

MEETING MINUTES

November 12, 2024

5:30 pm

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

PLEDGE OF ALLEGIANCE

OPENING PRAYER -by Rev. Richard Wilson

ADD ITEMS TO THE AGENDA

PUBLIC COMMENT AGENDA ITEMS

APPROVAL OF MINUTES

*****MOTION to approve the minutes of October 8, 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 two (2) building permits in the amount of \$361.20.

OLD BUSINESS

ORDINANCES

RESOLUTIONS

1. *****MOTION to approve Resolution No. 12 of 2024 authorizing Erin Dinch, Director of Planning and Development and Jacqueline Kotchman,**

Secretary/Treasurer to complete and act as signatory for paperwork required to apply for and obtain funding from the Statewide Local Share Assessment Grant Program to assist with the construction of a comfort station building in Waterside Park was made by Mr. Quinn; seconded by Mr. Johnson. Unanimously carried.

2. *****MOTION to approve Resolution No. 13 of 2024 authorizing Erin Dinch, Director of Planning and Development to complete and act as signatory for paperwork required to apply for and obtain funding from the PA Fish and Boat Commission Statewide Public Access Grant Program to assist with the construction of an ADA compliant fishing dock and kayak launch was made by Mr. Quinn; seconded by Mr. Johnson. Unanimously carried.**

NEW BUSINESS

1. *****MOTION to approve a \$5000 donation to the Citizens Library was made by Mr. Quinn; seconded by Mr. Johnson. Unanimously carried.**
2. *****MOTION to advertise the proposed 2025 budget was made by Mr. Quinn; seconded by Mr. Johnson. Unanimously carried.**
3. *****MOTION to advertise the Notice of Intent for an Independent CPA firm to complete the 2024 Financial Audit was made by Mr. Quinn; seconded by Mr. Johnson. Unanimously carried.**
4. *****MOTION to approve providing a Letter of Support for Washington Frontier League Baseball's application to the Washington County Local Share Account for funding to complete improvements at Wild Things Ballpark was made by Mr. Quinn; seconded by Mr. Johnson. Unanimously carried.**
5. *****MOTION to approve providing a Letter of Support for the Washington Cemetery's application to the Washington County Local Share Account program for funding to repave the cemetery roadways was made by Mr. Quinn; seconded by Mr. Johnson. Unanimously carried.**

FIRE CHIEF'S REPORT

Fire Chief Dave Bane reported that in October 2024 the Fire Department had 31 calls including eleven (11) medical assists, three (3) motor vehicle accidents, two (2) brush fires, two (2) public service, one (1) water problem, one (1) gas leak, one (1) carbon monoxide leak, one (1) covered assignment, two (2) power lines down and seven (7) unintentional alarms. He stated that year-to-date they have had 326 calls, averaging 4.1 people per call, and the average response time was 8 minutes and 57 seconds.

Chief Bane recommended that the Supervisor's continue the burn ban until further notice. He said while assisting South Franklin on a brush fire, 3 firefighters were hurt. He said one went into cardiac arrest and was resuscitated by two EMT firefighters with AED defibrillator and CPR. He is now at home recovering.

*****MOTION to continue the Fire Ban until the Fire Chief recommends lifting it** was made by Mr. Sabot; seconded by Mr. Quinn. Unanimously carried.

Mr. Sabot recommended having Jarrod D'Amico look over the current Fire Ordinance to see if anything needs added.

CODE ENFORCEMENT OFFICER'S REPORT

Please see the attached report.

SOLICITOR'S REPORT – Please see the attached report.

SUPERVISOR SABOT'S REPORT –

Mr. Sabot read a letter from the DCNR congratulating us on a grant the Township received in the amount of \$351,900.00 to be used for Parks & Recreation development in the Community.

SUPERVISOR QUINN'S REPORT - None

SUPERVISOR JOHNSON'S REPORT -None

PUBLIC COMMENT NON-AGENDA ITEMS

Ron Kusarchak, a resident of Walnut Ridge asked if there were any updates on an earlier request by their HOA for Township monies to fund their Recreation projects. Mr. Sabot asked him how much money their organization has on hand towards the projects, and he said none. After a brief discussion, the Supervisors agreed that the HOA may have to raise their own fees to help raise money for their projects and they can only help fund community projects available to all residents.

ADJOURNMENT

*****MOTION to go into Executive Session with no action to discuss Regola Consulting at 6:15 pm** was made by Mr. Sabot and to stand in recess.

Respectfully submitted,



Robert Sabot, Chairman



Jacqueline M. Kotchman, Secretary/Treasurer



November 12, 2024

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

Subject: Monthly Code Enforcement Report

Dear Supervisors,

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

710 Moore Rd – Junk

The property was inspected on August 1, 2024. Notice of violation is to be sent to the owner and current resident. The property was inspected on 9/9/24 and appears to be in the process of being remediated. The property resident contacted us stating she is getting a dumpster for the rubbish. Some of the garbage bags have been removed, sent updated pictures to the TWP to show slow progress.

211 Cleveland Rd- Rubbish, Grass

The notice was sent certified and noncertified to the property owners. Violations remain. The violations were removed from the property. The property was in violation once again and the 1st QOL ticket was sent. The violations have been remediated.

466 Cleveland Rd-Structure

The notice was sent certified and noncertified to the property owners. The NOV was delivered on 9/30/24. The inspection is scheduled for 10/30/24. The Property owner contacted us stating she would need more time to get the roof fixed. She will contact us again in 30 days.

2920 West Chestnut St-Trash, Rubbish

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

3045 Wilson St-Vehicles

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

Total- 5

On-Going Items:

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 it 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 owner didn't show resulting again in a guilty verdict with Judge Manfredi, a 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. We had two hearings with Judge Stewart, but the property owners did not show up once again resulting in a guilty verdict on all citations: Max fines. The third hearing with Judge Stewart has not been scheduled. Currently sending out an updated IPMC NOV to the property owners.**

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.**

Magisterial Hearings:

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 the 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, Hearing is scheduled for September 26, 2024. **The property owner did not show resulting in a guilty verdict. Will inspect in 30 days. Violations remain, Daily citations can be 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. Awaiting plea.**

138 Hamilton St- Structure

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

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. **CITATIONS FILED. Awaiting plea.**

130 Fulton St- Rubbish

The property was posted on 9/5/24. The inspection date is 9/10/24. 1st QOL ticket was sent on 9/19/24. The 2nd QOL Ticket was sent on 9/25/24. The 3rd QOL Ticket was sent 10/3/24.

Citations have been filed as the violations remain in the back of the property. Awaiting plea.

76 Fulton St-Rubbish

The notice was sent certified and noncertified to the property owners. The delivery was attempted on 9/13/24. The property was reinspected, and violations remain. The 1st QOL ticket was sent on 10/3/24. The 2nd QOL ticket was sent on 10/11/24. The 3rd QOL ticket was sent on 10/22/24. A final inspection is scheduled for 11/1/24. The violations remain. **Citations have been filed with the new magistrate.**

Thank you,



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

SOLICITOR'S REPORT

ATTORNEY-CLIENT CORRESPONDENCE

TO: North Franklin Township Supervisors
FROM: SWEAT LAW OFFICES/GARY L. SWEAT, ESQUIRE – SOLICITOR
RE: Solicitor's Report – November 2024

Dear Supervisors:

The following are the items that needed to be addressed since the last meeting:

1. **Comprehensive Re-Zoning**
Holdover. Erin is working on this matter, so as soon as there is something needed from our office, please do not hesitate to let us know.
2. **Code Enforcement Matters**
 - A. **63 Cleveland Road**
(Holdover) We has requested an updated timeline from the Washington County Redevelopment Authority on when the property is scheduled to be torn down.
 - B. **BonTon – Washington Crown Center**
Our office has worked with Harshman CE Group and received additional guilty verdicts against the Mall. We currently have over \$45,000 in liens against the Mall, and once the appeal period runs for the recent verdicts, and an upcoming hearing in December, the judgment amounts should be in excess of \$100,000.00. Once this occurs, we will update our liens and the Township can consider garnishing rents. Furthermore, now that the Township has adopted the IPMC, the newest citations will be based on the IPMC, which Jarrod has indicated will give the Township more options then simply filing liens.
3. **Chemical Spill – Vankirk Road – Bull & Bear Co.**
(Holdover) My office has reached out to the insurance attorney representing the trucking company's insurance company to request a status update on this matter. He previously indicated there are multiple claims and there is only \$1,000,000.00 of coverage, and there are significant damage claims.
4. **Intent to hire CPA for Audit.**
This is simply a reminder (if you have not done so already) to advertise your intent to hire a CPA to handle the Township's audit. This must be advertised 30 days prior to hiring at the Re-Org meeting.

Respectfully submitted,

Gary L. Sweat, Esquire
Michael C. Cruny, Esq.