

Ross Township Commissioners Meeting  
1000 Ross Municipal Drive  
Pittsburgh, PA 15237  
March 18, 2019  
7:30 p.m.

**COMMISSIONERS PRESENT:** Stephen Korbel, Daniel L. DeMarco, Jeremy Shaffer , Patrick Mullin, Jason Piring, Jack Betkowski, Grace Stanko, Joseph Laslavic and Richard Avon

**ABSENT:** Junior Commissioner Lira Murtezi

**SOLICITOR:** P. J. Murray, Esq.

**TOWNSHIP MANAGER:** Douglas Sample

**RECORDING SECRETARY:** Deborah Ann Betzler

**DIRECTOR OF COMMUNITY DEVELOPMENT AND BOARD LIAISON:** Dominic J. Rickert

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*Pledge of Allegiance/Invocation*

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**PUBLIC COMMENT ON AGENDA ITEMS ONLY -- None**

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**ADDRESSING THE BOARD -- None**

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**PRESIDENT'S REPORT:**

Commissioner Korbel stated that the developer of the Perry Shops plan has pulled their request to have a meeting tonight and their Zoning Hearing Board hearing, which was supposed to be April 10. So at this point there is nothing on the agenda or anticipated being on the agenda anytime soon on the Perry Shops development.

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**TAX COLLECTOR REPORT:**

Sarah Poweska reminded everyone that there are two major programs for tax relief for residents. One is from the Pennsylvania Department of Veterans Affairs, and the other one is a state program for a rebate for tax and rent that is funded by the lottery. The deadline for that is June 30. She also stated she will work with Mr. Sample to get the schedule for In Ross magazine for when collections begin in the summer.

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**JUNIOR COMMISSIONER REPORT -- None**

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**CONSENT AGENDA:**

**Approval of Minutes – None**

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**Bill List – March 18, 2019**

**Motion to approve made by Commissioner Laslavic and seconded by Commissioner Stanko.**

**Motion passes unanimously**

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**APPOINTMENTS FOR OPEN BOARD SEATS:**

**Motion to appoint Clayton Mathis to a five-year term for the Ross/ West View EMS Board, expiring December 31, 2023, made by Commissioner DeMarco and seconded by Commissioner Mullin.**

**Motion passes unanimously**

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**Motion to appoint Darci Faiello to a five-year term for the Ross/ West View EMS Board, expiring December 31, 2023, made by Commissioner Shaffer and seconded by Commissioner Mullin.**

**Motion passes unanimously**

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**ADMINISTRATION, OPERATIONS AND POLICY:**

**Chair: Joe Laslavic; Members – Dan DeMarco and Pat Mullin**

**Ordinances to be Introduced**

**Creation of an Environmental Advisory Council**

Commissioner Korbelt stated he thinks this is something the township could use, and he’s looking forward to hearing everybody's comments about it at the committee meeting in April. Commissioner Laslavic stated a lot of enthusiasm has been generated, and he’s looking forward to getting this going.

**Public hearing to be held in the future**

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**Ordinances to be Adopted**

**Establishing all Township-owned parks be designated tobacco/nicotine free areas.**

**Motion to adopt Ordinance No. 2416 prohibiting tobacco, smokeless tobacco and vaping products at all Township-owned parks made by Commissioner Laslavic and seconded by Commissioner Perring.**

**Motion passes unanimously**

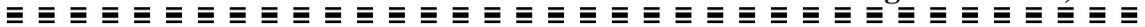
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**Agenda and Meeting Management Software**

**Motion to authorize the Township Manager to enter into a contract with PROVOX to provide the Township with Agenda and Meeting Management Software made by Commissioner Laslavic and seconded by Commissioner Perring.**

Commissioner Shaffer questioned if there is a start date, and Commissioner Korbelt and Mr. Sample both said they believe June.



Commissioner Korbelt also stated that he believes Commissioners Stanko and Mullin can get paper copies, if they want.

**Motion passes unanimously**

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**Resolution – Vacant Property Application for Wilson Avenue, 611-R-275**

**Motion to adopt Resolution No. 2314 authorizing the acquisition and subsequent disposition of Parcel 611-R-275, which would be in accord with the Comprehensive Plan of Ross Township, made by Commissioner Laslavic and seconded by Commissioner DeMarco.**

**Motion passes unanimously**

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**PLANNING, ZONING AND ECONOMIC DEVELOPMENT:**

**Chair: Dan DeMarco; Members – Jack Betkowski and Grace Stanko**

**Ordinances to be Introduced**

**Tree Protection for Developments**

Commissioner DeMarco stated this will be discussed again in two weeks and will be up for a vote at the second meeting next month.

**Public hearing to be held in the future**

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**Ordinances to be Adopted**

**Easement Request for Ross Park Trails Development – Allowing the installation of underground utilities through a section of the Bartlett Field property (the baseball field will not be disturbed).**

Commissioner Korbelt stated that the developer has agreed to pay the township \$3,000 for the easement as well as deliver aggregate to be used at the ball field in the parking lot.

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Commissioner Laslavic questioned when that will take place, and Commissioner Korbelt responded that it will be in conjunction with the easement construction for the utilities. Commissioner Laslavic reiterated that Bartlett Field will not be disturbed by this; and Commissioner Korbelt stated they will be required, under the terms of the easement, to restore the property to the condition it is.

**Motion to approve the easement request from Pitell Homes regarding the Ross Park Trails Development made by Commissioner DeMarco and seconded by Commissioner Mullin.**

**Motion passes unanimously**

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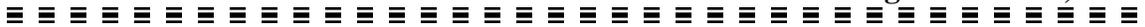
**SP-19-2 – Ross Park Mall Redevelopment of a portion of the mall.**

**Motion to remove SP-19-2 from the table made by Commissioner DeMarco and seconded by Commissioner Shaffer.**

**Motion passes unanimously**

Kevin McKeegan, Esq., with the law firm of Meyer, Unkovic & Scott, representing Simon Property Group, stated that there have been discussions between the mall and the Port Authority and that the Port Authority will restore bus service to the top of the hill in June. There will also be coordination between the mall and Port Authority regarding where the bus stop may be relocated. Commissioner Korbelt discussed his concerns about the location of the bus stop, including the distance people will have to walk from the bus to the mall. Mr. McKeegan stated they will talk to the Port Authority about it and take the township's ordinances and concerns into account when finding the best place for the bus stop.

Commissioner Shaffer mentioned his concern of diesel fumes while the busses are idling near the building. He also discussed an option of a path or easement that people could walk on going up or down the hill. Mr. McKeegan stated they would have to think very seriously about that, that they don't want to make a bad situation worse.



Commissioner DeMarco and Commissioner Shaffer both indicated the residents they've spoken to are excited about this and want it to succeed. Commissioner Shaffer also suggested the possibility of multiple bus stops around the mall. Commissioner Stanko stated she does not have bus service in her ward, and not every ward is fortunate enough to have bus service. Commissioner Korbel stated he inquired about extending service on Perry Highway, and the Port Authority stated it was too costly.

Commissioner Korbel discussed the area that is used as parking for Bartlett Field. He stated it is property owned by the mall, but there is an arrangement where a large gravel lot is used as parking for the field and that will have to be dealt with. Commissioner Korbel also stated that people in his ward have discussed with him a buffer zone between the mall and Ross Park Trails Development. Commissioner Korbel stated the Block and Lot number is 518-G-4. He stated that the mall made a promise in a phone call several months ago to plant arborvitaes, etc.; and he plans to make that a condition of approval tonight. Mr. McKeegan stated that is fine.

Commissioner Laslavic mentioned that Bartlett Field area traffic is very heavy; and there are a lot of children in that area, so that needs to be considered from a safety standpoint.

Upon questioning by Commissioner Betkowski concerning whether future boards will have some enforcement remedy if something should happen without consultation with that future board, Mr. Murray responded as follows:

MR. MURRAY: "It will be an agreement.

COMMISSIONER KORBEL: "In the development agreement.

MR. MURRAY: "Agreement between the developer and the township."

Commissioner Shaffer discussed that this redevelopment is adding a subsurface stormwater retention area and will reduce the stormwater runoff from the mall area. Commissioner Korbel added that Ross Township has one of the most restrictive stormwater management ordinances in Allegheny County.



**Motion to grant the approval of the Preliminary Plan and conditional approval of the Final Site Development Plan with final approval to be granted upon meeting all the conditions as put forth by this Board and as noted in the Township Planning Commission recommendation letter dated January 31, 2019, made by Commissioner DeMarco and seconded by Commissioner Laslavic.**

Commissioner Korbel added that the conditions are related to the landscape buffer on Block and Lot No. 518-G-4 and that the mall agrees to the extended bus service as proposed by the Port Authority and memorialized in Mr. McKeegan's March 18 letter to Mr. Rickert.

**Motion passes unanimously**

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**PUBLIC SAFETY:**

**Co-Chairs: Jack Betkowski and Dan DeMarco; Member - Pat Mullin**

**Ordinances to be Adopted – No Parking Zone on 5<sup>th</sup> Way pursuant to the Traffic Board’s recommendation that a No Parking Zone be established on the west side of 5<sup>th</sup> Way from a sign to be installed approximately 132 feet north of 14<sup>th</sup> Way and a sign to be installed approximately 192 feet north of 14<sup>th</sup> Way.**

**Motion to approve Ordinance No. 2415 establishing a No Parking Zone on 5<sup>th</sup> Way made by Commissioner Betkowski and seconded by Commissioner DeMarco.**

**Motion passes unanimously**

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**PUBLIC WORKS, SANITATION AND SEWERS:**

**Chair: Patrick Mullin; Members - Jack Betkowski and Rick Avon**

**Resolution – Sewer Planning Module**

**Motion to adopt Resolution No 2315 authorizing the Sewer Planning Module for 145 Reis Run Road made by Commissioner**



**Mullin and seconded by Commissioner Laslavic.**

**Motion passes unanimously**

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**Hiring of Public Works Summer Help**

**Motion to advertise and hire 12 Public Works summer help employees to be chosen by the Public Works Director made by Commissioner Mullin and seconded by Commissioner Piring.**

Commissioner Piring questioned when this is going to be posted, and Mr. Sample stated that the ad will run next Friday and the following Friday. Upon questioning by Commissioner Piring, Commissioner Korbel explained that they are changing the practice where commissioners were asked about applicants from their ward and are trying to make it an open and fair process for anybody to apply. Upon questioning by Commissioner DeMarco about the use of references, Commissioner Korbel stated the Board has nothing to do with hiring, that it is a recommendation from Director Funk.

**Motion passes unanimously**

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**PUBLIC COMMENT:**

Mr. Joseph Bartlett, 556 Sangree Road, Pittsburgh, PA 15237, spoke in opposition to the Sangree Park Plan. Commissioner Korbel stated that the Board approved the plan.

Mr. Ken Veverka, 126 Country Lane, Pittsburgh, PA 15229, spoke about the dramatic increase in the deer population in his neighborhood. Commissioner DeMarco offered to fill him in on the details of the Township’s plans regarding deer.

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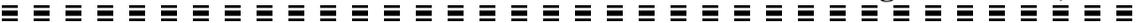
**Motion to adjourn made by Commissioner Laslavic and seconded by Commissioner Mullin.**

**Motion passes unanimously**

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**MEETING ADJOURNED AT 8:40 P.M.**

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**Manager/Secretary**

**President,  
Stephen Korbel  
Ross Township Board of  
Commissioners**

**Minutes transcribed by *Deborah Ann Betzler, Court Reporter***