

MEETING MINUTES

August 13, 2024

5:30 pm

CALL TO ORDER - Present were Mr. Sabot, Mr. Quinn, Mr. Johnson, Solicitor Gary Sweat, Secretary/Treasurer Jackie Kotchman and Director of Planning and Development, Erin Dinch. The meeting was available via teleconference with public attendance.

PLEDGE OF ALLEGIANCE

ADD ITEMS TO THE AGENDA

A motion to accept/reject the donation of a small lot that adjoins the Waterside Park property from the Edith Sprowls Estate will be added as No. 12 under New Business.

PUBLIC COMMENT AGENDA ITEMS

APPROVAL OF MINUTES

*****MOTION to approve the minutes of the July 9, 2024, Supervisor's Meeting** was made by Mr. Quinn; seconded by Mr. Johnson. Unanimously carried.

TREASURER'S REPORT

*****MOTION to file the Treasurer's Report for future audit** was made by Mr. Quinn; seconded by Mr. Johnson. Unanimously carried.

BILL APPROVAL AND CHECK SIGNING

*****MOTION to approve total bills and check signing** was made by Mr. Quinn; seconded by Mr. Johnson. Unanimously carried.

GUESTS

BUILDING PERMITS

Erin Dinch reported that there were three (3) building permits in the amount of \$375.00.

OLD BUSINESS

RESOLUTIONS

NEW BUSINESS

1. *****MOTION to table a donation to the NFVFC in the amount of \$250,000.00 towards the purchase of a new ladder truck which is to be held in escrow until the truck comes in** was made by Mr. Sabot; seconded by Mr. Quinn. Unanimously carried.
2. *****MOTION to approve the purchase of a shed from Alpine Structures, LLC in the amount of \$5,523.58** was made by Mr. Quinn; seconded by Mr. Johnson. Unanimously carried.
3. *****MOTION to approve the payment of \$1,500 to Kevin Pendleton to pour a concrete pad and sidewalk for the shed** was made by Mr. Quinn; seconded by Mr. Johnson. Unanimously carried.
4. *****MOTION to approve exterior signs for the Municipal Building from Precision Sign & Awning in the amount of \$1,304** was made by Mr. Quinn; seconded by Mr. Johnson. Unanimously carried.
5. *****MOTION to award the General Contractor contract for the Waterside Park Event Center (DCNR BRC-PRD-27-35; LSA Project # 22-13) to Grahamboys LLC dba Graham Construction in the amount of \$671,471 pursuant to DCED approval** was made by Mr. Sabot; seconded by Mr. Quinn. Unanimously carried.
6. *****MOTION to award the Electrical Contractor contract for the Waterside Park Event Center (DCNR BRC-PRD-27-35; LSA Project # 22-13) to S E Schultz Electric, Inc. in the amount of \$64,500 pursuant of DCED approval** was made by Mr. Quinn; seconded by Mr. Johnson. Unanimously carried.
7. *****MOTION to award the Plumbing Contractor contract for the Waterside Park Event Center (DCNR BRC-PRD-27-35; LSA Project # 22-13) to Newman Plumbing, Inc. in the amount of \$113,665 pursuant to DCED approval** was made by Mr. Quinn; seconded by Mr. Johnson. Unanimously carried.
8. *****MOTION to approve payment for installing electric and plumbing for a washer and dryer in the Mechanical Room in an amount not to exceed \$4,185.00** was made by Mr. Sabot; seconded by Mr. Johnson. Unanimously carried.
9. *****MOTION to terminate the Construction Manager position effective immediately after receipt of a 7-day written notice** was made by Mr. Quinn; seconded by Mr. Sabot. Unanimously carried.
10. *****MOTION to place a ban on all burning in the township, including fireworks, effective immediately until the Fire Chief recommends lifting it** was made by Mr. Quinn; seconded by Mr. Johnson. Unanimously carried.
11. *****MOTION to advertise for and hire a full-time Public Works employee** was made by Mr. Quinn; seconded by Mr. Johnson. Unanimously carried.

12. *****MOTION to approve acceptance of a donation from the Edith Sprowls Estate of a small lot (.18 acres) along Ridgewood Drive that adjoins the Waterside Park property** was made by Mr. Quinn; seconded by Mr. Johnson. Unanimously carried.
13. *****MOTION to readvertise the Mechanical Contractor bidding for the Waterside Park Event Center (DCNR BRC-PRD-27-35; LSA Project # 22-13) as there were no mechanical bids with the initial advertising** was made by Mr. Quinn; seconded by Mr. Johnson. Unanimously carried.

CONSTRUCTION MANAGER'S REPORT

FIRE CHIEF'S REPORT

Fire Chief Dave Bane asked Mr. Sabot to let the public know that they met with Columbia Gas in regard to the numerous calls about gas smells and are asking the fire company to be reimbursed for the associated expenses, including man hours, fuel and other expenses. Mr. Sabot reported that Columbia Gas needed to make things right on the gas smell issues. Too much mercaptan (odorant used to give natural gas a smell) was added resulting in numerous resident calls about smelling natural gas.

Also, a resident had an open fire, into which they threw a mattress, resulting in a dangerous fire situation. A fire ban as noted in the motions was placed in effect to ensure the safety of the residents going forward during the current drought.

CODE ENFORCEMENT OFFICER'S REPORT

Jarrold D'Amico from Harshman read over the monthly report. Please see attached report.

SOLICITOR'S REPORT

Mr. Sweat reported that the lien was placed on the Washington Crown Center for the money the Township spent to repair the water line break. He also said all the paperwork is in for 63 Cleveland Road.

Mr. Sweat advised that they never heard back from the owner (or their insurance carrier) of the trucking company responsible for the I-70 Spill which resulted in numerous Township expenses. He said a writ of summons suing them has been filed. Todd Lanch reported that their website stated they were permanently closed.

SUPERVISOR SABOT'S REPORT

Mr. Sabot reported that he notified the county about the North Franklin Township fire ban. He said the penalty for violation was \$500 but that they would give residents a warning first.

SUPERVISOR QUINN'S REPORT – Mr. Quinn noted that Pastor McCloskey had moved to New Mexico and thanked him publicly for his service to the Township.

SUPERVISOR JOHNSON'S REPORT -Mr. Johnson had no report.

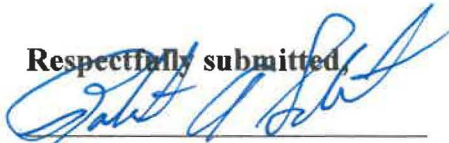
PUBLIC COMMENT NON-AGENDA ITEMS

Joe and Michelle Doris of 199 Webb Drive addressed the board about their concerns about the private part of Hazlett Road being widened to the full width of the right-of-way. Mr. Sabot advised that it is a private lane and not part of the Township Road system. Joe's concern is that the widening will impede his and other neighbors' driveways and yards'. After continued discussion, Mr. Sweat advised that the surrounding property owners may need to get a real estate attorney to look at the deeds and get a legal opinion.

ADJOURNMENT

*****MOTION to adjourn the meeting at 6:28 pm** was made by Mr. Sabot; seconded by Mr. Quinn. Unanimously carried.

Respectfully submitted,



Robert Sabot, Chairman



Jacqueline M. Kotchman, Secretary/Treasurer



August 13, 2024

North Franklin Township Supervisors
620 Franklin Farms Road
Washington, PA 15301

2455 Park Ave
Washington, PA 15301
T: 724-993-4505
F: 724-993-4388

Subject: Monthly Code Enforcement Report

Dear Supervisors,

The following are Code Enforcement items that have been investigated since the July 2024 Supervisors Meeting:

1500 West Chestnut Street- Washington Crowne Center Mall – Movie Theater.

Received complaint about a broken water line in the Movie Theater resulting in the sprinklers being off-line and mold growing in the space. Emailed Mall Manager Civil Knox for permission to enter – Mrs. Knox said that she would reach out to ownership for permission.

If no response by Friday, July 12, will file for an administrative search warrant from Magistrate Manfredi's office.

710 Moore Rd – Junk

Property was inspected on August 1, 2024. Notice of violation to be sent to the owner and current resident.

431 Cleveland Rd – High Grass

Property was inspected on August 1, 2024. The notice was sent certified and noncertified to the property owners.

211 Cleveland Rd- Rubbish, Grass

The notice was sent certified and noncertified to the property owners.

430 Cleveland Rd- Noise

The notice was sent certified and noncertified to the property owners.

1745 Park Ave- Burning

The notice was sent certified and noncertified to the property owners.

Total- 6

On-Going Items:

271 Park Ave- Rubbish

The notice was sent certified and noncertified to the property owners on 3/22/24. The property will be posted on 4/8/24. Progress check-up was done on the property on 5/2/24, the posting was taken down. Some items were removed, however, some items remained. Will follow up after the 30-days on 5/8/24. The property owner contacted me and stated the trash was picked up and the car would be cleaned out and inspected in June. Will do a progress checkup on the vehicle on 6/19/24. The car was still in violation, will do a follow-up.

1145 McElree Rd- Water/Sewage on Road

The complaint was filed with the Washington County Sewage Authority. No updates.

3045 Wilson Ave- Rubbish

The notice was sent certified and noncertified to the property owners on 5/14/24. The property owner contacted us regarding the NOV, he stated the vehicles are inspected, insured, and road-worthy except for one. He asked for a 30-day extension to get the last vehicle road-worthy, and the rubbish items removed. The grass was cut on 5.31.24. Property reinspected 7/3/2024 – **REMEDIATED.**

138 Hamilton St- Structure

The notice was sent certified and noncertified to the property owners on June 7, 2024. The property will be reinspected.

136 Blaine St- GRASS, Rubbish

The notice was sent certified and noncertified to the property owners on June 7, 2024. The property will be reinspected.

BON TON 1500 West Chestnut St- Property Maintenance

The notice was sent on January 20, 2023. The citations have been filed on March 16, 2023. The hearing is scheduled for July 11, 2023. The property owners did not show resulting in a guilty verdict. We will reinspect in 30 days. Daily citations are in the process of being filed. The daily citations have been filed, and the second set of daily citations has also been filed. Awaiting plea. The third round of citations is being filed as of December 1, 2023. We are still awaiting the plea. The 3rd round of daily citations was filed with the new magistrate. 204 Citations filed. The hearing is scheduled for May 20, 2024. The property owner didn't show resulting again in a guilty verdict with Judge Manfredi, max fine on all citations. He has 30 days to appeal. We are also in contact with Judge Stewart as half of the citations were filed with her office, to conduct a hearing. **Judge Stewart's office stated that a hearing cannot be scheduled until a plea is entered. Daily citations being filed with Magistrate Manfredi's office.**

63 Cleveland Rd- Structure

The notice was sent certified and noncertified on 10/25/2022. The notice was left on 10/28/2022. The property was posted on 11/16/2022 after the certified notice was unclaimed. The reinspection is scheduled for 12/16/2022. Citations were filed as the property is still in violation. The hearing is scheduled for March 16, 2023. The property owner did not show up to the court hearing resulting in a guilty verdict. The property was posted for junk and the car. Daily citations have been filed. Awaiting plea. Sent over documentation to the solicitor for an injunction request. The injunction request was approved by the Judge. The engineer and code enforcement went to the property to conduct an interior inspection per the Court Order. **Reports submitted to Township and Solicitor.**

3035 Wilson St- Garbage, Junk

The notice was sent certified and noncertified notices to the property owner on 7/21/23. The notice was delivered on August 1, 2023. The first QOL ticket was sent on 9/8/23. The property owner contacted me regarding an extension after receiving the first QOL ticket. The second QOL ticket was sent on 10/11/23 as the violations remain. Citations are to be filed on roof violations. The 3rd QOL ticket was sent on 10/26/23. Citations to follow. An updated NOV is being sent to an updated address for the property owner. The property owner contacted us regarding the nov and QOL tickets, stating he would remediate the property. As of 11/30/23, no work has been done on the property. A final inspection is 12/7/23, Then citations if violations remain. The couch has been moved; however, the porch and roof still appear to be in violation. The hearing date is scheduled for 3.11.24. The property owner obtained a building permit for the porch, the hearing was continued for 90 days for progress. The hearing is scheduled for 6/6/24. The property owner contacted us stating he would be out of town the day of the hearing; we gave him another 30 days to either remediate the property or sell the property. July 9th is the next hearing date. **Property Remediated, Citations withdrawn.**

Magisterial Hearings:

2670 National Pike- Property Maintenance

Notice was sent certified and noncertified to the property owners on 10/4/22. Reinspection on November 10, 2022. The violations remain. Citations filed. The property owner stated in court that the property was sold in October 2022. The citations have been withdrawn in Mrs. Barrow's name; we will follow up with the new owners. A progress check-up was done on the property, the front porch was removed, and there is a dumpster in the rear with some items. We will monitor the progress. Upon inspection, the work appeared to have stopped, and citations are being filed. The property owner plead not guilty we are currently waiting for a hearing date. The hearing is scheduled for 2.20.24. The property owners did not show resulting in a guilty verdict. The property owners did appeal the verdict. May 8, 2024. The property owners are in the process of getting building permits from the TWP for the replacement of the porches. The siding and roof have been replaced. **They were given a 60-day extension. July 30, 2024, is the next hearing date. The property owner did not show resulting in the verdict to stand. Will monitor the property.**

330 Cleveland Rd- Junk, Rubbish

Notice was sent certified and noncertified to the property owners on 9/7/23. The notice was delivered on 9/12/23 to the property owners. The inspection is scheduled for 9/26/23. The property owner contacted me stating she would work on the vehicles as well as asked for an extension. Upon re-inspection on 11.2.23, the property is still in violation. The 1st QOL Ticket was sent on 11.2.23. The next re-inspection is scheduled for 11/16/23. The 2nd QOL ticket is being sent on 11/16/23. The re-inspection was scheduled for 11/30/23. The third and final QOL ticket was sent on 11/30/23. The property owner contacted us regarding the QOL tickets stating that no one is living in the camper anymore and it will be moved. The vehicles are also being removed from the property or are to be inspected. The property owner was given until the end of February to remediate all violations. A progress checkup was done on 2/1/24, no improvements were made, the final reinspection will be done on 2/29/24 if violations remain then citations will be filed on 3/1/24. Citations have been filed. The hearing is rescheduled for 4/29/24. Slow progress was made on the property. Continued for 60 days. **PROPERTY OWNER DECEASED. HEARING ON 6/25 WAS CONTINUED FOR 30 DAYS.**

701 Park Ave- Structures, GRASS

The notice was sent certified and noncertified to the property owners on 9/22/23. The notice was left on 9/25/23. The property will be posted. The property owner contacted us regarding the NOV and posting asking for an extension of 90 days from 10/26/23. The property owner contacted me on 1/9/24 stating he has a contract with a roofing company to fix both the main house roof and the shed roof. They are waiting for the weather to break to start remediation. The final reinspection is scheduled for 6/11/24, **CITATIONS FILED.**

459 Longview Dr-Prop Maint.

The notice was sent certified and noncertified to the property owners on 3/7/24. The resident received the certified Nov on 3/11/24. No contact has been made, will reinspect in 30-days. Upon inspection, all violations remain. The property will be posted as a last attempt to communicate with the resident. The property was posted on 4/12/24. Progress check-up was done on the property on 5/2/24, the posting was taken down. All violations remained. Will follow up after the 30-days on 5/14/24. **CITATIONS FILED.**

Thank you,



Jarrod D'Amico, BCO, CZO
Code Enforcement
permits@harshmanllc.com