

**TOWNSHIP OF NORTH HUNTINGDON, BOARD OF COMMISSIONERS**  
**SPECIAL MEETING, THURSDAY, APRIL 14, 2022, 7:00 P.M.**  
**11279 Center Highway, North Huntingdon, PA 15642**  
**Presiding Officer – Zachary Haigis, President, Board of Commissioners**

**CALL TO ORDER**

Commissioner Haigis called the meeting to order at 7:17 P.M.

**ROLL CALL**

Commissioner Stump Present  
Commissioner Atwood Present  
Commissioner Gray Present  
Commissioner Zona Present  
Commissioner Wengrzyn Present  
Commissioner Gass Present  
Commissioner Haigis Present

Also Present:  
Mike Turley  
Solicitor Dice  
Ryan Fonzi

**PLEDGE OF ALLEGIANCE**

**CITIZENS INPUT**

Deborah Haigis – 410 Caruthers Lane – states she is here to ask the Board to vote no on access to Laurel Avenue for the senior living complex. Anyone that knows this area know the dangers. She has lived there for eighteen years and states part of the guiderail is out and there are constant wrecks. She is surprised the builders for the senior living are not more concerned about the seniors who would be moving into the center. She states she also attended the meeting in Irwin Borough and said they voted two yes with nineteen contingencies that have to be corrected. She states the engineer for the complex stated at the Irwin meeting that they already have emergency road access through the Villages of Easton. Ms. Haigis states that road has a twenty three ton weight limit, but Laurel has six ton and Caruthers Lane eight ton. She researched that most concrete trucks are thirty three tons. She states Irwin will have the access to do phase one for a three year project. At the Planning Commission meeting, she feels they based their study on a five year survey in 2017 and isn't relevant to today and feels the Planning Commission already had their decision made.

Rebecca Rudy – 10018 Deerfield Drive – states ten years ago were in a similar situation when they wanted to development the same piece of property and what she said then is that it is up to the Commissioners to protect the integrity of the neighborhood being one of the older neighborhoods in the Township. She states there are residents that have lived their entire lives here and what is happening is as they move the land below the houses are endangered and quality of life with the amount of traffic and the unplanning. She states they want to push it through on the Irwin side and force North Huntingdon to respond. She states they do not want the topography of the hill unchanged. Ms. Rudy feels it is dangerous from the property and traffic standpoint and asks the Board to vote no.

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Sherry Bennett – 406 Caruthers Lane – states she lives directly across from the proposed building site. She states there was a traffic study done in 2017 and claims there were only four reportable accidents, but she states there are far more than four. She states she is constantly woken up in the night because of accidents and speeding is an issue and is dangerous. She begs the Board to vote no.

Lynn Brackney Mehring – 9998 Deerfield (father's address) – 590 Coventry Court (her address) – states her father built his house sixty one years ago and states while visiting him she heard tapping noises and discovered they were doing core samples ten feet away from his property line. She states this is detrimental to the property owners and will likely lose the backside of their properties. It is a very dangerous intersection and feels they are putting this in Irwin and later want to do the low income patio homes. She feels it is unfair to the residents and tax payers of North Huntingdon.

### RESPONSE TO CITIZENS INPUT

Commissioner Haigis states all the citizens have spoken and asks the Board if they prefer to speak about this later in the agenda.

Commissioner Gray asks Ms. Haigis that when she attended Irwin's meeting and nineteen conditions were put on the topic, does she think those conditions would address the issues she is talking about. Ms. Haigis states she is unsure and the nineteen conditions were not read out loud. Commissioner Gray states he has a copy of the conditions and feels they really aren't conditions, so much as a request for more information, records and design specs.

Commissioner Stump states she is on the Planning Commission and the comment that Ms. Haigis stated that she felt the Planning commission already had their minds made was incorrect and if you look at the motions that were made had contingencies as well. She states they are still waiting for additional information.

### Work Sessions Discussion Topics

- 1) Lincoln Corner Plan Escrow reduction of remaining balance of \$10,073.95 as per the Township Engineer's memo.**

Mike Turley states the work has been satisfactorily completed and basically returning the escrow funds. Commissioner Stump asks if any consideration was given to the escrow to take any amount for the condition of Thompson Lane. Mike Turley states he does not believe so and will have Bob Robinson take a look at the road. Director Fonzi states the escrow account is just to cover site inspections. Commissioner Atwood states he has concerns about the condition of North Thompson. Mike Turley states they will double check the road and the rating when the construction is done.

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**2) Township support for an Earth Day Cleanup Project on Saturday, April 23, 2022.**

Mike Turley states this is a request for Township support for a cleanup project. Commissioner Gass asks what safety issues will be in place being on the Route 30 corridor. Commissioner Wengrzyn states she has been working with Westmoreland Cleanways and they will provide vests and signs. She also states she has spoken with the police department to have additional backup on the roads and also liability waivers were provided from Solicitor Alexander. Commissioner Gray asks if this is a Township project or who is sponsoring this and has liability insurance. Commissioner Wengrzyn states no one is sponsoring it and she spoke with the solicitor about this. Solicitor Dice states she is doing this through the Township and is a Township project. Commissioner Gray states he does not remember voting on this. Commissioner Haigis states Commissioner Wengrzyn brought it up to coordinate the cleanup. Solicitor Dice states it should be on the agenda to vote on next week. Commissioner Stump asks if Westmoreland Cleanways is sponsoring it in a way. Commissioner Wengrzyn states she is unsure if they are sponsoring the event but are providing the supplies. Commissioner Stump asks if volunteers will be wearing hard hats and ankle boots. Commissioner Wengrzyn states she does not know anything about hard hats or ankle boots but she can get back to her. Commissioner Stump states that should be recommended. Chief Rizzo states he will need to know the timeframe, how many volunteers and location.

**3) Proposed Ordinance No. 2280 restricting Right Turns from Route 30 Eastbound to Mountain View Place as per PADot letter.**

Mike Turley states this area has bad geometry and poor turning radius creating a number of issues. PADot sent a letter authorizing the right turn movement restriction. The Board agrees to put it on the agenda for next week.

**4) Robbins Station Road Engineering Study – discussion.**

Mike Turley states this is State owned and the action would be to request a speed study from PADot. The decision and study will be theirs. He states the NHT Police are in the process of collecting speed data in this section. Commissioner Zona asks what the posted speed limit is now. Mike Turley states it is posted at thirty five miles per hour.

**5) Action to appoint Joshua Steele to the position of Planner / GIS Coordinator at a salary of \$47,500 per year starting on May 2, 2022.**

Motion: Commissioner Gray  
Second: Commissioner Stump

So moved.

Commissioner Haigis clarifies that this is not a new position, but backfilling a position that Director Fonzi has been doing.

Motion carried 7 – 0 – 0

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**6) Action to appoint Harry Faulk as the Township Manager at a starting salary of \$106,000 per year including a six month severance agreement.**

Motion: Commissioner Stump  
Second: Commissioner Atwood

Motion to approve.

Motion carried 7 – 0 – 0

**7) Carney Property Drainage Easement, Tax Map #54-06-10-0-179 – discussion.**

Mike Turley states this is in a Township stormwater facility that was not constructed within the easement and all issues have been resolved. He states this will be on the agenda for next week to vote.

**8) Township Email – discussion.**

Commissioner Haigis states he brought this up to Manager Turley stating that a resident contacted him about not all the Commissioners were using a Township email address @nhtpa.us. He states he was unaware of this and he would like to make a policy for the Township that all Township communications from staff and consultants will be sent to a Township provided email and the Township website will list that email for all Commissioners. Commissioner Gray asks if there is something in writing. Commissioner Haigis states he sent something to Manager Turley and Solicitor Alexander. He states he does not believe it is on the agenda. Commissioner Gray states he is not clear on what exactly Commissioner Haigis is asking. Commissioner Haigis states the policy would read that all Township communications from staff or consultants will be delivered and sent to a Township provided email address @nhtpa.us. Commissioner Gray states this is all about me and is public information. Commissioner Haigis states he was unaware that Commissioner Gray was using a personal email address and not Township provided. Commissioner Gray states he had discussions about this with various people and asks Solicitor Dice is this enforceable if he chooses not to use a Township email and does not believe we can regulate each other. Solicitor Dice states he believes that is correct in his analysis however if you have a Township email and there is a Right To Know request made, you then don't necessarily have to divulge your personal email. He states there is an advantage of having the Township email and anything on personal emails is not Township business and therefore would not have to be disclosed. Solicitor Dice states to Commissioner Gray's question, it would be very difficult to enforce. Commissioner Haigis states he is not saying Commissioner Gray cannot use a private email, but emails from staff or consultants will be sent to the Township email address and if he wants to forward to his private email would be his choice. Commissioner Gray asks if Jonathan Beskid has taken action recently to forward Township email to him because he receives two copies to both Township and personal emails. Jonathan Beskid states currently nothing is being redirected to his private email but was added to a distribution group. He can set it up where it can be forwarded and which one he replies from would be up to him. Commissioner Gray asks Solicitor Dice if in a lawsuit would come down to a judge to decide what emails are Township business or personal. Solicitor Dice states that is correct. Commissioner Gray asks Manager Turley how the process of a Right To Know work as he is trying to figure out what problem is being solved by this policy. Manager Turley states he feels the issue is if they have to go through his computer and go through personal emails. Commissioner Gray believes a level of confidentiality should be

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maintained with constituents and Right To Know requests, however he does not like the idea of the government having access to his communications with residents because a lot of times when a resident contacts a Commissioner is not favorable to staff. So rather than having a policy requiring everybody to have a Township email, would suggest considering what Cranberry Township does and list no email address for any Commissioner or staff, but provide links on the website that directs residents to a web form which you complete with a complaint, etc., and then Administration routes the issue to the appropriate person. Commissioner Zona comments that Commissioner Gray referred to keeping his personal email so that the government was not looking at everything, but he feels that the emails that come in are on a server and probably 99.9% of the employees or staff cannot access that. Jonathan Beskid states that is correct and states he can setup a password policy where no staff, himself included, would have access to that password. Commissioner Zona states if emails are all on a server where no one can access it, but to do what Commissioner Gray recommended in providing links for the Administration to forward is doing the exact opposite and opens all the emails to see. Also, to say all communications are on the server, but to email from personal computer is still Township business would cost money to forensically go through personal computers and download emails. Commissioner Zona states he is in support of the policy. Commissioner Haigis states he likes the idea of not listing emails for Commissioners, but to click a link if you want to email an individual Commissioner. Jonathan Beskid recommends to have a contact form for each Commissioner and would only go to that person @nhtpa.us. Commissioner Zona clarifies that the emails will not go to staff but directly to each Commissioner. Commissioner Atwood asks that can Commissioner Gray take his @nhtpa.us emails and forward it to his @aol.com address. Commissioner Haigis states he would be ok with that but the intent is to have all Commissioners and staff use the @nhtpa.us address. Commissioner Stump states her personal opinion is to be easy for constituents to reach the Board and also wants transparency. Commissioner Haigis agrees. Commissioner Gray requests that Jonathan set up any email that goes to the website is automatically routed to his personal email.

**PLANNING / ENGINEERING TOPICS:**

**1) S-04-2022: Mowry Consolidation**

*\*Proposed lot consolidation on Walter Avenue.*

Director Fonzi states this is in Sunset Valley at the intersection of James Street and Walter Street. Brandy Mowry owns two side by side lots and looking to consolidate to one lot. Planning Commission recommended approval with no conditions. Commissioner Atwood states he can see this property from his front porch and Walter Avenue turns into James and if you go straight there will never be a road there. Director Fonzi states a local developer bought a bunch of existing lots there so there is talk of connecting Sunset Avenue and Walter.

**2) S-05-2022: Walsh-Steiner-Garlow Plan**

*\*Proposed boundary line revision in Sheridan Terrace.*

Director Fonzi states this is located on Reed Street in Sheridan Terrace and Mrs. Walsh owns 3.97 acres and is looking to reduce the size of her lot for maintenance reasons so Mr. Steiner is offering to purchase almost the balance of her lot leaving her with just under an acre. Director Fonzi states there was an error discovered in that Mr. Garlow built his house entirely on Mrs. Walsh's property,

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so there will be a land swap to make Mr. Garlow's home legal and will get approximately an acre from Mrs. Walsh. The Planning Commission recommended for approval.

**3) S-06-2022: Rebich Subdivision**

*\*Proposed subdivision on Walthour Drive.*

Director Fonzi states this is property owned by Judy Rebich at 1021 First Street and this property was brought through Planning in 2019 where property was added on the bend at Walthour Drive. He states Ms. Rebich would like to subdivide off 2.1 acres with frontage on Walthour Drive. Director Fonzi states interestingly there was still a sewage tap floating from the original plan for the vacant lot. He states NHTMA is ok with having a newly created lot use that tap since it is already paid for and likely never used by anyone else, so there are no additional conditions that were needed. The Planning Commission recommended approval.

**4) S-07-2022: Cipra Subdivision**

*\*Proposed subdivision on Cipra Lane.*

Director Fonzi states this is off of Wilshire Drive and is a non-conforming situation where there is are two homes existing on one lot, so Kenneth & Lori Cipra of 10350 Cipra Lane own 2.257 acres. He states what they would like to do is create a line in the middle to separate the houses. Both homes have legal sewage laterals that go to a main line so there is no need for extra sewage planning. The Planning Commission recommended for approval.

**5) SP-06-2022: Grand View Senior Residences**

*\*Proposed senior housing spanning North Huntingdon & Irwin Borough*

Director Fonzi states this is a two phase project where Irwin Borough is recommending a fifty unit apartment building in Phase I however the access to that building is through land owned by the Westmoreland County Housing Authority that will access the site through a driveway that attaches to Laurel Avenue. He states no building is being proposed in Phase I in North Huntingdon and any buildings in North Huntingdon will be in Phase II. Don Housley, engineer KU Resources, is present who reviewed the plan on behalf of North Huntingdon and got in depth with the traffic study and received revisions from the applicant this week. Director Fonzi states he wants to clarify that he keeps hearing from residents and in the paper that this was voted down ten years or multiple times. He state he can assure that in his sixteen years with the Township has not been a formal application that has come through Planning Commission or Board of Commissioners in relation to this site, so he doesn't know what the article was saying or was confused with Irwin Borough, but as far as North Huntingdon Township is concerned we have never reviewed or voted on an application in this area. Commissioner Haigis states he does not think it was an application but the developer Fred Crack spoke at a Planning meeting stating his intentions for the property but never formally applied.

Don Housley states at the request of the Township did a thorough review of the original application and turned in a report dated March 28, 2022 and a subsequent report based solely on geotechnical engineering comments dated April 4, 2022. Those reports were presented to the Planning Commission and had an extended discussion. CEC provided an update that he went through but

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has not responded in full detail yet because it is not a final revision. However, he would like to go over a few comments to update the Board.

- No existing water line traversing down Laurel Avenue to the site project. They have defined they are working with MAWC to do a long bore, installation of a line.
- Wetlands and grading. Prior to the meeting, hire Morris Knowles & Associates to go back out to do a secondary wetland investigation. The first one was done out of season. The second investigation determined most of the wetlands that were thought to be, were not. Only two of the wetlands are still covered wetlands specifically 1E and 1A.
- Street access was proposed a twenty six foot drive lane into the site. Code requests it to be twenty four feet. They have revised it to a twenty four foot to help with other issues and revised grading.
- Traffic reports, site distances and a four percent leveling grade required at the proposed driveway with Laurel Avenue.
- Monuments and markers. All exterior boundary corners are marked and Mr. Housley suggested a waiver for the requirement for North Huntingdon Township to set concrete monuments as it is against the law for any surveyor to pull an existing monument or iron pin.
- Major concern with protection of adjacent properties and utilities. Under Ordinance 84-19.B states the horizontal distance from either the top or slope line shall be five feet or one half of the vertical height of fill of the excavation from any adjoining property line or easement whichever is greater, but such distance not exceed ten feet.
- Geotechnical report indicates generally the factor of safety of the cut and fill slopes of 1.5. Not such calculations have been provided. It is noted that the presented grading is preliminary and formal design will be forthcoming. Commissioner Haigis asks if part of the SALDO would that be considered a twenty five to forty percent steep slope or is that over forty percent steep slope. Don Housley states as a finished slope that would over forty percent. Commissioner Haigis states in SALDO recommends to not approve plans over forty percent. Don Housley states it does, but also has to be designed and approved by a geotechnical engineer. Commissioner Haigis states the current SALDO does not support a subdivision or land development over forty percent grade.
- The proposed buildings that would be in North Huntingdon and cited the International Building Code which defines a setback area from the top of a fill slope or toe of a cut slope a minimum setback requirement for safety. There was caution to them for a consideration given to that.
- Stormwater Management are mainly adjusting grades.
- Fees and Financial guarantees will be required especially for any public infrastructure.
- Add a paragraph that Don Housley created ten years ago that states these plans submitted are intended to comply with all regulations, standards and ordinances of the Township of North Huntingdon. Any deviation from these regulations, standards and ordinances is unintentional and as such, in the event that a conflict is discovered, it is understood and agreed that the North Huntingdon Township's regulations, standards and ordinances will apply.

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- Updates from consultant from the Pennsylvania State Historic Preservation office that states all above ground resources, there are no above ground concerns for environmental, no historic properties, no archeological. PNDI – Pennsylvania Natural Diversity Inventory.

Don Housley states because of the discussion on the traffic report, which he has a copy with him, he went back though and in a very, very detailed review went through the report on a page by page basis. He affirms just what he said to the Planning Commission and that he saw no red flags in the report. He states there is adequate sight distance, the level service was an A Level, did not deteriorate and he went through all of the findings of the report. However, there was a question that came up through the residents that there were more accidents than what was being reported. He states it is his understanding that a reportable accident involves either a tow truck or an injury that needs medical care. Chief Rizzo agrees. Don Housley states he took the liberty of calling Chuck Wooster of David E. Wooster & Associates who has done work with the Township many times and asked him to do a full report. Don Housley states 1. Based on the review of the requirement of the performance of a transportation impact study, the criteria for the performance are not satisfied with this development, therefore it is assumed the developer voluntarily performed the analysis. The conclusion of the report states in their review of the CEC study, we find that the traffic study prepared is consistent with traffic engineering industry standards. Further, the CEC is prepared consistent with Section 416 of the North Huntingdon Township SALDO. The results of the CEC study identifies that the proposed development will have no significant impact on traffic conditions within the environs of the site. He states that made him feel more comfortable with the report. Don Housley states Caruthers Lane is narrow and concurs with the residents that the road definitely needs improved, however that is an issue for Irwin Borough. Commissioner Haigis states the parts of Caruthers Lane are in Irwin and North Huntingdon, however the section Don Housley is speaking of is in Irwin.

Commissioner Zona asks Chief Rizzo to respond to the accident situation in this area. Chief Rizzo states this is a unique intersection because it meets Irwin Borough and North Huntingdon. He states he reached out to the Chief of Irwin and asks for information for that area. Chief Rizzo states they did not have very much, only reported five crashes from 2009 to 2021 on the Irwin side. He states five years of data for North Huntingdon showed three reportable crashes and one non-reportable crash. Commissioner Zona asks the stats given were only crashes that were reported to the police. Chief Rizzo states non-reportable crashes do not get reported to PADot and also can be non-reportable accidents that the police are not called on. The numbers given are only accidents the police respond to. Towing and injuries are reportable crashes. Commissioner Gass states Ms. Haigis gave weight limits on the roads in that area and are now seeing thirty three thousand pound vehicles going to be traveling on that road. Commissioner Stump asks if there is any kind of speed enforcement going on and any type of enforcement for heavy trucks. Chief Rizzo states no enforcement of heavy trucks has been done. Commissioner Haigis adds that any heavy truck enforcement would come from Irwin Borough. Commissioner Stump states one of the things that she wanted to see was our engineer take a look at the intersection to say whether or not stop signs would be helpful to improve safety. Commissioner Haigis states stop signs cannot be used for speeding and he feels putting in a stop sign, if the development gets approved, which he hopes it doesn't, would be a bigger safety concern coming down the crest of Laurel Avenue not knowing the stop sign is there. Chief Rizzo states stop signs don't always correct a problem. Mike Turley



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states he and Bob Robinson went to this location and took measurements and looked a sight distance. Commissioner Stump asks if there is a weight limit on North Huntingdon side of the road. Commissioner Haigis states Caruthers is posted 6-8 tons on the Irwin section. Commissioner Stump states she has asked our engineer to look at the conditions of the road in North Huntingdon because of the subsidence. Mike Turley states they wanted to look at the site distance first and will also inspect the condition of the road. Commissioner Haigis states another concern of his is the emergency access through the Villages of Easton would not be suitable. His states a lot of the grading is going to be over forty percent and in looking at Caruthers Lane coming off of Route 30 before getting onto Laurel, there is land subsidence that is taking part of the lane away. He imagines the land across the street from Caruthers is probably similar to the land they are proposing to build on so he would safely say the slope is forty percent or more and with land subsidence on a slope that land that will be undercut, the properties on Deerfield will eventually let loose and unfortunately have to take litigation against Westmoreland County Housing Authority. Also, he asks what the street grading of the actual property of the proposed road and is it above twelve percent grading. Don Housley states it did not even get near that number and was graded 8.11%. Commissioner Stump that is why she asked about the overburden of the underground mining, but according to the engineer who spoke for the Housing Authority the overburden is sufficient. Don Housley states there is plenty of sufficient cover over the mines there and overall most of North Huntingdon is clear on mining activity. Commissioner Haigis states at the Irwin meeting they were planning on having Westmoreland County Transit busses come to this location but having a transit bus make a right hand turn onto this property would be a concern and he would also like to see a soil study. He also states there has be mention of an intent from the Housing Authority would be for land to stay as private property or lane, but does not see the wording anywhere, plus he would have an issue for the Township and Irwin Borough to take over any type of roadway and should remain private. Don Housley states he did notice there was a turnaround proposed just before the parking lot but they have recorded that it is intended to be private but that of course could change. Commissioner Haigis states if this would be approved for it to remain private, also speaking of light pollution for residents on Deerfield could be an issue. Director Fonzi states the plans are showing no spillover of light pollution for Deerfield residents. Commissioner Haigis asks if there will be a first come first served for North Huntingdon and Irwin residents and he believes at the Planning Commission meeting the Housing Authority stated there will no such thing and will be open to anyone. He feels we should get first dibs on the housing and he is still not in support of this project. Commissioner Stump states she feels one of the concerns of the Housing Authority as far as allowing anybody to go into the senior center would be security one but she is not so sure that can't be overcome by having a membership list and pre-screening.

Erik Spiegel – representing Westmorland County Housing Authority – states he is the Director of Architecture Engineering Services and lives in Penn Township. He states a few years he met with North Huntingdon staff prior to submitting an application to the Pennsylvania Housing Finance Agency to secure roughly ten million dollars worth of funding for this project. He states this will be a sixty two plus senior apartment building constructed in Irwin Borough. He states they own 15.7 acres of land, three parcels, two of which are in North Huntingdon Township and one parcel in Irwin Borough. The entire multi-family development is located in Irwin which is a permitted use by right. Before this Board, the land development plan and roadway is all that is being voted on. He states the concept is patio homes for seniors and cottages / rental units in Phase Two. He states the Housing Authority too has concerns but that is an Irwin and North Huntingdon issue

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from a roadway perspective. He states they will support and help lobby both for additional roadway improvements to both PADot, the County and to State and Federal Legislatures to help secure additional funding. Mr. Spiegel states they received a 6 -0 approval from Irwin Borough Council and very competent consultants have been hired for the development. He states the Housing Authority has a use by right and has the right to develop their property in accordance to Township and Borough standards. He states there is already some bias he is hearing from the Board and suggests they consult with their solicitor because he feels they have submitted a plan that meets the Township regulations. Commissioner Haigis states it does not meet the Township's regulations as it have over forty percent grading. Don Housley agrees it is in the SALDO and does not meet Township regulations. Commissioner Atwood asks Don Housley if the engineer submitted a slope stability analysis this past week. Don Housley states he believes the latest that he received was that is pending. John Frydrych a copy was submitted to Director Fonzi and Don Housley on Tuesday. Mr. Spiegel states they do comply with the ordinance by submitting the engineering analysis to support what they are proposing to do and asks Don Housley to confirm. Don Housley responds that he has geotechs, structural engineers, traffic engineers and so forth and if they review it and say that it will meet the standards of the industry, then yes he is correct. Mr. Spiegel states the Housing Authority was successful in securing the tax credits to develop affordable housing. He states this is not low-income housing but affordable housing and there are three units out of fifty that are reserved for persons making less than twenty percent of AMI, forty seven units are for those individuals or couples for fifty to sixty percent of AMI. He states eight units are reserved for a veterans preference and funded through Westmoreland County however under regulations cannot reserve units for Township or Borough residents, however will coordinate with the Borough Manager and Township Manager to let know when the application process is open. Each site will have individual waitlist. Mr. Spiegel states emergency access through the Villages of Easton is through a private parking lot / driveway as they do not have access to a public road other than Laurel Avenue and cannot force the private owner of Villages of Easton to grant access for permanent ingress / egress. Commissioner Gass states Mr. Spiegel is forcing the Board and North Huntingdon residents to approve the development. Mr. Spiegel states what he indicated was if the plan meets the Township's land development and zoning codes, they have a right to develop their property. Commissioner Gass states and the Board has the right to decide what is best for the citizens based on their input. Mr. Spiegel states the Villages of Easton has a parking lot that will provide emergency access. He states this will be a secure building with each tenant having a card access and security cameras so on behalf of the Westmoreland County Housing Authority, they feel there is a sound, well-thought out funded project to bring affordable housing to senior in Irwin and North Huntingdon and asks the Board to grant approval.

Commissioner Stump asks what would it cost to put an access bridge over the stream by the library. Mr. Spiegel states listening to the comments, part of the issue is Caruthers Lane. There is a slip on that road and Irwin is trying to secure financing to additional repairs. Obviously, there is a bridge limitation and construction equipment will have to have alternative routes to the site or the bridge will have to be bonded. Commissioner Stump states she is not talking about the existing bridge but providing an access from Irwin creating a bridge that crosses the stream. Mr. Spiegel states the majority of the property along Caruthers Lane belongs to the library.

John Frydrych – Civil & Environmental Consultants – 4350 Northern Pike, Monroeville – states there is no way to get from the elevation of Caruthers Lane in proximity to the library up to the

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development. He states there is a fifty foot differential and would not be feasible. Commissioner Stump asks if the proposed buses are individual site buses or full size Transit Authority buses. Mr. Spiegel that has not been worked out yet. Commissioner Atwood asks about the issue with the slope and will they be reinforced at all and what guarantee do they give that it will stay. Mr. Frydrych states the cut slopes are on the high side of the lots are designed at two to one and the analysis was just submitted. Commissioner Atwood asks can they say today that the hillsides are not going to move when they are done. Mr. Frydrych states he cannot make that guarantee. Commissioner Atwood asks if there are any studies on the impact on Tinkers Run. Mr. Frydrych states Tinkers Run has a two hundred thirty six acre watershed but in regard to stormwater plans, etc. have met all the criteria. Commissioner Atwood asks what will be the traffic flow of the large construction vehicles and what will it look like. Mr. Frydrych states that is typically executed through bonding and road evaluations. Commissioner Atwood states he understands there is only a nineteen foot roadway to get through the Villages of Easton and basically banking this entire project on the road coming through North Huntingdon onto Laurel Avenue however he questions what other options did they come up to prior to this. Mr. Frydrych states they have one public roadway that abuts the property which is Laurel Avenue. Commissioner Atwood states their property in Irwin is landlocked and cannot access in Irwin. That is correct. Commissioner Stump asks what was the opposition from the two people from Irwin. Mr. Spiegel states it was a 6 – 0 vote. Commissioner Stump states they only looked at one road and never approached the Villages of Easton to see if they could get a right of way. Mr. Spiegel states they approached them for the emergency access. Commissioner Haigis clarifies that the Housing Authority did no other research into accessing any roadway through the Village of Easton other than asking for emergency access. Mr. Spiegel says he just stating what they did. Commissioner Haigis asks then that is a no. Mr. Spiegel states they evaluated the parking and was not feasible to construct a private roadway through a parking lot. Mr. Frydrych states as a professional engineer would not recommend and does not support bringing a roadway through a parking lot as a direct access to a development. Commissioner Haigis asks has it been thought out about how with is going to work with construction vehicles and the weight limits on surrounding roads. Chief Rizzo states he understands the concerns with emergency vehicles, but will the access be a gated access and will it be automatic for emergency vehicles. Mr. Spiegel states it will not be locked and will not be through traffic. Commissioner Stump states she agrees with not putting a road through a parking lot and feels there is still some missing information and does not feel comfortable voting one way or another until information is provided and that is Bob Robinson's examination of Caruthers Lane and Laurel Avenue to see the conditions. Don Housley states he did receive the revised Geotech report yesterday at 2:45pm and will provide an updated report. Commissioner Haigis states they sent an updated report one day before the meeting wanting approval.

#### FURTHER BOARD COMMENTS

Commissioner Gray states he agrees with Commissioner Gass in that cleanup project it is an outstanding idea however he is still hung up on the fact that up until tonight he wasn't sure who was actually sponsoring it, but if it is the Township, do we have PADot's approval to be on Route 30. There is a huge liability on that. Commissioner Wengrzyn will be get back to him on that.

Commissioner Haigis adds that a new Township Manager was approved and he is here in the audience, Mr. Harry Faulk.

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ADJOURNMENT

Motion: Commissioner Zona  
Second: Commissioner Atwood

Motion to adjourn.

Motion carried 7 – 0 – 0 (9:42 P.M.)

- Special Meeting minutes of April 14, 2022 were approved by the Board of Commissioners on May 18, 2022.

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Zachary Haigis, President

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Harry R. Faulk, Township Secretary