

MEETING MINUTES

October 8, 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 Pastor Bill Lawler, Avery Methodist Church

ADD ITEMS TO THE AGENDA

PUBLIC COMMENT AGENDA ITEMS

APPROVAL OF MINUTES

*****MOTION to approve the minutes of September 10, 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

Cathy Pienkowski, Operations Manager of the Citizens Library, spoke on the benefits and programs offered by the library. She thanked the board for their past support and asked if they could possibly increase their monetary donation. The board thanked her and said they would discuss the matter and be in touch with her.

BUILDING PERMITS

Erin Dinch reported that there were five (5) building permits in the amount of \$3,715.40.

OLD BUSINESS

*****MOTION to tentatively approve a donation to the NFVFC in the amount of \$250,000.00 towards the successful purchase of a new fire engine truck which is to be escrowed until the truck comes in and contingent on the Township using a Greenhill Fire Station garage bay on a year to year lease (approximately 3 years) and subject to conditions agreed to by both parties was made by Mr. Sabot; seconded by Mr. Johnson. Unanimously carried.**

*****MOTION to hire Jacob Bush to fill the Public Works/Road Crew position with a start date of October 14, 2024, subject to conditions of the Teamsters 585 Collective Bargaining Agreement was made by Mr. Sabot; seconded by Mr. Quinn. Mr. Johnson voted no. Motion carried on a 2-1 vote.**

ORDINANCES

*****MOTION to approve Ordinance No. 2 of 2024 adopting an amended version of the International Property Maintenance Code was made by Mr. Johnson; seconded by Quinn. Unanimously carried.**

RESOLUTIONS

- 1. ***MOTION to approve Resolution No. 11 of 2024 authorizing Erin Dinch, Director of Planning and Development, to complete and act as signatory for paperwork required to apply for and obtain a grant from the Washington County Local Share Account to assist with the construction of a comfort station building in Waterside Park was made by Mr. Johnson; seconded by Mr. Quinn. Unanimously carried.**

NEW BUSINESS

- 1. ***MOTION to approve hiring Above and Beyond Cleaning Services to perform a post-construction cleaning of the entire Municipal Building in the amount of \$2,282.80 was made by Mr. Sabot; seconded by Mr. Quinn. Unanimously carried.**
- 2. ***MOTION to approve a donation of \$1,000.00 to Samaritan's Purse, a disaster relief organization, that is delivering humanitarian aid and support to the residents in Asheville, North Carolina and surrounding areas affected by the devastation of Hurricane Helene was made by Mr. Johnson; seconded by Mr. Quinn. Unanimously carried.**

FIRE CHIEF'S REPORT

Fire Chief Dave Bane reported that in September 2024 the Fire Department had 18 calls including eight (8) medical assists, five (5) motor vehicle accidents, one (1) carbon monoxide, one (1) public service, one (1) chimney fire, and two (2) unintentional alarms. He stated that year-to-date they have had 295 calls, averaged 5.9 people per call, and the average response time was 6 minutes and 21 seconds.

CODE ENFORCEMENT OFFICER'S REPORT

Jarrold D'Amico from Harshman read over the monthly report. Please see the attached report. He did emphasize an increase in solicitation in the Township for which they have handed out a few citations.

SOLICITOR'S REPORT – Please see the attached report.

SUPERVISOR SABOT'S REPORT – Mr. Sabot discussed a speeding problem on Greenhill Drive and asked Todd to revisit it. He also said the acoustic panels were in and would be installed in the meeting room.

SUPERVISOR QUINN'S REPORT – Mr. Quinn suggested that the public microphone stand be replaced with a longer one to accommodate all speakers.

SUPERVISOR JOHNSON'S REPORT -None

PUBLIC COMMENT NON-AGENDA ITEMS -None

ADJOURNMENT

*****MOTION to go into Executive Session with no action to discuss personnel issues at 6:13 pm** was made by Mr. Sabot and to stand in recess.

Respectfully submitted,



Robert Sabot, Chairman



Jacqueline M. Kotchman, Secretary/Treasurer



October 8, 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

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.

431 Cleveland Rd – High Grass

The property was inspected on August 1, 2024. The notice was sent certified and noncertified to the property owners. Violations remain. The property was posted as the nov was unclaimed.

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 violations returned and the 1st QOL ticket was sent.

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.

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.

1890 West Chestnut St- Rubbish

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

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 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.**

Magisterial Hearings:

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. Citations have been withdrawn.**

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, Hearing is scheduled for September 26, 2024. **The property owner did not show resulting in a guilty verdict. Will inspect in 30 days.**

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.**


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.**

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.**

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 – October 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) Washington County Redevelopment Authority awarded the Township's request to have this torn down by the County. The additional documentation required by the County has been submitted and now we will await word from the County on when this will be torn down.

B. **BonTon**

The lien for the guilty verdict with Judge Manfredi has been filed totaling around \$30,000.00. Michael is working with Jared to get Magistrate Stewart's office along with Magistrate Manfredi to hold additional hearings on the citations.

3. **Chemical Spill – Vankirk Road – Bull & Bear Co.**

(Holdover) My office has finally been able to confirm there was insurance in place at the time of the incident and have been in contact with the attorney representing the trucking company's insurance company. He indicated there are multiple claims and there is only \$1,000,000.00 of coverage, and there are significant damage claims.

4. **Sprowls Deed**

I have received and recorded the Deed from the Sprowls Estate for the small parcel adjoining Township property.

5. **IPMC Ordinance.**

The Board can consider this Ordinance for adoption

Respectfully submitted,

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