:	<input type="checkbox"/>	Subdivision Plan:	<input type="checkbox"/>	Conditional Use Plan:	<input checked="" type="checkbox"/>
Minor Subdivision	<input type="checkbox"/>	Major Subdivision	<input type="checkbox"/>	Open Space Plan	<input type="checkbox"/>
Preliminary Plan Submission			Final Plan Submission		

Zoning District(s)	PED	Property Acreage	About 100	No. Lots/Units	10
--------------------	-----	------------------	-----------	----------------	----

Applicant's Name:	Newbury Development Associates, LP	Phone No.	(412) 221-7081
Applicant's Address:	1263 Newbury Highland, Bridgeville, PA 15017	Fax No.	(412) 221-2626
Applicant's E-Mail:	enewhouse@eqa-lc.com		
Engr's Firm/Name:	KMA Design	Phone No.	(412) 429-4071
Engineer's Address:	301 E. Main Street Carnegie, PA 15106	Fax No.	(412) 429-4074
Contact Person:	Vicki Aubele	E-Mail Address	vna@thekmagroup.com

The Following Items are reviewed as part of the South Fayette Township Application Process. Applications Submitted WITHOUT these Elements will NOT be reviewed by the Township.

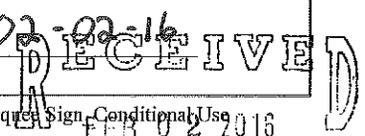
REQUIRED SUBMISSION ITEMS	Copies	✓ Yes	✓ No	✓ N/A
1) Completed Application Form	1	X		
2) Copies of Maps and Plans (Plus pdf of drawings)				
• Sets Full Size Plans (11" x 17")	5	X		
• Sets Half Size Plans (11" x 17")	5	X		
3) Agent Authorization Form	1			X
4) Application Fee	1	X		
5) Escrow – Engineer, Solicitor, Inspection	1			X
6) Stormwater Management Plan & Calculations	2			X
7) Erosion & Sedimentation Control Plan	2			X
8) Deed, Sales Agreement or Other Ownership	1	X		

*I have familiarized myself with and hereby agree to comply with the subdivision and zoning ordinance of the township as well as to all Township rules, regulations and resolutions. I agree to pay the applicable fee*

Signature of Applicant: 

Date: 02-02-16

If applicant is not the property owner, Agents Authorization Form must be attached



# NEWBURY MARKET



## MASTER SIGNAGE PLAN

02.29.16



301 E. Main Street  
Carnegie, PA 15106

V. 412.429.4071  
F. 412.429.4074

PROJECT # 1504.02



DRAWN BY: Ashley M. Karpa

PROJECT MGR: Victoria N. Aubele

ISSUED FOR: DATE:  
Township Approval 02/19/16

REVISION NUMBER: DATE:

PROJECT # 1504.02 SCALE N/A PLAN TITLE Site Plan

NOTES:

- Marquee Sign
- "Welcome" Sign
- On-Premise Directional
- Pole Mounted Parkinglot ID

Building tenants likely to propose additional Building Identification signage including: Wall Mounted, Ground Mounted, Arcade and Canopy Signs, etc.

Existing On-Premise Directional Sign identifying Entrance to 84 Lumber store from Presto Sygan Road to remain.

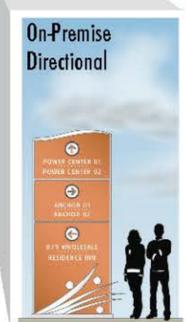
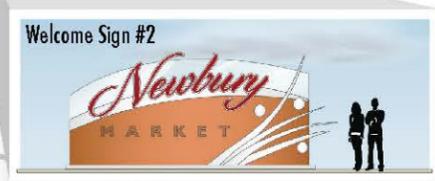
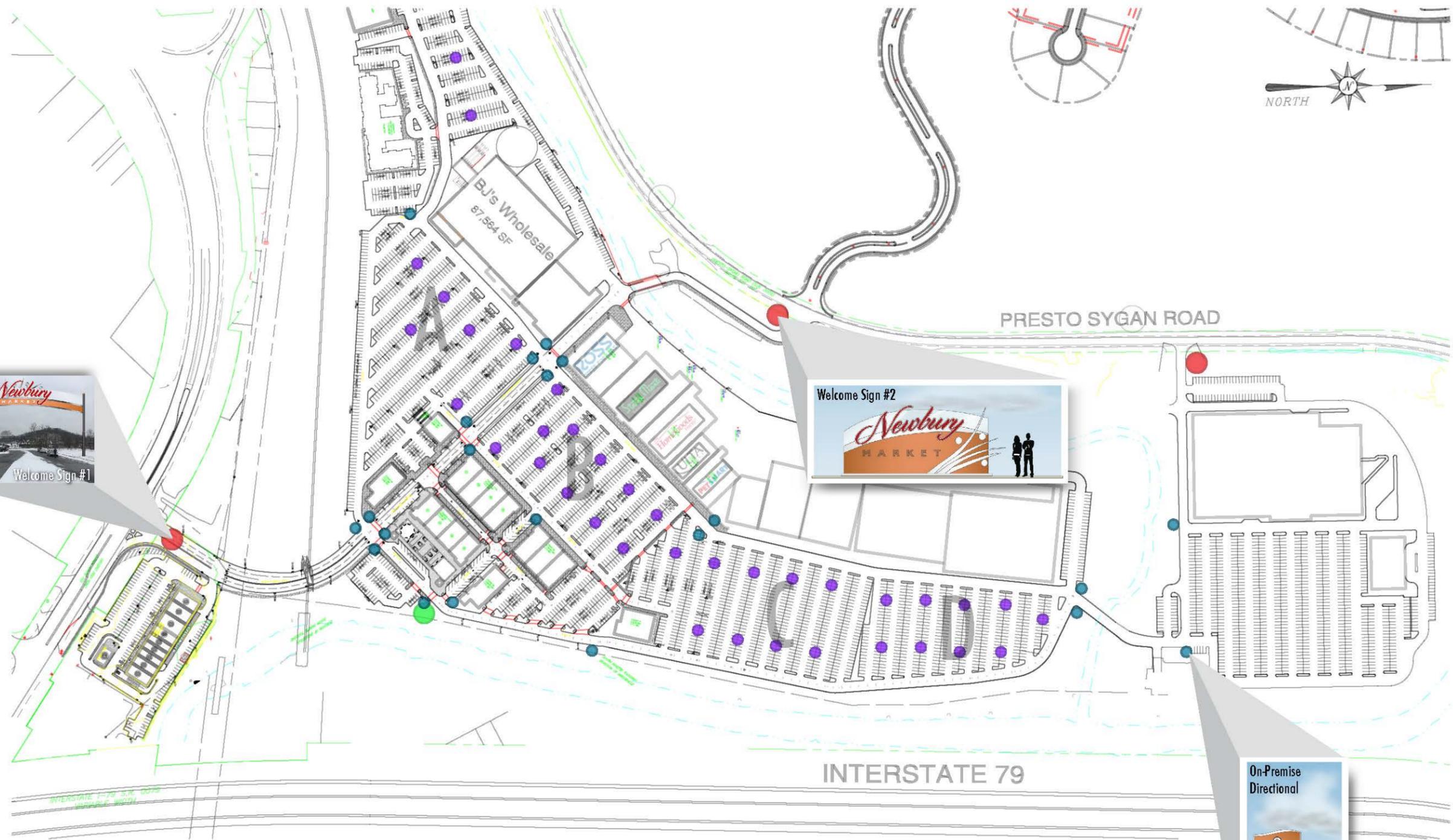
OWNER: Newbury Market  
South Fayette Township  
Allegheny County, PA

PROJECT: Newbury Market

CUSTOMER APPROVAL: DATE:

KMA DESIGN 301 E. Main Street Carnegie, Pa 15106  
THEKMAGROUP.COM V. 412-429-4071 F. 412-429-4074

SHEET





**KMA  
DESIGN**

DRAWN BY: Ashley M. Karpa

PROJECT MGR: Victoria N. Aubele

ISSUED FOR: DATE:  
Township Approval 02/19/16

REVISION NUMBER: DATE:

PROJECT # 1504.02 SCALE N/A PLAN TITLE Site Plan

**NOTES:**

- Marquee Sign
- "Welcome" Sign
- On-Premise Directional
- Pole Mounted Parkinglot ID

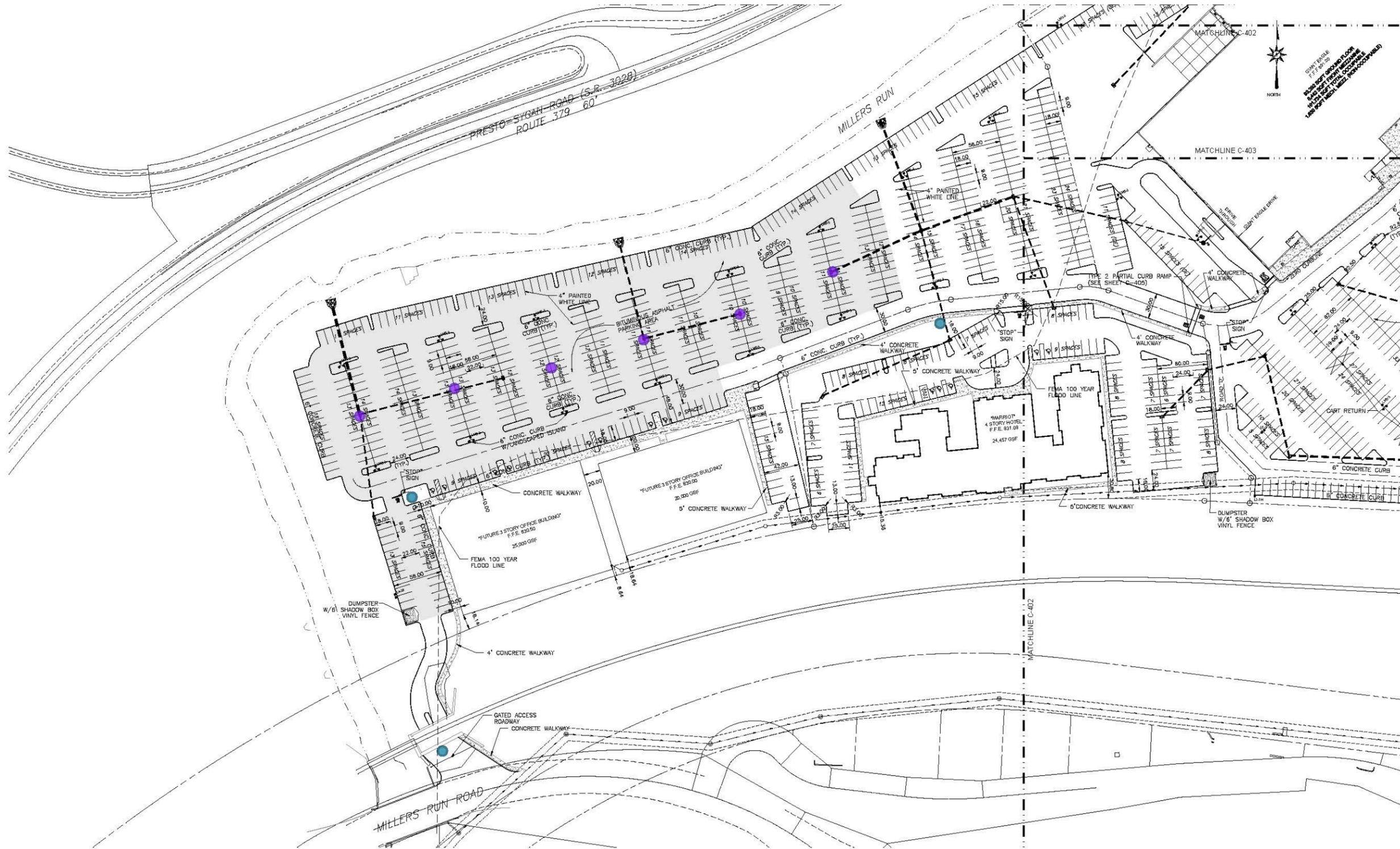
Building tenants likely to propose additional Building Identification signage including: Wall Mounted, Ground Mounted, Arcade and Canopy Signs, etc.

Existing On-Premise Directional Sign identifying Entrance to 84 Lumber store from Presto Sygan Road to remain.

OWNER: Newbury Market South Fayette Township Allegheny County, PA PROJECT: Newbury Market

CUSTOMER APPROVAL: DATE:

KMA DESIGN 301 E. Main Street Carnegie, Pa 15106 THEKMAGROUP.COM V. 412-429-4071 F. 412-429-4074 SHEET





**KMA  
DESIGN**

**DRAWN BY:** Ashley M. Karpa

**PROJECT MGR:** Victoria N. Aubele

**ISSUED FOR:** Township Approval  
**DATE:** 02/19/16

**REVISION NUMBER:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**PROJECT #** 1504.02    **SCALE** N/A    **PLAN TITLE** Site Plan

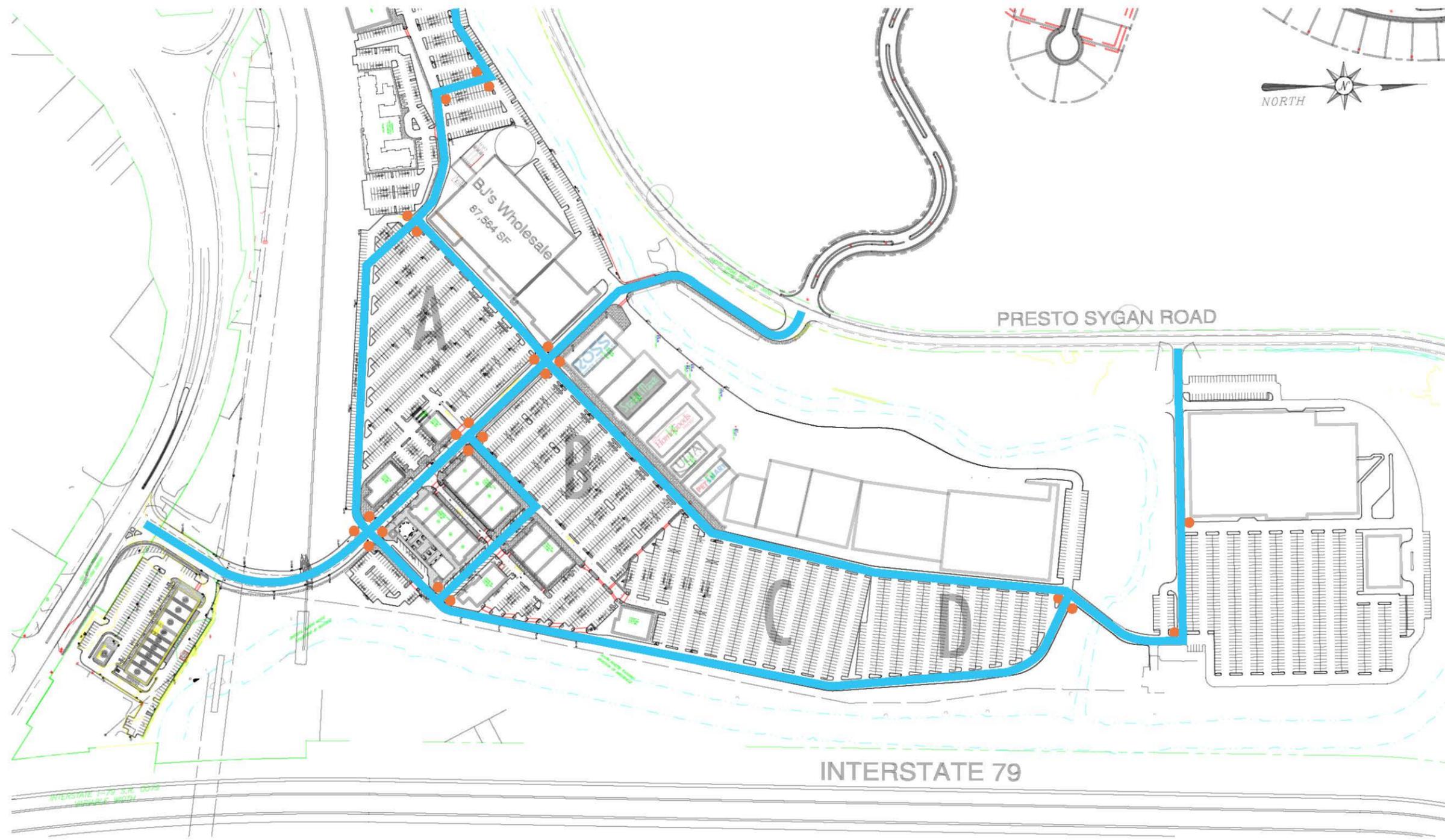
**NOTES:**  
Collector Road  
Street Identification

**OWNER:** Newbury Market  
South Fayette Township  
Allegheny County, PA  
**PROJECT:** Newbury Market

**CUSTOMER APPROVAL:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**KMA DESIGN**  
301 E. Main Street  
Carnegie, Pa 15106  
**THEKMAGROUP.COM**  
V. 412-429-4071  
F. 412-429-4074  
**SHEET**

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**KMA  
DESIGN**

**DRAWN BY:** Ashley M. Karpa

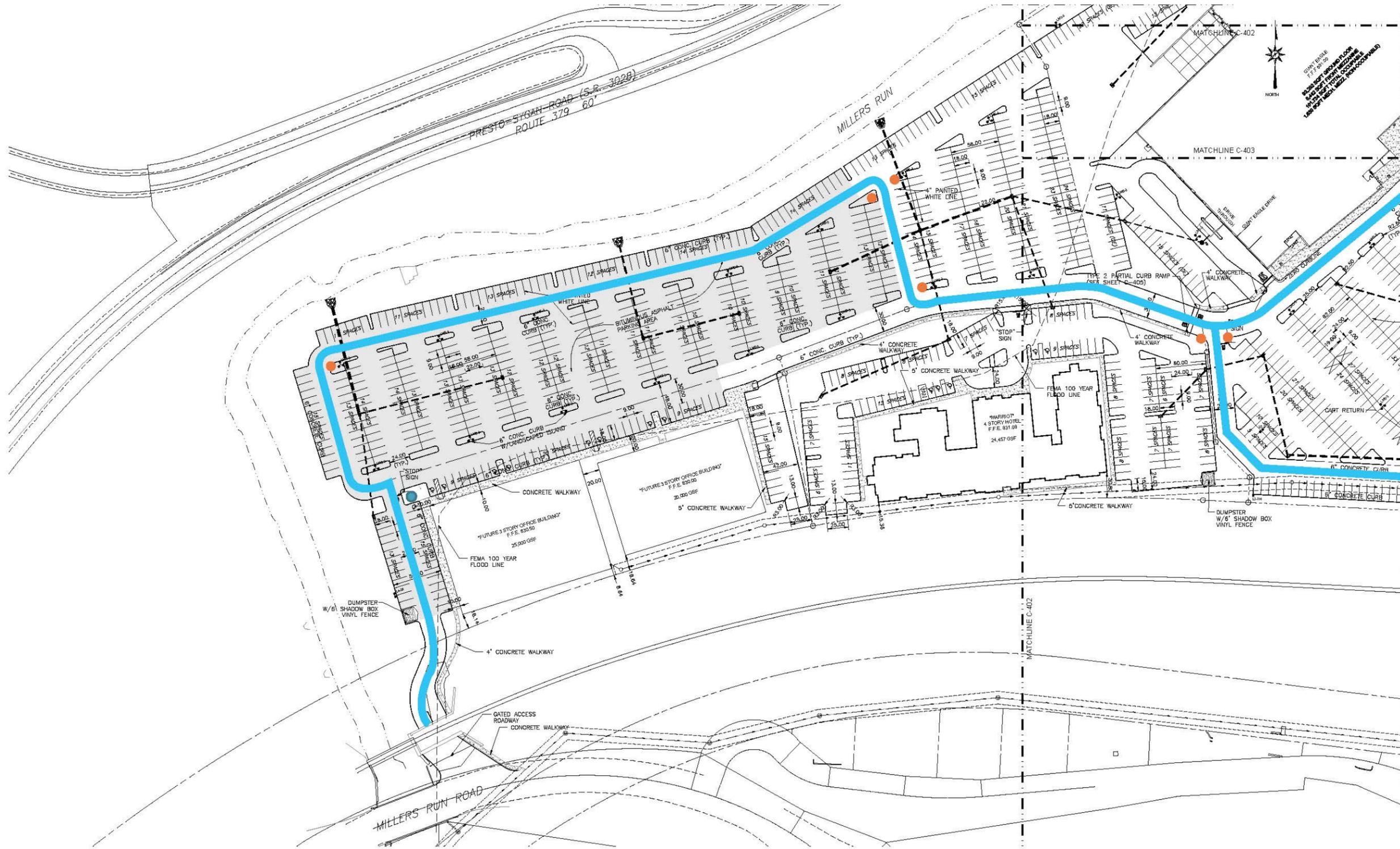
**PROJECT MGR:** Victoria N. Aubele

**ISSUED FOR:** Township Approval  
**DATE:** 02/19/16

**REVISION NUMBER:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**PROJECT #** 1504.02 **SCALE** N/A **PLAN TITLE** Site Plan

- NOTES:**
- Collector Road
  - Street Identification



**OWNER:** Newbury Market  
South Fayette Township  
Allegheny County, PA

**PROJECT:** Newbury Market

**CUSTOMER APPROVAL:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**KMA DESIGN**  
301 E. Main Street  
Carnegie, Pa 15106

**THEMAGROUP.COM**  
V. 412-429-4071  
F. 412-429-4074

**SHEET**





DRAWN BY: Daniel Grushecky

CHECKED BY: Victoria Aubele

ISSUED FOR:	DATE:
Construction Documents	1-20-18
Township Approval	2-19-18

REVISION NUMBER:	DATE:

PROJECT #	SIGNTYPE (S)
1504.02	09

DRAWING TITLE:  
Welcome Sign #1

NOTES

OWNER:	PROJECT:
Newbury Market	Exterior Signage Construction Documents

CUSTOMER APPROVAL:	DATE:

KMA DESIGN 301 E. Main Street Carnegie, Pa 15106	THEKMAGROUP.COM V. 412-429-4071 F. 412-429-4074	SHEET
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03



**KMA  
DESIGN**

DRAWN BY: Daniel Grushecky

CHECKED BY: Victoria Aubele

ISSUED FOR:	DATE:
Construction Documents	1-20-16
Township Approval	2-19-16

REVISION NUMBER:	DATE:

PROJECT #	SIGN TYPE (S)
1504.02	04

DRAWING TITLE:  
Welcome Sign #2

NOTES

231 SF

OWNER:	PROJECT:
Newbury Market	Exterior Signage Construction Documents

CUSTOMER APPROVAL:	DATE:

<b>KMA DESIGN</b> 301 E. Main Street Carnegie, Pa 15106	<b>THEKMA GROUP.COM</b> V. 412-429-4071 F. 412-429-4074
---	---

SHEET

04

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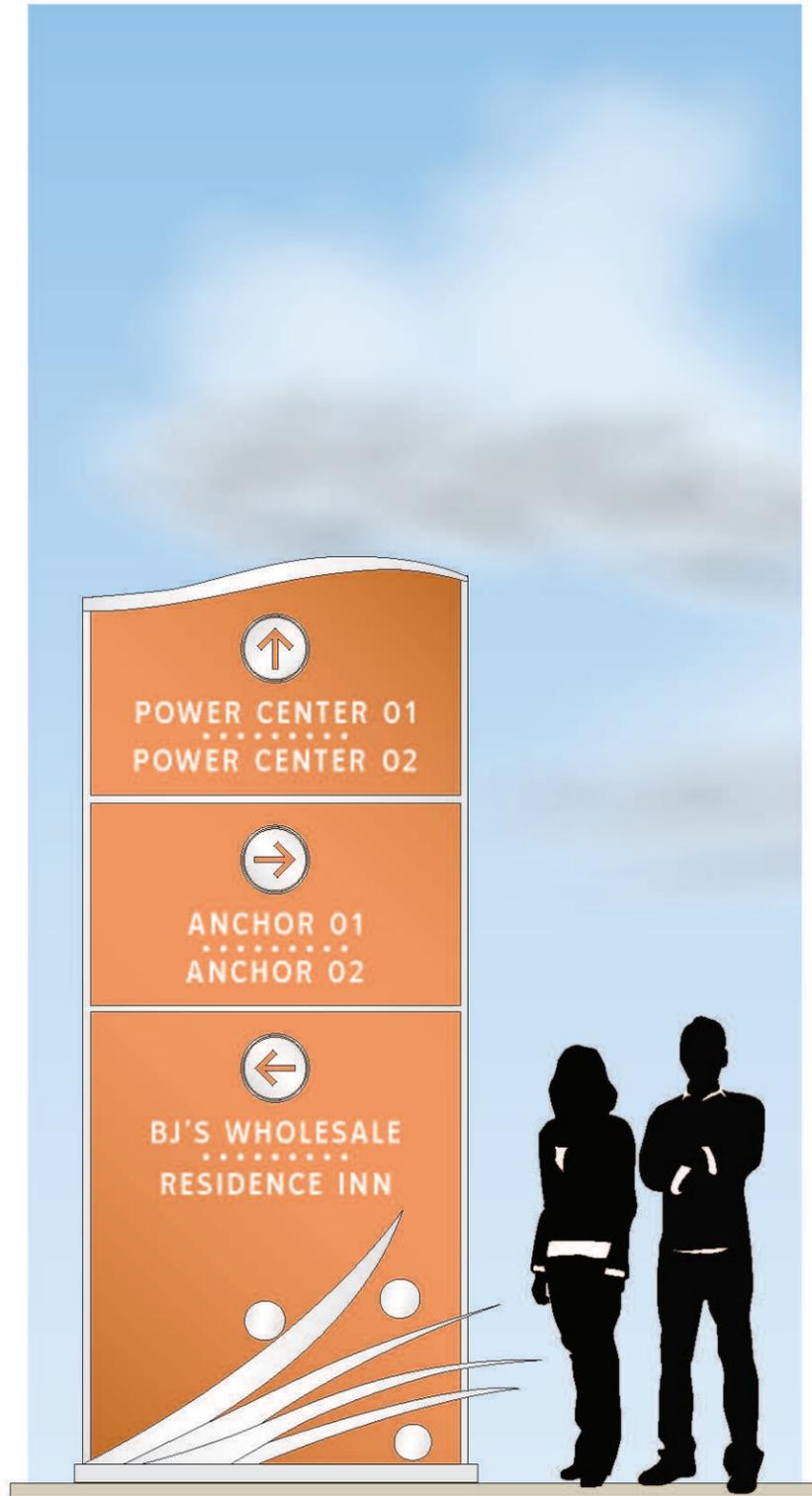
01 ST4: Welcome Sign #2  
Elevation

Scale - NTS



02 ST4: Welcome Sign #2  
Elevation

Scale - 3/8" = 1' 0"



**DRAWN BY:** Daniel Grushecky  
**CHECKED BY:** Victoria Aubele  
**ISSUED FOR:** Construction Documents  
**DATE:** 1-20-16  
 Township Approval 2-19-16

<b>REVISION NUMBER:</b>	<b>DATE:</b>

<b>PROJECT #</b> 1504.02	<b>SIGN TYPE (S)</b> 05
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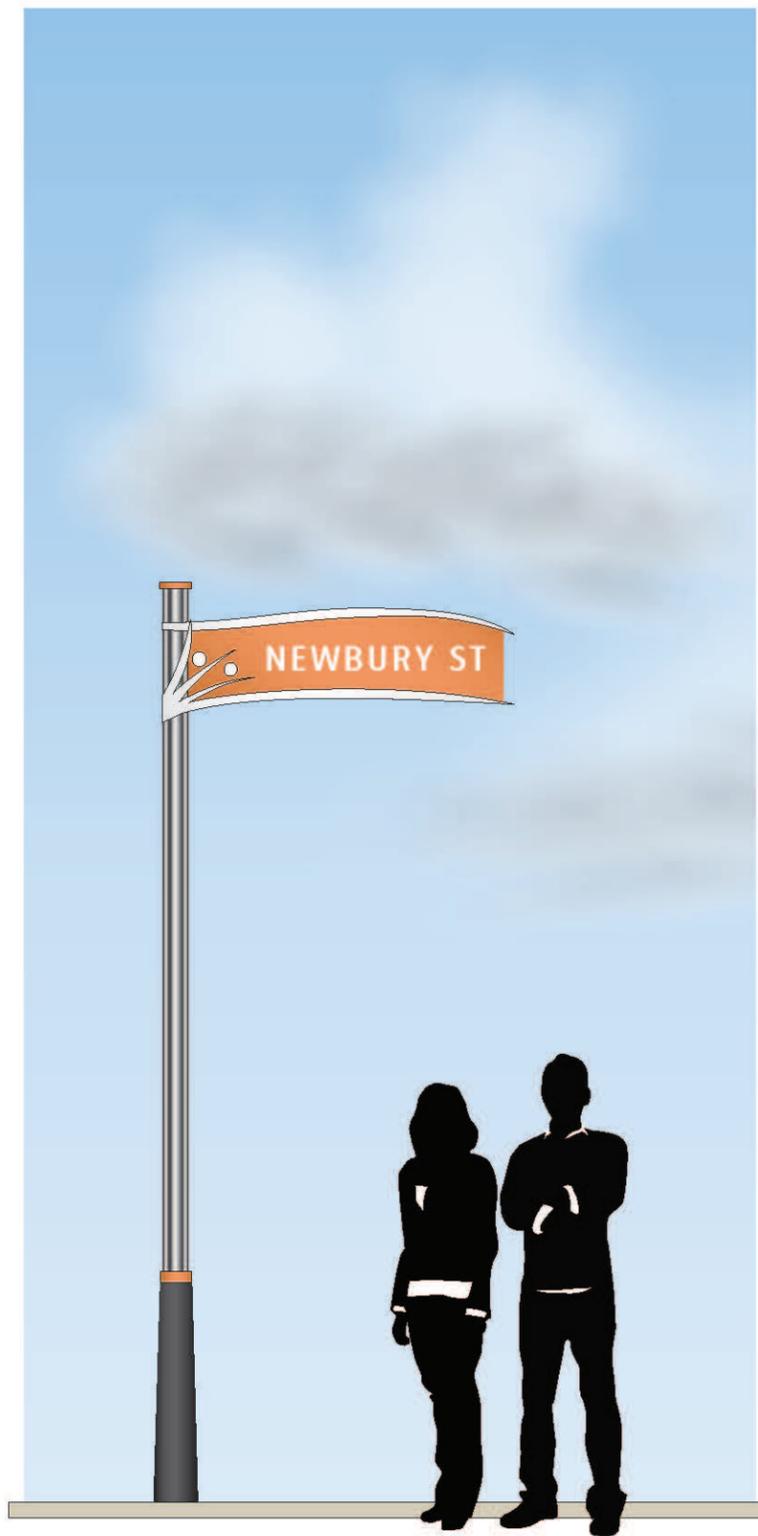
**DRAWING TITLE:**  
On-Premise Directional

**NOTES**  
60 SF

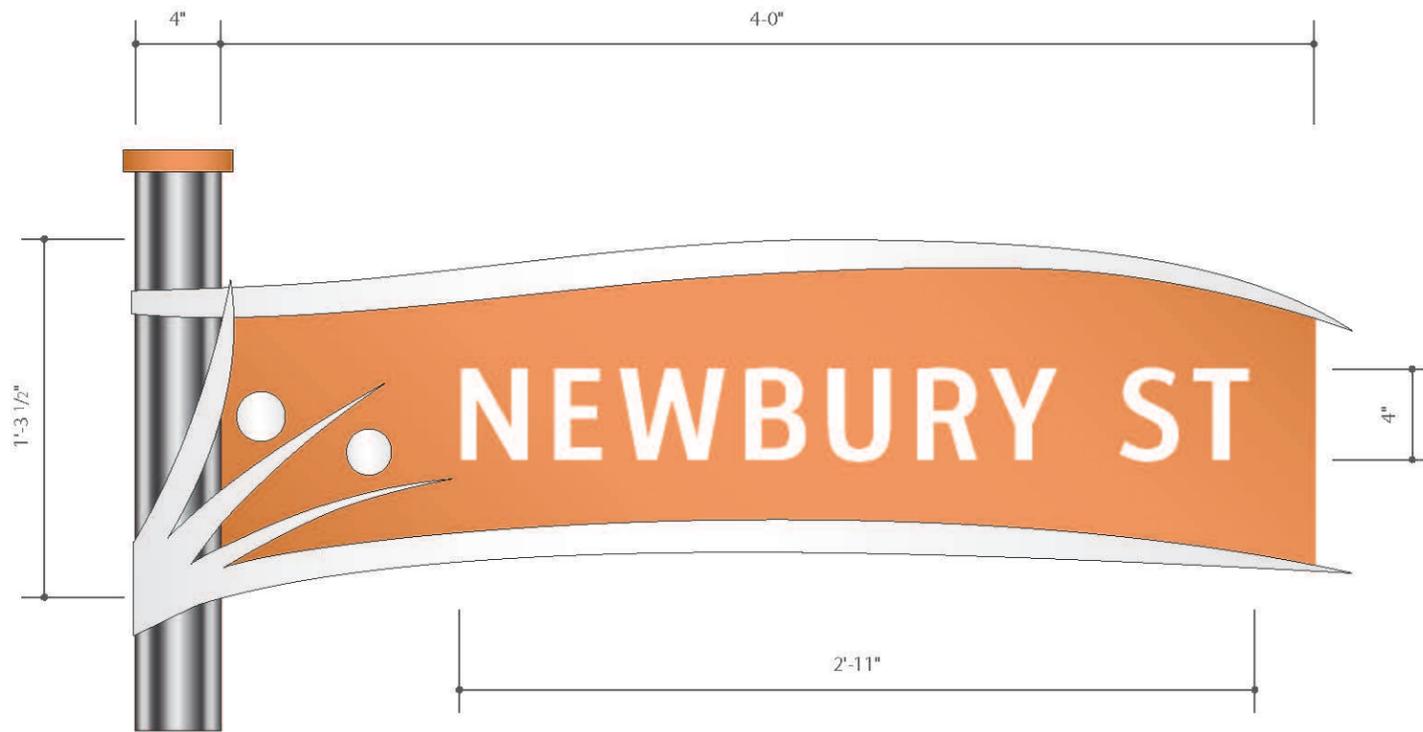
<b>OWNER:</b> Newbury Market	<b>PROJECT:</b> Exterior Construction Documents
---------------------------------	---

<b>CUSTOMER APPROVAL:</b>	<b>DATE:</b>

<b>KMA DESIGN</b> 301 E. Main Street Carnegie, Pa 15106	<b>THEKMA GROUP.COM</b> V. 412-429-4071 F. 412-429-4074	<b>SHEET</b>
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01 ST 8. Street ID  
Elevation  
Scale - NTS



01 ST 8. Street ID  
Elevation  
Scale - 1 1/2" = 1'-0"



**KMA  
DESIGN**

**DRAWN BY:** Daniel Grushecky

**CHECKED BY:** Victoria Aubele

ISSUED FOR:	DATE:
Construction Documents	1-20-16
Township Approval	2-19-16

**REVISION NUMBER:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

PROJECT #	SIGN TYPE (S)
1504.02	10

**DRAWING TITLE:**  
Street ID

**NOTES**  
5.17 SF

<b>OWNER:</b> Newbury Market	<b>PROJECT:</b> Exterior Signage Construction Documents
---------------------------------	---

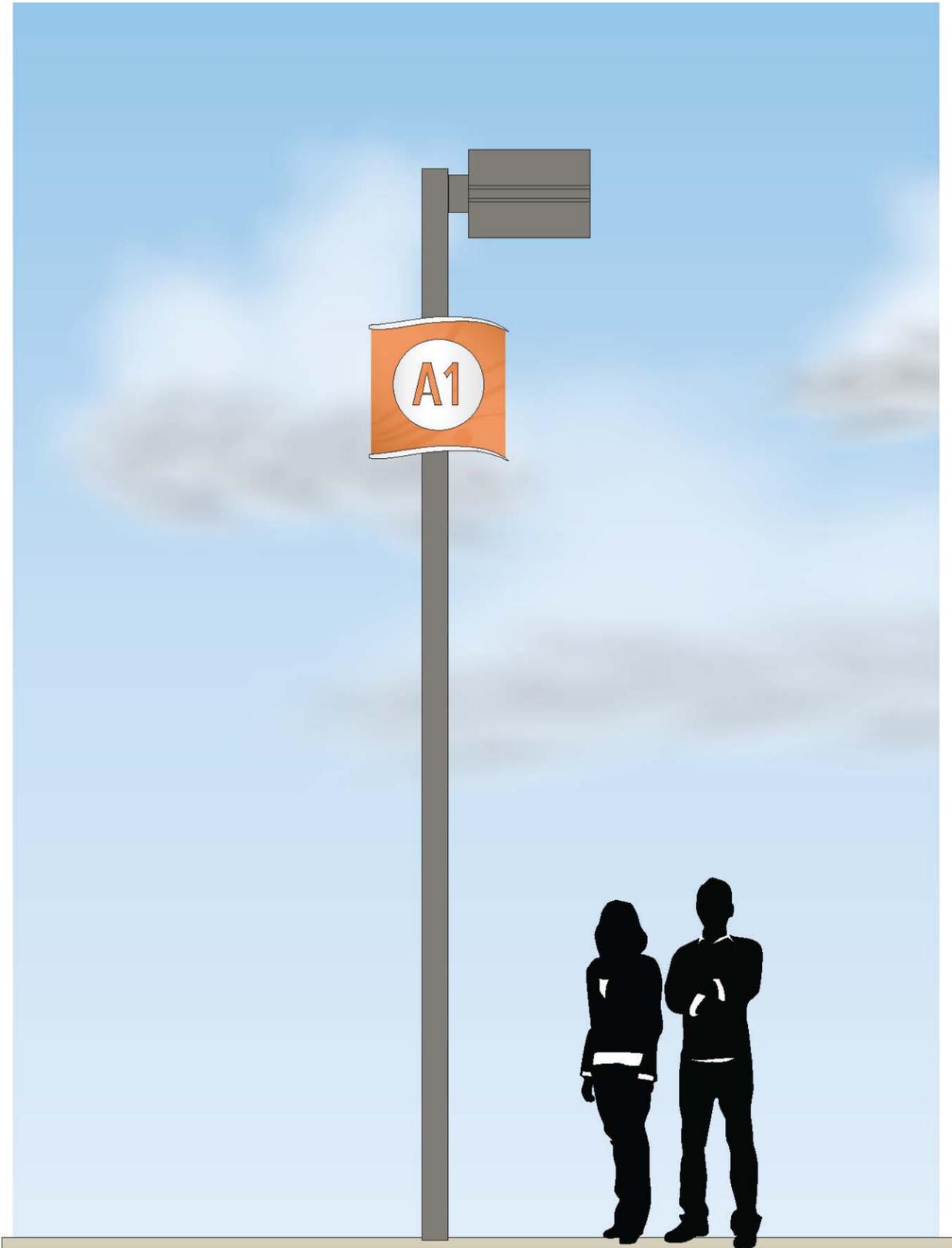
**CUSTOMER APPROVAL:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

<b>KMA DESIGN</b> 301 E. Main Street Carnegie, Pa 15106	<b>THEKMAGROUP.COM</b> V. 412-429-4071 F. 412-429-4074
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**SHEET**

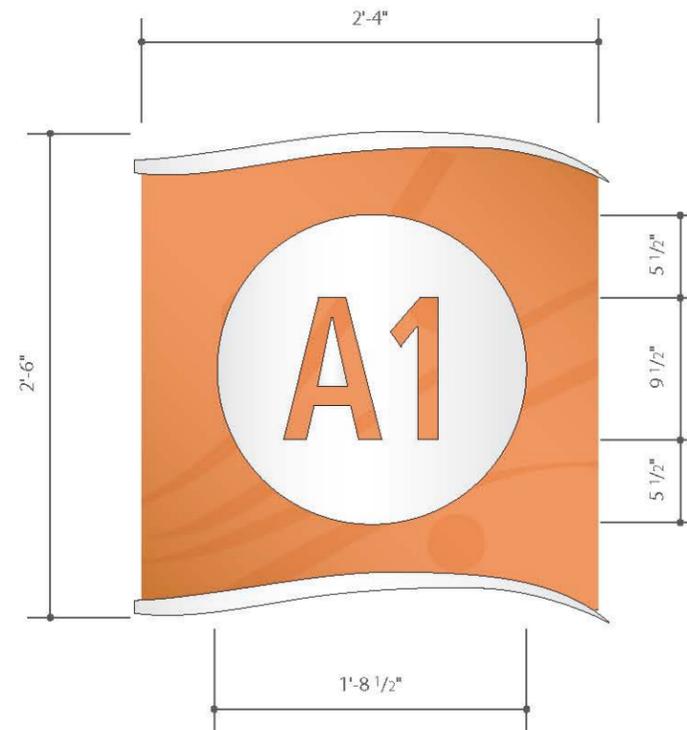
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**07**



01 ST 9: Pole Mounted Parking Lot Identification  
Elevation

Scale - NTS



02 ST 9: Pole Mounted Parking Lot Identification  
Elevation

Scale - 1" = 1'-0"



**KMA  
DESIGN**

**DRAWN BY:** Daniel Grushecky

**CHECKED BY:** Victoria Aubele

ISSUED FOR:	DATE:
Construction Documents	1-20-16
Township Approval	2-19-16

REVISION NUMBER:	DATE:

PROJECT #	SIGN TYPE (S)
1504.02	09

**DRAWING TITLE:**  
Pole Mounted Parking Lot Identification

**NOTES**  
5.834 SF

OWNER:	PROJECT:
Newbury Market	Exterior Signage Construction Documents

CUSTOMER APPROVAL:	DATE:

<b>KMA DESIGN</b> 301 E. Main Street Carnegie, Pa 15106	<b>THEMAGROUP.COM</b> V. 412-429-4071 F. 412-429-4074
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SHEET

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08



## Recommendation Letter

March 3, 2016

Eric Newhouse  
Newbury Village Partners, LP  
1302 Village Lane  
Bridgeville, PA 15017

Reference: Master Signage Plan, Newbury Market, 1000 Preston Sygan Road, zoned PED

Dear Mr. Newhouse,

At its February 25, 2016 meeting, the South Fayette Planning Commission reviewed the above referenced Master Signage Plan as required in conjunction with your conditional use application CU-03-16 for a marquee sign.

The Planning Commission recommended approval of the above described "Master Signage Plan" with the following conditions:

- Comments in the following review letters be addressed to the satisfaction of the Township Engineer:
  - R. F. Mitall and Associates, Inc. review letter dated February 18, 2016, subject to correction of general comment 2 on page seven to read that the 84 Lumber sign as proposed to be constructed upon the marquee IS in compliance with the Township's ordinances.
- Presentations as made at the Planning Commission meeting, including:
  - The electronic copy sign is withdrawn from the application.
  - Removal of the original existing 84 Lumber sign at the Gateway Shops when the Newbury Market marquee sign is erected.
  - Removal of the current sign upon the double tunnel wall with the starting of construction of the marquee sign.
  - An on-premises directional sign may be constructed in lieu of a "welcome sign" at the double tunnel entrance provided the sign and location is approved by PA DOT.
  - The sign as shown proposed upon the railroad crossing bridge into the project and as detailed upon sheet 2 is withdrawn from this application.
  - Per §240-119.1.C(12) – the planning commission recommended approval of the "Welcome Sign" location as shown on sheet SP1.1 of the Master Signage Plan. This location is outside the PED zone but will allow the sign to be located over the main entrance driveway to better direct the public to the Newbury Market entrance.
  - A final design with all the Township requirements completed including all of the required engineering design will be required at the time of permit application for construction of each sign.

The review of the application is scheduled before the South Fayette Township Board of Commissioners at its next meeting on Wednesday March 9, 2016. If you have any questions and/or comments please feel free to contact me directly.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Benton", with a long horizontal flourish extending to the right.

Mike Benton, PE  
Director of Engineering and Planning

cc: Don Housley, R F Mitall and Associates, Inc.



# SOUTH FAYETTE T O W N S H I P

A Community Growing Together

## Planning Commission

www.southfayettepa.com

### Recommendation Letter

March 3, 2016

Eric Newhouse  
Newbury Village Partners, LP  
1302 Village Lane  
Bridgeville, PA 15017

Reference: File # CU-03-16, Marquee Sign, Newbury Market, 1000 Presto Sygan Road, Conditional Use Application

Dear Mr. Newhouse,

At its February 25, 2016 meeting, the South Fayette Planning Commission recommended approval of the above described Conditional Use – Marquee Sign Application with the following conditions:

- Comments in the following review letters be addressed to the satisfaction of the Township Engineer:
  - R. F. Mitall and Associates, Inc. review letter dated February 18, 2016
  - The Township must first approve the "Master Signage Plan" as presented at the Planning Commission meeting.
- Presentations as made at the Planning Commission meeting, including:
  - No electronic messages within or upon the sign of any kind may be used.
  - Removal of the current sign on the double tunnel wall with the starting of construction of the marquee sign.
  - A final design with all the Township requirements completed including all of the required engineering design will be required at the time of permit application for construction of the sign.

Due to the legal advertising requirements, the review of the application and required public hearing is scheduled before the South Fayette Township Board of Commissioners at its meeting on Wednesday April 13, 2016. If you have any questions and/or comments please feel free to contact me directly

Sincerely,

Mike Benton, PE  
Director of Engineering and Planning

cc: Don Housley, R F Mitall and Associates, Inc.



**SOUTH FAYETTE TOWNSHIP  
ALLEGHENY COUNTY**

**HEALTHY TRAILS COMMITTEE**

**RESOLUTION No. 5 of 2016**

**A RESOLUTION ESTABLISHING AN ADVISORY COMMITTEE TO RESEARCH, RECOMMEND, AND SEEK FUNDING FOR TRAIL AND CORRIDOR IMPROVEMENTS AND CONNECTIONS FOR PEDESTRIAN AND BICYCLE TRANSPORTATION IN SOUTH FAYETTE TOWNSHIP.**

**WHEREAS**, the Township of South Fayette is experiencing rapid growth in both residential and commercial areas; and

**WHEREAS**, the Township of South Fayette desires to provide safe and healthy choices of transportation modes; and

**WHEREAS**, the Township of South Fayette would like to coordinate the desired pedestrian and bicycling planning with residents, businesses and neighboring municipalities to develop a unified strategy for the planning and funding efforts;

**NOW, THEREFORE**, the Board of Commissioners does hereby resolve as follows:

1. The Healthy Trails Committee is hereby created and shall consist of the following seven voting members:

South Fayette Township:	Director of Planning and Engineering Director of Parks and Recreation
Township Residents:	2-4 members
Business/Commercial:	1-2 members

2. Nonvoting members will participate in meetings and efforts as the Township and voting members deem as appropriate.

3. All of the members shall serve without compensation.

4. The committee shall serve not only in an advisory capacity but also shall communicate with the appropriate organizations about project planning, coordination and funding.

5. The committee logo, mission statement and vision statement are attached.

RESOLVED AND ENACTED into law by the Board of Commissioner of the Township of South Fayette on the \_\_\_\_ day of March, 2016.

BOARD OF COMMISSIONERS

---

Ryan T. Eggleston  
Township Manager

---

Joseph Horowitz  
President of the Board of Commissioners

(Seal)

DRAFT

## South Fayette Township Healthy Trails Initiative

&

## South Fayette Township Healthy Trails Committee



### **Mission Statement**

The mission of the South Fayette Township Healthy Trails Initiative and Committee is to enhance community recreation and transportation by improving conditions and expanding opportunities for the safe and effective movement of pedestrians and cyclists on existing and new trails, paths, sidewalks, roadways and other corridors.

### **Vision Statement**

Alongside South Fayette Township's efforts to improve roads and motor vehicle transportation in the community, the Healthy Trails Initiative will result in the creation and expansion of safe, effective corridors for foot and cycle travel. Citizens will enjoy a greater variety of opportunities to bike, walk or run for recreation, wellness and an alternate means of transportation. Pedestrians and cyclists will more easily connect with commercial, residential, educational and recreational areas. New and existing township roadways and developments will accommodate and encourage safe bicycle and pedestrian travel, when appropriate. Community education will encourage road sharing.

MEMORANDUM OF AGREEMENT  
Between The  
SOUTH FAYETTE TOWNSHIP POLICE ASSOCIATION  
And  
SOUTH FAYETTE TOWNSHIP

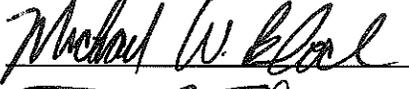
Until formal execution of the Collective Bargaining Agreement occurs by both parties, this document will memorialize an understanding between the South Fayette Police Unit and the Township of South Fayette as follows:

1. The Township and the Union agree to a two year trial period of the twelve (12) hour shift concept, previously worked out between the members of the bargaining unit and the Chief of Police and Township Manager (copy attached). The Township will retain the exclusive right to change from the twelve (12) hour shift concept back to the relevant, current contract language at the end of the two year period, or at any time thereafter, as it deems necessary. The Township shall meet with the Union on a "meet and discuss" basis prior to making any final decisions regarding the change in the twelve (12) hour shift concept.

The procedures and guidelines for the twelve (12) hour shift concept will be attached to this Memorandum of Agreement and ultimately the contract as an addendum.

The parties agree this date: \_\_\_\_\_

SOUTH FAYETTE POLICE WAGE & POLICY UNIT


SOUTH FAYETTE TOWNSHIP

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**ADDENDUM TO COLLECTIVE BARGAINING AGREEMENT  
REGARDING TWELVE HOUR SHIFTS**

Effective March 7, 2016, the Township shall implement a schedule incorporating twelve hour shifts for those positions other than Chief, the SRO Officer during the school year, and any other future positions that require a flexible work schedule, as long as it is not in violation of the existing agreement, and which shall include, in any two week pay period, 2 workdays within one workweek and 5 workdays within one workweek. Shifts shall consist of a Day shift from 6 a.m. until 6 p.m., and a Night shift from 6 p.m. until 6 a.m. One of the seven days worked in the pay period shall be scheduled as an 8 hour work day. The implementation of the schedule shall be on a trial basis. The Township may decide, as a matter of managerial prerogative, at any time after 3/6/2018, to revert to the current scheduling, as existed on March 6, 2016. In addition, should the Township revert to the current scheduling, as of March 6, 2016, the terms and provisions of the current Collective Bargaining Agreement regarding overtime and the accumulation and use of leave time will also govern. The intent of this article is to set forth the provisions pursuant to which the 12 hour schedule will operate and convert available benefits such that, with the exception of bereavement leave, there is no increase or decrease in time off an officer receives. The following provisions shall apply to all officers and amend the provisions of the Collective Bargaining Agreement (1/1/13 – 12/31/16) to reflect the changes from the 12 hour shifts from the 8 hour shifts:

1. Police officers on a twelve hour shift schedule shall receive straight time compensation for 80 hours within a two week pay period. Actual hours worked in excess of 12 hours in any work day or 84 hours within a two week pay period shall be compensated at time and one-half. On the 8 hour day of the workweek, if scheduled by the Chief to work extra 4 hours, time shall be paid as straight time to the officer. Detail work or call outs shall still be paid at overtime rate.

2. Overtime to fill twelve hour shifts will be called out in 2 six-hour increments, using the Overtime List. Overtime for details and to cover shift hours short of six hours will come off of the Overtime List unless an officer currently on duty or coming on duty is used to fulfill the requirement by extending or adding to a normal duty shift.

3. Officers are limited to working not more than 4 twelve-hour shifts in succession. Exceptions to this may be granted at the discretion of the Chief of Police, Township Manager or their designee, if extenuating circumstances are present.

4. An officer may switch shifts not more than once per month to be approved at the discretion of the Chief. Shifts may only be switched for the same hour shift, i.e. 12 hour for 12 hour or 8 hour for 8 hour. Exceptions to this may be granted at the discretion of the Chief of Police, Township Manager or their designee, if extenuating circumstances are present.

5. After working sixteen hours within a 24 hour period, officers must utilize compensatory time off to offset any hours worked in excess of 16 and to ensure that the officer has at least eight hours off before his/her next 12 hour duty shift. Exceptions to this may be granted at the discretion of the Chief, Township Manager, or their designee, if extenuating circumstances are present.

6. Duty shift adjustments for court time:

a. If an officer is off duty the night prior to a scheduled court-related appearance and the court time is within eight hours of the commencement of his/her 12-hour duty shift, that officer shall be required to utilize his/her compensatory time off to offset any hours worked in excess of sixteen hours within a 24-hour period. The officer may elect to use this compensatory time at either the beginning or end of their 12-hour duty shift, provided that if the use of compensatory will cause overtime, the Township may designate whether the use of compensatory time is at the beginning or end of the shift.

b. If an officer is scheduled for a court-related appearance between two 12-hour duty shifts, that officer shall be required to use compensatory time at the beginning of the second 12-hour duty shift should that court-related appearance extend past four hours in length and result in the officer having less than eight hours off between the two shifts. Required amount of compensatory time shall be equal to the number of hours that require the officer to be off for eight hours prior to the commencement of the second 12-hour duty shift.

c. If the officer has completed a 12-hour duty shift and is scheduled for a court-related appearance the following day, and the officer is not scheduled to return for another 12-hour shift that day, the officer shall be eligible for overtime pay.

7. The rules for accumulation and utilization of compensatory time off under Article 2.12 of the Collective Bargaining Agreement shall be the same as those for compensatory time set forth above, anything to the contrary in the Collective Bargaining Agreement notwithstanding.

8. The references in Article XI of the Collective Bargaining Agreement to sick leave eligibility and accumulation are modified as follows:

14 days per calendar year = 112 hours per calendar year

120 full days and 30 half days accumulated sick days = 1080 accumulated sick hours

9. Article XII is modified to provide as follows:

Upon notice to the Township of the death of a Police Officer's spouse, child, step-child, mother, father, stepmother, stepfather, brother, sister, grandparent, mother-in-law, and father-in-law, the Police Officer shall be entitled to four (4) consecutive days off beginning the day following the day of death, and work days scheduled in that four (4) day period will be compensated at full pay. If the officer was previously scheduled for any personal, vacation, holiday, or compensatory time within the four (4) day period, that time will be returned to the officer and the time shall be paid. Payment for funeral leave shall be at the Police Officer's basic straight time rate.

A Police Officer shall qualify for up to 12 hours off with pay upon notice to the Township of the death of the officer's brother-in-law, sister-in-law, uncle, aunt, nephew, niece, or grandparent-in-law. Payment for funeral leave shall be at the Police Officer's basic straight-time rate.

10. The references in Article 8 of the Collective Bargaining Agreement to vacation entitlement shall be modified as follows:

- a) After one (1) year of service 80 hours
- b) After three (3) years of service 120 hours
- c) After ten (10) years of service 160 hours
- d) After fifteen (15) years of service 200 hours
- e) After twenty-five (25) years of service 240 hours

For purposes of scheduling vacations pursuant to Article VIII of the Collective Bargaining Agreement, an officer on a 12 hour shift schedule shall be required to schedule at least two 12-hour days off at a time in a week they work a 2 day workweek, and shall be required to schedule at least three 12-hour days off at a time in a week they work a 5 day workweek. Exceptions to this may be granted at the discretion of the Chief of Police, Township Manager or their designee, if extenuating circumstances are present.

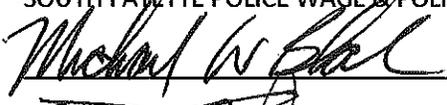
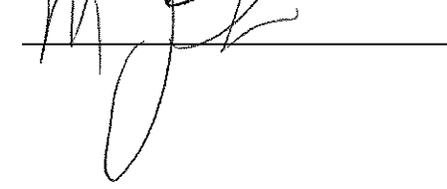
11. Article 10.4 of the Collective Bargaining Agreement shall be modified as follows:

Each Police Officer who has successfully completed the probationary period shall be granted a total of twenty-four (24) personal hours off, with pay, during each calendar year, which may be scheduled on a daily basis, subject to the approval of the Chief or his designee. The Police Officer must have made a written request for a personal day at least twenty four (24) hours before the personal day, as long as no other officer has already requested the same day off.

12. Eligible police officers who are on the 12 hour shifts shall be granted one 8 hour day's pay for each of the observed holidays indicated in Article 9. In addition to the 8 hours, if an officer works a holiday, they shall receive 6 hours straight time of pay for each holiday worked. Both the 8 hours and 6 hours of straight time shall be paid as part of the officer's "holiday pay" at the end of the year. In addition to holiday, anytime actually worked on a holiday will be paid as straight time to the officer on the pay period they actually worked the holiday.

13. Any officer who works a full 12 hour night shift comprised from 6 p.m. until 6 a.m. shall be paid additional compensation of \$2.00 per day. No additional compensation shall be paid to anyone working the day shift.

SOUTH FAYETTE POLICE WAGE & POLICY UNIT

  
\_\_\_\_\_  
  
\_\_\_\_\_  
  
\_\_\_\_\_

SOUTH FAYETTE TOWNSHIP

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Dear Mr. Benton

February 29, 2016

Today we come to you to solicit information on the appropriate procedure to restore the commercial zoning of our family's properties on Washington Pike. During the comprehensive plan's development mother's property (Catherine Rosi 3122 Washington Pike), as well as our surrounding family members properties were changed from C-1 to R-2. The properties that were changed are 3122, 3124, 3126, 3128, 3130 and 3132.

We would like to know what the procedure is to have our properties restored to the commercial zoning prior to the comprehensive plan as each parcel was zoned C1 from 1986 until the taking of their value in 2000.

Please contact us at the following phone numbers and/or email addresses:

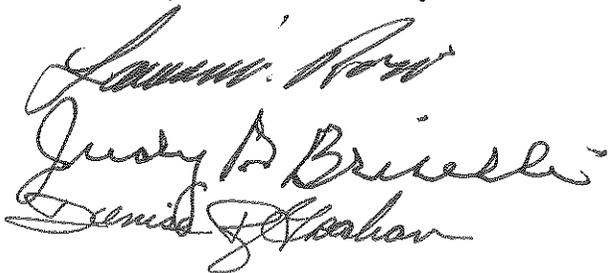
Denise Graham 412-996-6179 [drgraham10@yahoo.com](mailto:drgraham10@yahoo.com)

Lawrence Rosi 412-953-4582 [rosil59@aol.com](mailto:rosil59@aol.com)

Judith Briselli 724-941-9436 [jabriselli@verizon.net](mailto:jabriselli@verizon.net)

Thank You,

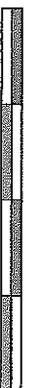
Denise, Lawrence and Judy

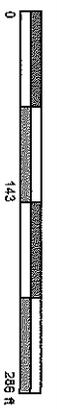
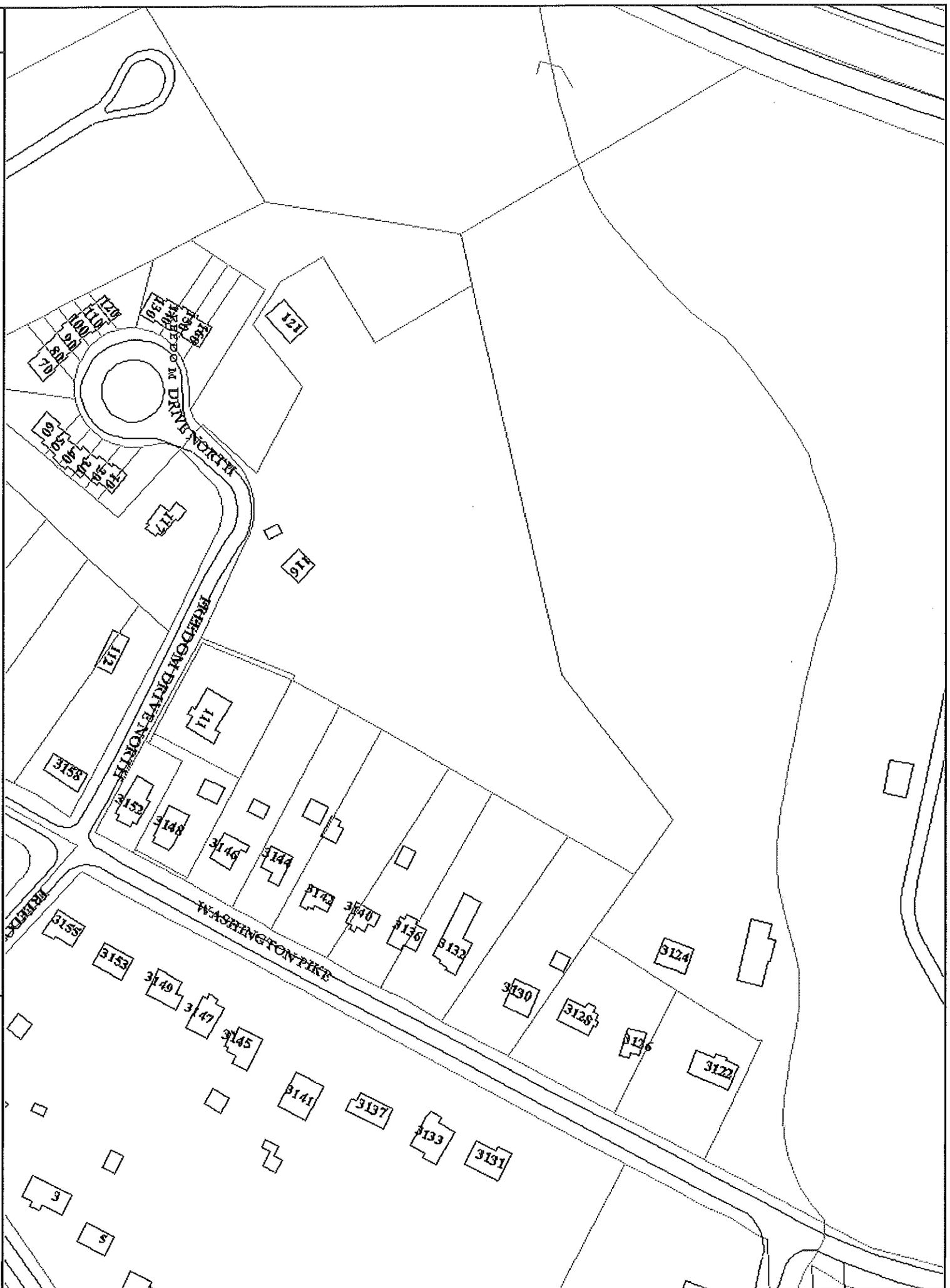


Handwritten signatures of Lawrence Rosi, Judy B. Briselli, and Denise J. Graham.



Was C-1  
until  
2000





## LICENSE AGREEMENT

THIS LICENSE AGREEMENT, made and entered into this 13<sup>th</sup> day of April, 2016, by and between:

The TOWNSHIP OF SOUTH FAYETTE (hereinafter referred to as the "TOWNSHIP") a political subdivision of the Commonwealth of Pennsylvania with its principal office located at 515 Millers Run Road, Morgan, PA 15064;

AND

FRED CARDILLO (hereinafter referred to as "CARDILLO"), having a mailing address of 3122 Robinson Run Road, McDonald, PA 15057.

### WITNESSETH

WHEREAS, the TOWNSHIP is the owner of the certain pieces of real property designated as Block and Lot Nos. 405-B-58 and 407-R-5 in the Office of the Department of Real Estate of Allegheny County, Pennsylvania, otherwise known as the Boys Home Park (hereinafter "Subject Property"); and

WHEREAS, the LICENSEE's have used the Subject Property for farming and agricultural uses and wish to continue to utilize the same for agricultural purposes; and

WHEREAS, at its regular meeting on the 13th day of April, 2016, the Board of Commissioners of the TOWNSHIP approved the granting of a License to LICENSEE to permit the continued utilization of the Subject Property for agricultural uses, subject to the following terms and conditions; and

WHEREAS, LICENSEE agree to accept this grant of License subject to the following terms and conditions; and

NOW, THEREFORE, in consideration of the foregoing recitals and mutual covenants contained herein, and for Seven Hundred Dollars (\$700.00), receipt of which is hereby acknowledged, and such other good and valuable consideration, and intending to be legally bound hereby, the parties agree as follows:

### AGREEMENT

1. Incorporation. The parties hereby incorporated the foregoing paragraphs as if set forth at length herein.

2. Grant of License. TOWNSHIP grants an exclusive License to and for the benefit of LICENSEE for the use of the Subject Property for farming and agricultural uses. In the use of this License, LICENSEE shall not unreasonably interfere with the TOWNSHIP's use of the remaining portions of the Subject Property that are currently utilized and designated for municipal purposes, including, but not limited to, the athletic fields, pavilion(s), table(s), walkways, roadways, and property associated with the same, both real and personal, and shall promptly repair any damage caused by LICENSEE's use of the License.

3. Term. This License shall commence on the effective date and will remain in force for a time period of five (5) years from the date of execution of this License Agreement, unless terminated pursuant to the provisions contained herein. Except as set forth below, this license is nontransferable.

4. Termination. This License Agreement may be terminated by either party after giving Ninety (90) days written notice, sent certified mail, return receipt requested to the addresses as provided above, or as hereafter designated by either party. If this Agreement is terminated by the TOWNSHIP prior to the completion of the Term, the TOWNSHIP shall reimburse LICENSEE its costs associated with its investment of Two Thousand Five Hundred Dollars (\$2,500.00) for the fertilization of the Subject Property that was conducted in 2015, prorated based upon a sixty (60) month term.

5. Township's Use of Subject Property. The TOWNSHIP shall have the right to enter upon and utilize any necessary portions of the Subject Property if the same is reasonably necessary for the maintenance of the TOWNSHIP's property and/or the water, sewer, or other utility lines or facilities that may be located therein. The TOWNSHIP shall provide LICENSEE with at least forty-eight (48) hours notice of such maintenance activity, unless the maintenance activity is related to an emergency situation. The TOWNSHIP shall not be responsible for any damage to the Subject Property or agricultural uses caused by any such reasonable TOWNSHIP maintenance activity.

6. Indemnification. LICENSEE's do for themselves and their successors and assigns, agree to release, discharge, indemnify, defend, and hold harmless, including reasonable attorneys fees, the TOWNSHIP and its officials, employees, and agents of and from any claims, damages, demand, suit, action or liability of any nature whatsoever, including property damage, injury or death of any person related to the use of the Subject Property for farming and agricultural purposes, and/or this License Agreement.

7. Governing Law. This License Agreement shall be construed in accordance with and governed by the laws of the Commonwealth of Pennsylvania.

8. Agreement Not A Lease. The parties hereto do not intend this License Agreement as a lease and hereby confirm that no rights at law or equity as to landlord and tenant arise herefrom.

9. Agreement Not to be Recorded. This Agreement shall not be recorded by any party and such recording shall render this Agreement null and void.

10. Counterparts. This Agreement may be executed in any number of counterparts, each of which when so executed, shall be deemed an original, but all such counterparts shall constitute but one and the same agreement.

IN WITNESS WHEREOF, the parties hereto, intending to be legally bound hereby, have caused this License Agreement to be executed as of the Effective Date.

WITNESS: TOWNSHIP OF SOUTH FAYETTE

\_\_\_\_\_  
By: \_\_\_\_\_  
Name: Joseph Horowitz  
Title:  
President

WITNESS: FRED CARDILLO

\_\_\_\_\_  
By: \_\_\_\_\_  
Name: FRED CARDILLO



Leslie A. Peters, Esq.  
[lpeters@horizonprop.net](mailto:lpeters@horizonprop.net)  
(724)743-7722 ext. 2525

March 8, 2016

VIA EMAIL ([reggleston@sftwp.com](mailto:reggleston@sftwp.com)) AND OVERNIGHT MAIL

South Fayette Township  
515 Millers Run Road  
Morgan, PA 15064  
Attention: Ryan Eggleston, Township Manager

RE: Horizon Properties Group, LLC – South Fayette Township - Purchase and Sale Agreement  
dated October 14, 2015

Dear Mr. Eggleston:

The purpose of this letter is to request an amendment to the Purchase and Sale Agreement dated October 14, 2015 (the "Agreement") by and between Horizon Properties Group, LLC and South Fayette Township, which amendment would extend the Due Diligence Period pursuant to Section 7.6(f) by an additional One Hundred Twenty (120) days. Pursuant to this extension, the Due Diligence Period deadline would be extended from March 14, 2016 until July 12, 2016.

As you may know, the Environmental Phase II report on the Property indicated soil contamination and the means and methods for remediation of this material must be determined prior to our moving forward with the planned development. In addition, Purchaser is still in the process of obtaining our approvals for the project from the Township as well as other governmental authorities.

Please contact Mark Koontz at your earliest convenience to discuss this matter further.

Very truly yours,

Leslie A. Peters, Esq.

cc: Jonathan Kamin, Esq. (via email [JonathanK@gkgattorneys.com](mailto:JonathanK@gkgattorneys.com))  
Robert Garvin (via email [RobertG@gkgattorneys.com](mailto:RobertG@gkgattorneys.com))  
Rod Piatt (via email)  
Mark Koontz (via email)  
J.P. Morgan (via email)