

**SOUTH STRABANE TOWNSHIP
BOARD OF SUPERVISORS REGULAR MEETING**

March 28, 2023

APPROVED MEETING MINUTES

1. CALL TO ORDER

The March 28, 2023 Regular Meeting of the South Strabane Township Board of Supervisors (“Board”) came to order at 7:03 p.m. in the Meeting Room of the Municipal Building (550 Washington Road, Washington, PA 15301).

The following were present:

Board of Supervisors Bracken Burns, Chair; Mark Murphy, Vice Chair; Russell Grego; and Richard Luketich.

Absent Bob Weber (excused)

Also Present Township Manager Brandon Stanick; Police Chief Drew Hilk; Fire Chief Cramer; Township Solicitor Dennis Makel; Township Engineer Scott Groom; and Stenographer Sheila Rozanc.

2. PLEDGE OF ALLEGIANCE

Chair Burns led the Pledge of Allegiance.

3. PUBLIC COMMENT

The Board allocates a period of time during this item for those individuals who would like the opportunity to address the Board on any matter. Each person addressing the Board of Supervisors is asked to limit their comments to a maximum of three (3) minutes.

Ms. Berry Haney, resident on Pierce Ave., expressed frustration with her neighbors, members of the Police Department and Township management. Ms. Haney advised she has submitted a complaint to Chief Hilk regarding Police Officers and received a response with which she doesn’t agree. She noted she even has a video of her neighbors regarding the incident in question. Further, she stated that management refuses to enforce Township ordinances, but does not have a problem sending her a Rental Occupancy Report Application and ask for money. Ms. Haney stated she has spent approximately \$1,600 on two different surveys of her property; however, the stakes that were put in the ground are constantly being removed by the neighbors. She requested a meeting with the Board of Supervisors, Chief Hilk and Township Manager Stanick.

Chair Burns advised Ms. Haney should meet with Chief Hilk and Township Manager Stanick and they will report back to the Board. Ms. Haney advised she has already done this.

Mr. Tom Pienkowski, resident on Quarry Rd., expressed his concern with the increase in taxes in South Strabane. He shared his previous tax payments and asked with the 66% raise for 2023, why are taxes being raised so rapidly. Chair Burns stated taxes in the Township have been too low for

too long thereby not providing an adequate balance to address any financial issues that may arise. He continued noting the Township has hired a professional Fire Chief to oversee a Fire Department of nine full-time Firefighters and six part-time Firefighters, as well as Volunteer Firefighters. There is a history of inadequate equipment that must be addressed. Providing fire and EMS services to the Township is a duty of the Board of Supervisors. Mr. Pienkowski stated he understands his own constraints and noted the Township should within in its own constraints.

Ms. Judy Panasik, resident on Green Crescent Drive, stated the Volunteer Fire Department always purchased their own trucks and equipment. She stated she hopes the Board takes the advice of the Planning Commission when they consider the request by the Champion Center. She noted the Board attempted to pass a fire hydrant assessment to raise money for the Fire Department and it didn't work and the Township just purchased two fire trucks this year. The Board approved a Fire Tax to pay for all this and now is giving the Fire Chief a raise. Ms. Panasik stated the Township has hire taxes now than Peters and North Strabane Townships. She stated the Township caters to developers and now Meadows Landing is not coming.

Zack Morgan, resident on Vance Station Road, noted he is a fan of Wildcat, but the wrong information is being put out. He expressed frustration for the Township's plan to keep a fire truck while purchasing a new truck. He stated that ARPA money will not bail out the Township next year. He suggested using zero-turn mowers and other equipment longer if needed. He stated there was a property tax increase even when the reassessment in 2016 took place. Mr. Morgan asked Mr. Grego, as a Supervisor and the Township Public Works Director, to abstain from voting on the Township budget as he is voting for his salary and the funding of his Department. Chair Burns stated that the Township's Elected Board of Auditors is responsible for setting Mr. Grego's salary each year as he is an elected Supervisor.

Marcia Deeb, resident on Fox Drive, expressed her appreciation for Fire Chief Cramer's communications on upcoming road closures. She stated her preference to remove the Fire Tax after the fire truck is paid for. Chair Burns stated the Fire Tax is for more than just a truck. Volunteer firefighting is no longer as strong as it once was and the Board is charged with providing adequate fire and EMS services to Township residents.

Mr. Jeffrey Bull, resident on S. Main St., stated if we pay the highest millage in Washington County then where are our amenities like Peters Township. He suggested putting together a County-wide Fire Department. Mr. Bull expressed his concern for the hillside created as a result of the Burkett Manor Planned Residential Development and asked the Board to implement a moratorium on all development in the Township until we get things right. Chair Burns stated a County-wide Fire Department does not exist in the State of Pennsylvania. Mr. Luketich stated the Township led meetings with neighboring Fire Departments to evaluate having a regional department and there was no real interest from others.

Ms. Scuvotti (over Zoom), a resident on Pine Valley Road, stated the DEP had issued a stormwater deficiency letter to Meadows Landing itemizing 191 deficiencies. Ms. Scuvotti stated that everything that she has ever told the Board is called out in that letter and Mr. Stanick should be fired.

Ms. Laney Zipko, resident on Berry Road, encouraged the Board to contact PSATS to have someone talk to the Township about the impact of development on the Township. Residential development is the most expensive. She stated the Township needs a new Comprehensive Plan as the 2017 Plan is not working.

Mr. Mike Uram, resident on Flint Drive, expressed interest in having speed reduced in the Strabane Manor neighborhood. Many of the people in the neighborhood walk, sometimes with their dogs, on the roadway. Township Manager Stanick suggested Mr. Uram circulate a petition in the neighborhood for stop signs or for changes to speed limits.

Fire Chief Cramer, in response to an earlier comment, clarified that at no point in the past year have we dropped below minimum staffing. We already sold the old rescue because it was no longer safe for us to use. He noted fire apparatus has doubled in cost since the last time the Volunteer Department purchased apparatus. It is very hard to recruit and attract Volunteer Firefighters and the last thing they want to do with their free time is fundraise. They come to respond to calls and accidents. He stated trying to purchase fire apparatus under the volunteer model is irresponsible and not sustainable.

In response to a question from Mr. Grego, Chief Cramer stated we have recruited eight new Volunteer Firefighters this past year. He further shared recent response statistics noting the Department has been extremely busy. Chief Cramer, in response to a comment regarding regionalization, noted neighboring Departments do work together because not one Department in the County is able to meet the professional standard of having 14 Firefighters respond to a structure fire.

4. CONSIDERATION OF MEETING MINUTES

Mr. Luketich moved to approve the December 6, 2023 Budget Meeting Minutes, the December 30, 2022 Special Meeting Minutes, the February 14, 2023 Non-Legislative Meeting Minutes and the February 28, 2023 Regular Meeting Minutes. Mr. Murphy seconded the motion. The motion passed on a unanimous voice vote.

5. FINANCIAL BUSINESS

The purpose of this memorandum is to transmit the following for consideration by the Board of Supervisors:

• Payroll:	\$ 141,014.37	(pay date of March 10, 2023)
• Payroll:	\$ 134,884.88	(pay date of March 24, 2023)
• General Fund:	\$ 346,402.69	
• Liquid Fuels Fund:	\$ 2,443.64	
• Sewage Enterprise:	\$ 2,578.40	
• Escrow:	\$ 8,587.27	
Total Expenditure:	<u>\$ 635,911.25</u>	

- Overtime costs for the period include:

○ Police:	\$ 2,694.12	
○ Fire:	\$ 512.89	
○ <u>Public Works</u>	\$ 0.00	
○ Total OT:	\$ 3,207.01	(pay date of March 10, 2023)

○ Police:	\$ 2,283.39	
○ Fire:	\$.00	
○ <u>Public Works</u>	\$ 1,044.07	
○ Total OT:	\$ 3,327.46	(pay date of March 24, 2023)

General Fund:

• Municipal Employees Insurance Trust	\$ 52,896.35
• Zions Bank	\$212,828.13

Mr. Murphy moved to approve the payroll for the periods February 19 through March 4, 2023 and March 5 through March 18, 2023 and bills for the period February 25 through March 24, 2023. Mr. Luketich seconded the motion. The motion passed on a unanimous voice vote.

6. ANNOUNCEMENTS AND RECOGNITION

Chair Burns announced the Board met in Executive Session on March 14, March 24 and March 28, 2023 for the proposes of personnel and litigation.

7. TOWNSHIP REPORTS

Municipal Separate Storm Sewer System (MS4) Report

The Board of Supervisors allocates a period of time during this item for comments regarding the topic of stormwater. Each person addressing the Board of Supervisors is asked to limit their comments to a maximum of three minutes.

Ms. Scuvotti stated that it is now spring and wants all the basins at Meadows Landing inspected using the funds established by the stormwater maintenance fund.

Township Manager's Report

Mr. Stanick reported the Township received the results of the Census Count Challenge and was unsuccessful in challenging the population count and number of housing units. He also reported the Township's annual curbside limb pick up is scheduled for April 3rd. He noted Non-emergency Offices will be closed for Good Friday on April 7th.

Secretary/Treasurer's Report

Mr. Stanick reported the following was transmitted to the Board through the Secretary/Treasurer's Report:

Minutes and Agendas:

- a) Zoning Hearing Board Regular Meeting Minutes – December 15, 2022
- b) Planning Commission Meeting Minutes – February 2, 2023;
- c) Green Team Meeting Minutes – February 9, 2023;
- d) Planning Commission Meeting Agenda – March 2, 2023;
- e) Green Team Meeting Agenda – March 9, 2023;
- f) Zoning Hearing Board Meeting Agenda – March 13, 2023; and
- g) WEWJA Annual and Regular Meeting Minutes – January 23, 2023.

Reports and Publications:

- a) Finance Report - February 2023;
- b) Fire Department Report - February
- c) Building Department/Code Enforcement Report – February 2023;
- d) Police Department Report – February 2023;
- e) Tax Collector's Report & Interim Collection Only – February 2023;
- f) Animal Control Officer's Report – February 2023;
- g) MS4 Report – December 2022;
- h) Township Engineer's Report – March 28, 2023;
- i) DODGE Data & Analytics – March 2023;
- j) *WEWJA Financial Statement for the fiscal quarter ending December 31, 2022;*
- k) Auditor General Liquid Fuels Tax Fund - January 1, 2020 through December 31, 2021;
- l) Washington Co. Conservation District Newsletter – March 2023; and
- m) PA Municipal League, Legislative Locator – March 2023.

Correspondence:

- a) Letter (*w/o attachments*) dated February 28, 2023 from EQT regarding a permit application to drill the proposed X-Man 5H,7H and G5 in Amwell Township;
- b) Letter dated March 7, 2023 from David Sanko, Executive Director of PSATS regarding 2023 Proposed By-Law Amendment for dues increase;
- c) Email dated March 8, 2023 from Nancy Gray regarding her concerns for a butterfly garden;
- d) Email (*w/attachment*) dated March 9, 2023 from John Timney, Executive Director of Wash. Co. Authority regarding Wash. Co. Broadband Update for first quarter of 2023;
- e) Email (*w/attachment*) from Brandon Stanick regarding Strabane Manor and the work performed by DRB;
- f) Press Release from Chief Cramer regarding March 11th Double-Fatal Accident;
- g) Letter (*w/o attachments*) dated March 14, 2023 from EQT regarding a permit application to drill the proposed Cogar 593144 in Fallowfield Township;
- h) Memorandum (*w/attachment*) dated March 15, 2023 from David Sanko, Executive Director of PSATS regarding 2023 Proposed Resolutions and Nominations Report; and
- i) Letter (*w/attachment*) dated March 20, 2023 from PennDOT responding to the Township's concerns regarding Lakeview Drive.

Copies of those items in italics are not attached, but available upon request.

Township Solicitor's Report

Solicitor Dennis Makel reported his office has been working on issues regarding agreements, personnel and planning.

Township Engineer's Report

Township Engineer Rob Horvat presented the following report:

Burkett Manor 454-03-120

- KLH has an inspector on-site ensuring that the storm, roads, and sanitary are being built to the Township's standards and the approved plans. Time spent on sanitary work is being billed separately to WEWJA.

Act 537 Update 454-21

- A workshop meeting was held with Staff, Supervisors, and Planning Commission on March 7th to review the draft Act 537 Plan document. Comments have been requested by the end of March and the draft will stand in anticipation of regional planning efforts.

H2O PA Grant Application 454-23

- A grant application was submitted to the Commonwealth Financing Authority in December for upgrades to the Quarry Pump Station. The total project estimate is \$2,732,437. The application will be for 50% grant funding with 50% Township match. The most recent correspondence with DCED suggests that funding offers may not be announced until September (originally anticipated for July).

MS4 Support 454-24

- A transition meeting with Township Staff on March 1st. KLH is supporting the completion of outfall screening by Township Public Works and is reviewing all existing documentation.

Developer Reviews

- KLH provided preliminary review of possible future site development on Crile Road.

8. UNFINISHED BUSINESS

8A: Motion Amending the Township Police Department Policies and Procedures Manual Regarding Uniforms (Tabled)

Mr. Murphy moved to take this item from the table. Mr. Luketich seconded the motion. The motion passed on a unanimous voice vote.

Mr. Luketich moved to amend the Township Police Department Policies and Procedures Manual Regarding Uniforms. Mr. Murphy seconded the motion. The motion passed on a unanimous voice vote.

9. NEW BUSINESS

9A: Public Hearing for the Consideration of a Condition Use Application from Champion Center Enterprises, LLC to Operate Business or Professional Offices located at 65 Fischer Road in the C-3 Zoning District

Ms. Shelia Rozanc, Stenographer, administered the oath to those in attendance wishing to provide testimony. Mr. Johnny Miller, a representative for the Champion Center Enterprises, LLC ("the Applicant") and Mr. Tom Lonich, the Applicant's legal counsel were identified for the record.

Solicitor Makel processed the hearing by introducing the following exhibits:

- Twp. Exhibit A: Request for Board Action Memorandum;
- Twp. Exhibit B: Application for Land Development Plan Approval;
- Twp. Exhibit C: Conditional Use Application;
- Twp. Exhibit D: Trip Generation Traffic Study for 65 Fischer Road dated January 9, 2023 from Trans Associates;
- Twp. Exhibit E: Land Purchase Agreement;
- Twp. Exhibit F: Amendment to Land Purchase Agreement;
- Twp. Exhibit G: Application for Land Development dated February 27, 2023;
- Twp. Exhibit H: Planning Commission Memorandum dated January 27, 2023;
- Twp. Exhibit I: Planning Commission Memorandum dated February 24, 2023;
- Twp. Exhibit J: Planning Commission Meeting Minutes dated February 2, 2023;
- Twp. Exhibit K: Email dated March 9, 2023 to Brandon Stanick from Sarah Scott.

In response to a call for a motion by Chair Burns, Mr. Murphy moved to enter Exhibit A through Exhibit K into the record. Mr. Luketich seconded the motion. The motion passed on a unanimous voice vote.

Mr. Lonich introduced himself as legal counsel representing the Applicant. He then introduced and distributed the following:

- Applicant Exhibit 1: Business Search website from the Commonwealth of Pennsylvania;
- Applicant Exhibit 2: Conditional Use Application;
- Applicant Exhibit 3: Chapter 245 of the Zoning Code, Article XI. C-3 Mixed Use District, 245-71;
- Applicant Exhibit 4: Business or Professional Offices description from the Zoning Code;
- Applicant Exhibit 5: Chapter 245 of the Zoning Code Article XV. Conditional Uses; Uses by Special Exception, 245-115. Business or Professional Offices;
- Applicant Exhibit 6: Champion Center Enterprises, LLC Condition Use – Business Offices; and
- Applicant Exhibit 7: Requirements for all C-3 Zoning District uses.

In response to a call for a motion by Chair Burns, Mr. Murphy moved to enter Exhibit 1 through Exhibit 7 into the record. Mr. Luketich seconded the motion. The motion passed on a unanimous voice vote.

Mr. Lonich introduced Mr. Johnny Miller as representative of the Applicant. In response to questions from Mr. Lonich, Mr. Miller stated his services of land development and construction were retained by the Applicant. He confirmed Champion Center Enterprises is a for-profit entity and is subject to all the taxes issued by the Township. Mr. Miller then reviewed his presentation prepared for the Board of Supervisors.

Solicitor Makel continued to process the hearing by introducing the following exhibits:

- Twp. Exhibit L: Land Development Plans of the Champion Christian Center's proposed office building;
- Twp. Exhibit M: Email dated March 2, 2023 to Gabrielle Conti from Sarah Scott; and
- Twp. Exhibit N: Certificate of Organization – Limited Liability Company.

In response to a call for a motion by Chair Burns, Mr. Murphy moved to enter Exhibit L through Exhibit N into the record. Mr. Luketich seconded the motion. The motion passed on a unanimous voice vote.

Mr. Miller then continued with his presentation providing an executive summary and reviewing the following:

- Market Analysis where the demand for such office space has been on the rise and global coworking market is expected to reach \$26 billion by 2025.
- Target Market consists of small businesses, startups and freelancers who need flexible and affordable office solutions. Services will be marketed to local businesses through targeted online and offline advertising, social media and networking events. The Applicant will seek to establish partnerships with local business associations to increase visibility.
- Services provided is flexible availability with access to meeting and training spaces. They offer a range of office solutions, including: private offices, dedicated desks and coworking spaces. The building will be equipped with modern amenities and meeting rooms and a kitchenette, as well as a mail room and IT services.
- They seek to acquire property in a prime location easily accessible with good parking facilities. Also, the Applicant is seeking to renovate the existing structures to create modern office space. The team includes experienced professionals in commercial real estate and hospitality industries among others.
- The Applicant will seek financing to acquire and renovate the property. He noted revenue will come from rental income from tenants. They will charge lower rates but offer leases that still generate profit.

Mr. Miller provided examples of similar office space in the area, as well as an overall proposed site plan.

In response to questions from Mr. Murphy concerning the existing structures, Mr. Miller stated the former riding arena and barn will be connected with a foyer that will be new construction. Mr. Murphy inquired how many people would be able to work out of the smaller offices shown on the floor plan. Mr. Miller stated he cannot give a specific answer, but most likely one or two people.

Mr. Murphy stated that even if you can fit five people in the ten smaller offices, that would only be 50 people. If this is the case then why is the parking lot designed for convention uses. Chair Burns noted the proposed number of parking spaces doesn't match the intended use of the facility that has been communicated this evening. Mr. Lonich stated nowhere in the Zoning Code does it regulate the maximum number of parking spaces.

In response to a question from Mr. Luketich concerning the development of the rest of the property, Mr. Miller stated his services have only been retained for this phase of development. Mr. Miller expressed his belief the proposed facility is 30,000 sq. ft. in size requiring a minimum of 150 parking spaces.

Mr. Stanick inquired of the vision for the entire site if this is the only phase he is authorized to represent. Mr. Miller noted he is not affiliated with the Applicant so he does not know their future plans for the property. Mr. Miller stated rather than building phase by phase, economies of scale can be achieved by building site infrastructure improvements at one time.

Solicitor Makel inquired about the previously submitted text amendment seeking churches as a use in the C-3 District. Mr. Miller stated he was not involved with the proposed text amendment. Solicitor Makel continued and asked for clarification concerning which groups will use the office space. He noted at the Planning Commission meetings testimony was given that the church offices from North Strabane would move to the facility. Mr. Miller stated Champion Christian Center, a separate entity has expressed interest in being a leaseholder. A discussion ensued, and in response to a question from Mr. Burns, Mr. Miller stated he does not know if the church and the Applicant are one in the same.

A discussion followed as a result of Mr. Murphy's questions concerning the relationship of Johnny Miller and the pastor of the church, Nathan Miller. Johnny Miller did not address the question in response to direction from Mr. Lonich.

Mr. Murphy inquired of the reason for 12,000 sq. ft. of multi-purpose space. Mr. Miller stated this is a common feature in modern office space. Mr. Murphy asked if the other office space examples used this evening have 12,000 sq. ft. of open floor plan. Mr. Miller stated he does not know. In response to a question from Mr. Lonich, Mr. Miller stated there are no signed leases from future tenants to occupy the proposed office building.

In response to questions from Mr. Lonich, Mr. Stanick confirmed the material submitted complies with the technical standards of the Zoning Code. Mr. Stanick noted those standards that are subjective in nature are the responsibility of the Planning Commission and the Board of Supervisors to determine if acceptable.

Mr. Lonich requested the Board consider the following exhibits as part of the record:

- Applicant Exhibit 8: Champion Center Enterprises, LLC (binder) presentation; and
- Applicant Exhibit 9: Trip Generation Traffic Study for 65 Fischer Road dated January 9, 2023 from Trans Associates.

A discussion ensued concerning Exhibit 9 as part of the record because no one from Trans Associates was in attendance to speak to the results of the Traffic Study. Mr. Lonich expressed his understanding the Zoning Code only requires the study to be provided and not the person who conducted and wrote the study to be examined.

In response to a call for a motion by Chair Burns, Mr. Murphy moved to enter Exhibit 8 into the record. Mr. Luketich seconded the motion. The motion passed on a unanimous voice vote.

In response to a question from Chair Burns regarding the Planning Commission meetings, Mr. Stanick stated the Planning Commission held a public hearing over the course of two meetings. It had requested several items, one of which was information regarding any proposed improvements to Fischer Road. The Applicant advised it would provide such information, but has yet to follow through. Mr. Stanick noted he was advised by the Applicant's former legal counsel following the March Planning Commission meeting that they were preparing to bring information concerning Fischer Road to the Supervisors. He continued by stating the Planning Commission also expressed its concerns for the excessive size of the parking lot in relation to the proposed building. The Planning Commission had also expressed concern for the text amendment application to allow churches in the C-3; the application was withdrawn by the then applicant, the Champion Christian Center. Then the Applicant present this evening applied for a conditional use under a different corporate name. Lastly, Mr. Stanick noted at one point in time the Applicant had a conversation with Staff about a potential conference center was also concerning to the Planning Commission.

Chair Burns inquired if its normal procedure for an entity to come to the Board prior to receiving a favorable recommendation from the Planning Commission. Mr. Stanick stated it is not typical and noted that as professional Staff we work very closely with developers and applicants to assist them through the process. This helps them understand what to expect and how best to present information or address ongoing concerns in the community. The Planning Commission's negative recommendation is the reason we spoke to their then legal counsel about how they would like to proceed. This conversation revealed the Applicant has other phases of development planned. Staff recommended the Applicant not move forward to the Board of Supervisors as they wouldn't be able to present anything different than what was presented to the Planning Commission. Mr. Stanick noted the Applicant did not accept Staff's recommendation to return to the Planning Commission to address its concerns prior to presenting to the Board of Supervisors.

Mr. Murphy expressed concern for any large number of people leaving the site at one time. He stated the likeliest route would be to take Fischer Rd. to Manifold Rd. The intersection at Manifold Rd. is one of the worse. He suggested if this proceeds then it would be best to restrict traffic from turning right onto Fischer Rd.

Solicitor Makel inquired about the Applicant's plans for public sewage. Mr. Miller relayed that the Applicant's engineer is trying to contact WEWJA regarding sewage service.

Chair Burns took comments from the Public.

Ms. Panasik stated she attended both meetings of the Planning Commission. She expressed her belief the first person representing the Applicant was Johnny Miller's brother; this person has not been back since. She expressed concern for Mr. Miller not knowing who he represents. Ms. Panasik noted they mentioned the space will be like the Rivers Club, which is not office space, but event space. She inquired of the type of use on which the traffic study was based. Additionally, Ms. Panasik expressed her concern for the timing of the establishment of the for-profit entity, which was immediately before the Planning Commission meeting. The Planning Commission had asked them to commit to not incorporating as a non-profit entity and they would not answer. She

asked how the Board could consider something when no questions have been answered and the Applicant will not provide a straight answer. Ms. Panasik read a prepared statement noting her concerns with the site and details regarding the Tax Increment Financing District established for Tanger Outlets; the TIF expires later than what has been communicated by the Applicant.

Ms. Panasik stated the Applicant itself should put on the record they have no intention of seeking tax exemption and this is not going to be an event enter and will remain an office building.

Ms. Rozanc administered the oath to Mr. Jeffrey Bull and Ms. Jane Deemer.

Mr. Bull stated the property was given TIF status so the Township could get the highest and best use. He stated that improvements to Fischer Road were a requirement of the TIF. The Township will be getting a development that is piecemealed together and the Township will not get the financial obligation from the developer to make the necessary improvements to infrastructure.

In response to a question from Mr. Makel, Mr. Bull, as a director for WEWJA, couldn't confirm the Applicant had made contact.

Ms. Deemer, a resident on Zediker Station Road, expressed concern the would-be owner of the property is not in attendance given the property will cost \$1.5 million to purchase. One would think the person paying this amount would be here tonight listening and answering questions. She also expressed concern for the amount of runoff that will be generated as a result of the large parking lot. She also expressed concern for the parking lot not having two egresses given the number of spaces it has. She also described the lot configuration of the subject property, the Falconi property and Tanger Outlets and inquired how the Applicant can't have a plan for sewer given the cost of the property.

Mr. Lonich responded to several comments regarding parking lot access being addressed during land development review, the expense of providing sewage service, and he noted he has an email from the Ms. Cutrara of the Redevelopment Authority advising the TIF will expire in 2025.

Mr. Lonich stated the presentation given tonight is pursuant to the application. There have been numerous comments that a church is coming. A church is not permitted pursuant to the Zoning Code. If it is a church, the church cannot rent offices or operate from this office space.

As there were no further comments, Mr. Murphy moved to close the Public Hearing. Mr. Luketich seconded the motion. The motion passed on a unanimous voice vote.

9B: Motion Directing the Planning Commission to Review Standards for Electric Vehicle Charging Stations

Mr. Murphy moved to direct the Planning Commission to review standards for electric vehicle charging stations. Mr. Luketich seconded the motion. The motion passed on a unanimous voice vote.

9C: Motion Amending the Township Police Department Policies and Procedures Manual Regarding the Oath of Office, Legal Authority and Direction

Mr. Luketich moved to amend the Township Police Department Policies and Procedures Manual regarding the Oath of Office, Legal Authority and Direction. Mr. Murphy seconded the motion. The motion passed on a unanimous voice vote.

9D: Motion Approving a Final Collective Bargaining Agreement between South Strabane Township and the South Strabane Police Department Wage and Policy Unit beginning January 1, 2023 and ending December 31, 2027

Mr. Murphy moved to table consideration of this item. Mr. Luketich seconded the motion. The motion passed on a unanimous voice vote.

9E: Motion Approving an Employment Agreement with Public Works Director Russell Grego

Mr. Luketich moved to table consideration of this item. Mr. Murphy seconded the motion. The motion passed on a unanimous voice vote.

9F: Motion Approving an Employment Agreement for a Finance Director

Mr. Murphy stated he would like all performance evaluations completed during the month of September each year and suggested the employment agreement reflect this change. Mr. Luketich stated he would like the Human Resources duties in the job description (Exhibit A) removed.

Mr. Luketich moved to approve the employment agreement with Marie Coffman for Finance Director reflecting the changes previously noted. Mr. Murphy seconded the motion. The motion passed on a unanimous voice vote.

9G: Motion Approving a Salary Adjustment for Fire Chief Jordan Cramer

Mr. Luketich moved to approve a salary adjustment for Fire Chief Cramer from \$85,000 per year to \$91,375 per year. Mr. Grego seconded the motion. The motion passed on a 3-1 vote with Mr. Murphy voting no.

9H: Motion to Reschedule the next Regular Meeting of the Board of Supervisors from April 25, 2023 to April 18, 2023

Mr. Luketich moved to reschedule the next Regular Meeting of the Board of Supervisors from April 25, 2023 to April 18, 2023. Mr. Murphy seconded the motion. The motion passed on a unanimous voice vote.

10. ADJOURNMENT

As no further business came before the Board, Chair Burns adjourned the meeting without objection at 9:26 p.m.

Respectfully submitted,

Brandon J. Stanick
Township Manager