

Board of Supervisors:  
 Ronald Flatt, Chairman  
 Philip Wulff, Vice Chairman  
 Edward Latuska, Supervisor  
 Robert Sloan, Supervisor  
 Alan Smallwood, Supervisor



Anthony Amendolea, Secretary/Treasurer  
 Michael Gallagher, Solicitor  
 Gateway Engineers, Engineer  
 Patrick Gauselmann, BCO/Zoning Officer

Center Township Board of Supervisors  
 Regular Meeting Minutes  
 April 10, 2019  
 6:30 p.m.

**CALL TO ORDER:**

Chairman Ronald Flatt called the Regular Meeting, of the Center Township Board of Supervisors, to order at 6:30 p.m. The meeting was held at the Unionville Volunteer Fire Company Firehall, 102 Mahood Road, Butler PA 16001.

**ROLL CALL:**

In addition to Chairman Flatt, present were; Vice Chairman Philip Wulff; Supervisors Edward Latuska, Robert Sloan and Alan Smallwood; Township Solicitor Michael Gallagher; Township Engineer David Heath; and Township Secretary/Treasurer Anthony Amendolea.

**PUBLIC TO BE HEARD:**

- A. Mr. Nathan Wulff, Unionville Fire Chief: Mr. Wulff presented the Unionville Volunteer Fire Company report for March 2019, as follows:

Type of Calls	Number of Calls
Motor vehicle accidents	5
Automatic fire alarms	6
Service calls	1
Structure fires	8
Medicals	2
Brush fires	5
Water rescue	0
Vehicle fires	0
Standby	1
Total	28

- B. Ms. Paula Painter: Ms. Painter introduced herself as a candidate for the Prothonotary Office. She has worked in the office for over eighteen (18) years.

**MINUTES:**

- A. Public Nuisance Hearing - March 6, 2019: ***Latuska motioned approving the minutes of the Public Nuisance Hearing held on Wednesday, March 6, 2019. Smallwood seconded. Wulff abstained. Motion carried 4 to 0.***
- B. Agenda Setting Meeting - March 11, 2019: ***Latuska motioned approving the minutes of the Agenda Setting Meeting held on Wednesday, March 11, 2019. Wulff seconded. Motion carried.***

- C. Regular Meeting - March 13, 2019: ***Latuska motioned approving the minutes of the Regular Meeting held on Wednesday, March 13, 2019. Sloan seconded. Motion carried 4 to 0.***

#### **TREASURER'S REPORT:**

- A. March 2019: ***Flatt motioned approving the March 2019 Treasurer's Report. Smallwood seconded. Motion carried.***
- B. Warrant List 19-03-06: ***Flatt motioned approving Warrant List 19-03-06. Latuska seconded. Motion carried.***
- C. Warrant List 19-04-07: ***Flatt motioned approving Warrant List 19-04-07. Latuska seconded. Motion carried.***

**ZONING REPORT:** March 2019: Construction costs were \$580,240.00 fees collected were \$2,364.50.

#### **SUBDIVISION & LAND DEVELOPMENTS:**

- A. Giles Holdings Lot Line Revision No. 2018-10-10 Extension Request: Mr. John Giles requests a ninety (90) day extension through July 19, 2019. ***Flatt motioned accepting the ninety (90) day extension for the Giles Holdings Lot Line Revision No. 2018-10-10. Latuska seconded. Motion carried.***
- B. Jiffy Mart Land Development No. 2019-03-01, Preliminary, Expires 06/25/2019: Mr. James Day and Mr. Joe Wendling presented. Mr. Paul Gill proposes to construct a 4,311 SF retail/convenience store building, pump stations, associated parking and stormwater management system located at 1701 North Main Street (Center Township Map 060-S4-16), in the C-1 Retail and Service Commercial zoning district and Core Infill Overlay District. Township Engineer Heath's comments are as follows (*Mr. James Day's comments are italicized*):
1. An updated land development application should be provided with the submission. The current application is from 2016. (*A new Center Township Application will be executed by the Applicant and submitted to Township.*)
  2. Approval letters received from PennDOT, BCCD, and any other reviewing agencies should be provided upon receipt. (*Acknowledged.*)
  3. Reference should be made to the 'Core Infill Overlay District' on the coversheet. (*This has been added to the zoning data on Plan Cover Sheet.*)
  4. The coversheet should call out in the Development Data Table if the site is a permitted or conditional use within its specified zone. (*The existing business, of motor vehicle fuel dispensing facility, is a Conditional Use in its C-1 zoning district. A notation to that effect has been added to the zoning data on Plan Cover Sheet.*)
  5. Sheet C5, Site Plan, has not been included in this submission. Please provide this sheet with all necessary site plan information. (*The C-5 sheet is included with the revised plan submission for this response letter.*)
  6. An updated PA One Call serial number should be provided. The current number is from 2015 and may not provide accurate information. (*A new One Call serial number has been obtained and added to plans. There are no changes of utilities since the 2015 One Call.*)
  7. All unnecessary information should be removed from plans. Several plan sheets include dark existing conditions information, utility information, grading spots, and hatching that is not required for that specific sheet, making it extremely difficult to read. (*For clarity, the plan package has been expanded to separate sheets for plan page-specific graphical content. We prefer to keep background content on plans for awareness of entities to contractors using the plans. Any other non-relevant graphics have been turned off.*)

8. Provide documentation that the existing private waterline easement shown on the existing conditions plan has been vacated. Proposed structures are not permitted on existing easements regardless of ownership. This protects the parcel for future ownership changes. *(This private easement has no bearing on plan review and approval. Owner will be vacating a portion of his own private waterline easement on his own property. Pertaining to the existing waterline easement on property...what concern is this to township? This is the property owners own easement on his own property. If he prefers to retain it, that is his own right & business to do so. The review comment directive cannot be a condition for plan approval.)*
9. Water, sanitary, and gas service are shown through an adjacent property owner northeast of the site. Are those services existing or proposed? If proposed, provide documentation of easement. The ownership of the proposed easements should be granted for the Jiffy Mart parcel regardless of current ownership. The easements should be recorded as private utility easements. This protects the property for future ownership changes. *(The existing easement of the offsite utilities has been added to the site plan. These utilities are currently being installed, with the water as temporary services to the existing store, and will be subsequently utilized as tie-ins for the proposed store. How do we address this comment? Owner of property owns both properties, and the utilities of concern, as his service lines. Why is the service line ownerships of any concern to township? The recorded easement for the utilities is sufficient to show user rights to pipes within the easements.)*
10. Provide truck turning templates for a garbage truck egress. HOP Plans in this submission still show the original location. *(The garbage bin has been relocated. Refer to the Sheet HOP-3 for fuel truck access thru site. A garbage truck route is less restrictive I'm not aware of multiple locations of trash enclosure...it was relocated on Site Plan, from NW corner of building, to by south end of Basin-1. There is only one trash enclosure.)*
11. There appears to be a utility conflict with the proposed eastern pump station and the existing sewer line. Will these facilities remain, or will they be removed in their entirety? Please clarify. *(The existing privately-owned sewer lift pump and its tank will be removed when the existing store building is removed. The new building will utilize a newly installed lift station and force main line. The existing sewer force main will be decommissioned, capped and abandoned in place, since it is owned by others.)*
12. Label the proposed concrete grease interceptor tank and grinder pump tank on the utility plan. *(These items have now been labeled on Utility Plan.)*
13. The minimum width for a 2-way aisle with perpendicular parking is 24' per Figure 20 from the ordinance. Please revise plans to meet this standard. *(The western parking lot has been widened westward to obtain the 24' travel isle width.)*
14. The HC parking sign detail is not current. The most up to date standards are 6' or 72" minimum sign height. *(Acknowledged and detail revised.)*
15. Provide an HC parking detail that corresponds with the angled parking shown on the plan and demonstrate that van space requirements are met. Also include appropriate detectable warning strip. *(An angled HC parking detail has been added to plan. Dimensions have been added to the site plan of same. Placement location of an ADA detectable warning strip has been added to the sidewalk graphics.)*
16. Specify where on the plan a 'drainage curb cut' detail is needed. *(On the north vicinity of the frontal Basin-2 are concrete curbs at the radius', and curb cut portions along the linear portion. Their purpose is to allow for fuel pump island area to sheet flow into the Basin-2.)*
17. Specify what the 'Concrete Detail' refers to. *(The detail #6 Concrete Detail on sheet DET-1 has been reworded to state Fueling Island Concrete Pad Detail.)*
18. Provide details for sidewalk, bituminous paving, the grease trap, and a fire hydrant. Indicate what sheet the BASA details are included on. *(The sewage items are on a separate plan package that has been review and approved by BASA, and are not under review responsibility of township. The BASA sheet that has the grease tank has been added to this site plan set. Sheet DET-1 Detail 3 is the sidewalk. No Fire Hydrant is proposed as one exists at the southeast corner of the premises.)*
19. The site plan must clearly distinguish limits of concrete and bituminous paving, preferably with hatching. *(Any notes that mentioned bituminous have been removed. Owner is going with full concrete paving for the whole site.)*

20. Reference should be made to the buffer yard that has been used to meet any screening requirements. *(Landscape sheet now has additional data added from ordinance, in regards to bufferyard requirements. An existing retaining wall and screening fence at rear property line meet the screening requirements on the north side. The east side, against existing retail, needs no screening. However, neighbor tract has screening on that side. Western side needs new screening as per landscape plan.)*
21. The pump stations appear to fall within the front yard setback area. Yards are defined as 'unoccupied space open to the sky.' A variance is required for the pump station canopy. *(This development is a replacement of an existing non-conforming facility. All structural facilities are sited at or beyond the building setback lines. Canopy overhang is less than the 20' allowed by 20-1908- 14(a). Canopy height is less than 35'. No variance is warranted.)* The Board of Supervisors, based on Township Solicitor Gallagher's recommendation, authorized (1) Jiffy Mart to continue with the land development and (2) grant administrative approval of zoning regulations for Jiffy Mart since the new facility will be less non-conforming.
22. Parking and handicapped spaces should be numbered or distinctively called out. It is unclear if there are intended spaces along the eastern side yard, which would conflict with the eastern pump station. Please clarify. There must be adequate circulation in the lot. We are asking to see that the parking stalls won't block the pump stations and that there is still an adequate drive aisle when the spaces are in use. Please provide turning templates to demonstrate the vehicle movements when both stalls and pumps are occupied. *(Parking tabulations on Cover Sheet have been reviewed and revised as needed for clarity. Parking stall counts are shown on site plan, including the eastern stalls. The proposed 2 eastern parking stalls are intended for employees... if planning feels they would like them removed, they can discuss their concerns to owner for justification, and owner will make any determination to reduce the number of parking stalls. The provided number of stalls overall exceed required, so these couple stalls are not a priority item. He may have plans for them as propane tank cage or whatever repurposes. You are over thinking the eastern traffic patterns....there isn't much fueling activity for the off-road & turbo fuels. Owner is satisfied with the concept he proposes.)*
23. A final erosion and sedimentation control plan must be reviewed and approved by the Pa Department of Environmental Protection. Copies of all approval letters and permits should be provided upon receipt. Section 14-404.C.4 *(Acknowledged. Butler County Conservation has a plan review underway.)*
24. Provide drainage area maps with time of concentration paths included that correspond with routing calculations in the PCSM report. *(These have been printed and incorporated with the PCSM Report.)*
25. Provide sizing calculations and profiles for all storm sewer pipe runs. The provided profile shows a connection between ST-5 and ST-6 which does not correspond with the plan view. ST-4 and ST-3B are not shown at all on the profiles, and calculations are only provided for proposed ST-4 through ST-1. The remaining runs are omitted. *(Pipe profiles have been added to the PCSM plan. Pipe sizing calculations are not warranted since the released flow quantities are insignificant to available pipe capacity. This site has a grade and discharge pipe elevation constraints which limits having more pipe slope. I'm fine with what pipe slopes are possible for the proposed piping, as it is all privately owned and maintained, and not really a matter of concern by Township. Additionally, the pipes have ample capacity for the flows encountered. If Township desires more pipe slope, then a tradeoff for smaller pipe sizes is warranted. Are you also asking the existing pipeline on east side be profiled? What are the other "pipe calculations" you ask of, as the proposed mainline piping calculations were provided? Again, what is it of concern to township of privately owned storm pipe capacities?)*
26. Verify the depth of soil mix within the bio-cells. 24" and 18" depths are both referenced. If the intent of this pipe/tank is to provide storage, than it can be completely flat which would provide cover and protection along the entire length. *(The soil thicknesses have been revised. Basin-1 will have an exposed river stone floor. Basin-2 will have a grassed floor atop rock bedding. Thickness of soil layer has been revised on basin detail. I will revise in PCSM narrative anything of bio-cell soil thicknesses, as I do not have a required thickness at Bio-2, and there is no soil in Bio-1. It is ok for Bio-1 pipe to be exposed at its top.)*
27. Provide separate details for each Bio-cell, outlet structures, and river stone. etc. *(PCSM details have been revised and supplemented as requested.)*

28. Provide volume calculations, summary tables, and PA BMP worksheets in the PCSM report. Section 21-304. Per the manual, 20% of existing impervious area must be considered meadow for volume calculations. Additionally, please ensure that all stormwater management details match the routing calculations. *(These have been completed. No volume controls warranted since post development adds green space, whereas predevelopment is essentially all gravel, impervious and bare.)*
29. Confirmation of required utility services must be submitted. Section 14-404. C. 6 *(Owner will obtain and provide. All utilities are existing at the site.)*
30. Posting financial security in an amount and form acceptable to the Township Solicitor. Section 14-404.C. 8. Bonding is required for private developments as a means to ensure that the proposed design is constructed per approved plans. This protects the Township against plan changes made after approval. The applicant may request partial release of the bond based off of construction completion that has been inspected. *(This is a private development with no products to be turned over to township. No bonding is required. Center Twp never had bonding requirement for private developments...and bonding was applicable to streets & utilities that would become adopted entities by Township. This whole development is private...no bonding warranted. Any bonding is for Township to step in and complete...so ask township if they are going to do such thing on a private development matter; they won't do that. If they want bonding, then show a justification and what use the escrow will be for.)*
31. The loading spaces must be labeled and dimensioned on the plan to confirm the requirements of Section 20-2002 A. *(The provided offloading area is now hatched and labeled as such. The proposed building area of less than 5000 sf, and its use does not warrant a response per the ordinance requirements for a designated loading space.)*
32. The Operations and Maintenance Agreement in Appendix D should be included in the report. Section 21-802.A.22 *(This has been added to the PCSM Report Appendixes.)*
33. The PCSM report should be certified by a registered professional. Section 21-802.B *(The PCSM Report has been sealed and signed by the Registered Professional.)*
34. What proposed BMP are the stormwater management facilities? BMP worksheet 5 should be included in the report and list the volume reduction.
35. The outputs from the routing calculations do not match those shown in summary table on page 4 of the PCSM report. Please revise.
36. The pond summary information in the routing calculations is not consistent with the details on PCSM-2 and PCSM-3 of the plans. Also, “inverts in” are shown at lower elevation than “inverts out” in the outflow control structure details. We believe this to be a negative impact to the infiltration capacity of your BMPs. These structures will collect sediment potentially backing up into the storage areas. We are not opposed to sumping inlets for water treatment if necessary. *(Invert elevations in, lower than elevations out, are designed that way, to pool back some volume, for potential lateral infiltration within the fractured shale at the site.)*

The Planning Commission, based on Township Engineer Heath’s recommendation, recommended preliminary approval, contingent on (1) Items 8,9,10,18,22,24,25,26,28,29,30,34,35 and 36; (2) Board of Supervisors approval of the distance between the proposed building and retaining wall which is less than five (5) feet; (3) receipt of the Highway Occupancy Permit and (4) parcel information on adjacent lot owned by Mr. Paul Gill, to the Jiffy Mart Land Development No. 2019-03-01.

Consensus of the Board was to permit the setback of less than five (5) feet to the retaining wall sine there is no rear emergency exit. Township Engineer Heath requests a complete package to be submitted for review. ***Sloan motioned to table the Jiffy Mart Land Development No. 2019-03-01 for further review by Township Engineer Heath. Flatt seconded. Motion carried.***

**OLD BUSINESS:**

- A. Senate Resolution 6 Report: Flatt is still reviewing the Senate Resolution 6 Report. Sloan is reviewing the report also.
- B. Part Time CDL/Non CDL Descriptions: Flatt provided draft descriptions to Smallwood and Public Works Foreman Brewster. He will provide to the Board once they approve. He wants to have completed prior to Collective Bargaining Unit negotiations to have incorporated in the contract.

**NEW BUSINESS:**

- A. Butler County Spring Convention - 5/16/2019 - Butler Country Club - \$30: Flatt states he would attend the Butler County Spring Convention on Thursday, May 16, 2019 at the Butler Country Club at a cost of \$30.00 ***Lataska motioned authorizing Flatt to attend the butler County Spring Convention on Thursday, May 16, 2019 at the Butler Country Club at a cost of \$30.00. Sloan seconded. Motion carried.***
- B. Schedule PennEnergy Resources Conditional Use Hearing: PennEnergy Resources submitted a conditional use application. ***Flatt motioned (1) scheduling the PennEnergy Resources conditional use hearing for Monday, May 6, 2019 at 6:00 p.m and (2) authorize placement of an ad in the Butler Eagle editions for Sunday, April 21, 2019 and Sunday, April 28, 2019. Lataska seconded. Motion carried.***

**PUBLIC WORKS:**

- A. Award Suit-Kote AC-20 With Fiber Proposal: Public Works Foreman Brewster received a quote from Suit-Kote Corporation in the amount of \$7,125.00 for AC-20 with fiber to seal cracks. ***Flatt motioned authoring Suit-Kote to seal cracks with AC-20 with fiber in the amount of \$7,125.00. Smallwood seconded. Motion carried.***
- B. Authorize Ad for 2019 Pipe Contract: Public Works Foreman requests authorization to advertise for the following pipe:

Quantity	Unit	Description
160	Feet	12" x 20' Smooth Bore Plain End
4	Each	12" Split Couplers with ties
480	Feet	15" x 20' Smooth Bore Plain End
40	Each	15" Split Couplers with ties
1,400	Feet	18" x 20' Smooth Bore Plain End
65	Each	18" Split Couplers with ties

***Flatt motioned authorizing the placement of an ad in the Butler Eagle editions for Monday, April 22, 2019 and Friday, April 26, 2019 for the 2019 Pipe Contract. Smallwood seconded. Motion carried.***

- C. 2019 Paving Contract: Public Works Foreman Brewster requests authorization to advertise the 2019 Paving Contract. The following roads are proposed to be paved:

Art Crest Drive	T-663
Arthur Drive	T-719
Brown Road	T-412
Chestnut Drive	T-876
Fairlawn Drive	T-872
La Ray Drive	T-515
Lyn Dale Drive	T-718
Mar Vel Drive	T-517

Merry Lane	T-875
Orchard Lane	T-874
Pine Aire Drive	T-661
Ridge Road	T-877
Springhouse Drive	T-873
North Duffy Road (Base Repair)	T-509
Mercer Road (Base Repair)	T-494

***Flatt motioned authorizing placement of an ad in the Butler Eagle editions for Monday, April 22, 2019 and Friday, April 26, 2019 for the 2019 Paving Contract. Latuska seconded. Motion carried.***

- D. Columbia Gas Road Opening Bond Request: Mr. Michael Underwood contacted Pubic Works Foreman Brewster on Tuesday, April 2, 2019 to discuss the following;

*"Columbia Gas is planning on starting a project within the next month or so within Center Township to replace 3,680 feet of gas mainline along McCandless Road, Brandon Road, and Sunset Drive. Per the road opening permit application, the total cost of the required road bond would be \$147,900.00. Since our restoration contractor guarantees the restoration for two years after completion, I am inquiring to see if we can negate obtaining the road bond or bring it down to \$50,000.00. Our current plan, per the results of design one-calls, is to install within the northbound lane of McCandless Road and Brandon Road. We will also be tying into existing gas mains within the road at the intersection of Sunset Drive, Brandon Road, and Benbrook Road. At this time and per our design of installing within the northbound lane of the aforementioned roads, we are planning on repairing the trench per the Township specifications and completing a mill and overlay of the entire northbound lane. However, once the complex one-call ticket is called in and completed, if we can install outside of the paved surface, we will do so."*

***Flatt motioned granting reducing the Road Opening Bond from \$147,900.00 to \$50,000.00 with the understanding that (1) contractor posts bond in the specified amount and (2) repairs are consistent with our recommendations. Smallwood seconded. Motion carried.***

- E. Pennsylvania One Call Mapping: Pennsylvania One Call is requesting an Indemnity Agreement and/or a "Agent for Pennsylvania Mapping" letter. This requirement is to permit us to update their mapping system where stormwater drains and piping are located. ***Flatt motioned tabling the Pennsylvania One Call Mapping request for further review. Smallwood seconded. Motion carried.***

**ENGINEER’S REPORT:**

- A. Veterans Administration/Cambridge Stormwater: The Board met with Mr. Adam Pyles, Cambridge, Mr. John Reddick and Mr. Jeff Robertson, Stantec, and property owners on Friday, April 5, 2019 for information on the proposed changes to the retention ponds. Proposed solutions will be submitted to the Department of Environmental Protection.

**SOLICITOR'S REPORT:** None

**MISCELLANEOUS:** None

**ADJOURNMENT:**

***Latuska made a motion to adjourn at 7:36 p.m. Smallwood seconded. Motion carried.***

---

Anthony A. Amendolea  
Township Secretary/Treasurer

---

Ronald E. Flatt  
Chairman

---

Phillip B. Wulff  
Vice Chairman

---

Edward G. Latuska  
Supervisor

---

Robert M. Sloan  
Supervisor

---

Alan H. Smallwood  
Supervisor