



Council Meeting  
Minutes  
October 17, 2023

The Borough of Ben Avon Council met in a regular voting session on Tuesday, October 17, 2023, and at 7101 Church Avenue for the purpose of transacting General Business. Council President Richard Wagner opened the meeting at 7:00 PM with the Pledge of Allegiance.

**ROLL CALL**

Council Members Present: Jennifer Bett, Russell Kuehner, Kara Roggenkamp, Jim Thornton, Richard Wagner, Tavia Washington (7:15 PM)

Council Members Absent: Kenneth Opiery

Others Present: Mayor Melanie Holcomb, Ohio Township Police Chief Joe Hanny, Joint Planning Commission Representative Mary Smith, Solicitor Weston Pesillo and Borough Secretary Terrie Patsch

**PUBLIC PARTICIPATION** – *there was no public participation at this time.*

**BOROUGH REPORTS**

Mayor's Report

Mayor Holcomb asked for Council members to assist with filling the Halloween treat bags on October 27 at the Borough Hall. She plans to meet at noon in the Borough conference room. After speaking with Northwest EMS, the plan is to move inside the building in the case of bad weather. She thanked those involved with the Fall Festival which she reported went well and had special thanks to Jennifer Bett for organizing the Council booth.

Ohio Township Police Report – *See Attachment A*

Chief Hanny stated there were 61 calls during the month which included a DUI, parking issues, a domestic call, and reports of roaming dogs.

Emsworth Volunteer Fire Company Report – *See Attachment B*

Northwest EMS – *See Attachment C*

### Joint Planning Commission – See Attachment D

Ms. Smith reported there will be a public meeting on November 20, 2023, on the proposed fence ordinance for all three boroughs.

### Solicitor's Report

Attorney Pesillo stated they provided the resolution for the sale of the old leaf loader to Bellevue as discussed in last month's meeting. The Solicitor also provided a draft noise ordinance for the council to review and discuss. The Borough office received a complaint regarding grading on a property on Walnut Road which was forwarded to Jarrod D'Amico, Harshman for follow up. After review by code enforcement and discussion with Dale, the project did not require a permit, however they will discuss it further with Mr. D'Amico to see if it falls under the Uniform Construction Code.

## **APPROVAL OF MINUTES**

### August 15, 2023, Council Meeting

**Motion:** Ms. Bett; **Second:** Mr. Thornton; **Motion Carried** by unanimous voice vote to approve the minutes of the September 19, 2023, Council Meeting as presented.

## **FINANCIAL REPORTS**

### Revenue & Expense Report

Mr. Kuehner presented the report to the Council members, noting the amounts deposited from the state towards the Public Works pension plan as well as the obligation for the Borough. Mrs. Bett asked if there was an explanation for the sharp increase in the casualty and liability insurance costs. The Borough Secretary suggested it was partially due to the addition of new equipment purchased this year and will further investigate to confirm that information.

**Motion:** Mr. Kuehner; **Second:** Ms. Bett; **Motion Carried** by unanimous voice vote to approve the financial statement as presented for the month of September 2023.

### Accounts Payable Report

Mr. Kuehner presented the accounts payable report for the month of September 2023 with nothing out of the ordinary to report.

**Motion:** Mr. Kuehner; **Second:** Ms. Roggenkamp; **Motion Carried** by unanimous voice vote to approve accounts payable in the amount of \$61,433.65.

## **COMMITTEE REPORTS**

### Administration Committee

Ms. Bett thanked all those who volunteered with the Fall Festival council booth. She noted the newsletter has been distributed to residents. There are extra hard copies of the Bulletin that can be mailed if anyone would like one, they may contact the Borough office.

Public Affairs & Communications – no report.

Public Safety – See Attachment E

Mr. Wagner reported on a recent meeting with representatives from both the Borough and Ohio Township to discuss their concerns. As a follow-up to the meeting, the Solicitor sent a recap letter to Ohio Township.

Mr. Wagner noted that following a recent accident at Perrysville and Dickson, he was contacted by a resident requesting a traffic study for that corner. The first step in the study was to contact the Borough Engineer, with the estimated cost of about \$2,000-\$3,000. Ms. Roggenkamp requested a look at the proposed costs prior to committing to the study. Mr. Wagner noted that the outcome of the study may not satisfy all residents affected, and Ms. Roggenkamp pointed out that some improvements may have to wait until the next paving project on those streets. The process would include receiving the proposal, reviewing it with Public Works and Ohio Township Police, and then presenting it to the public.

Public Participation

Mr. Nicholas Nordman, Dickson Avenue

Mr. Nordman initiated the request for the traffic study and offered input representing several of the neighbors in that area.

Mr. Wagner noted the EMS report was also included in the packets for the Council's review.

Public Works

Resolution 2023-09 – Sale of Leaf Loader

**Motion:** Mr. Kuehner; **Second:** Ms. Roggenkamp; **Motion Carried** with voice vote to approve the sale of the leaf loader to Bellevue Borough, the highest bidder on Municibid, for \$3400.00.

Community of Governments - See Attachment F

Ms. Washington reported a flyer from Michael Baker on the Route 65 project is available on the COG site for anyone who is interested. She stated the COG was awarded a Keystone grant for auto license plate readers, and they are currently deciding the best location for placement. Mayor Holcomb asked who will ultimately decide where these will be placed, and Chief Hanny stated they will be in the best general area. Mr. Wagner noted the COG annual dinner was held on October 5<sup>th</sup>, and Ms. Washington attended from the Council.

Sustainability

Ms. Roggenkamp reported the Borough received two offers from developers, EIS Solar and Infinity, who were interested in the project and provided preliminary numbers. These figures will be used to choose one contractor and a more tailored price will be proposed. She plans to meet

with Mr. Wagner and Mr. Opiery to discuss the various options and costs. She noted the Inflation Reduction Act is offering a 40% rebate on these types of purchases once installed and running. She has attended a recent webinar and plans to learn more going forward.

#### Special Projects

##### Centennial Building Committee

Mr. Wagner reported that the scaffolding has been removed, and the roof is complete. The contractor is wrapping the windows, and the insulation remains. All invoices for the work on this project will be facilitated by the COG.

Mr. Wagner also noted that he is expecting the architect's report on the elevator options (Phase II) later this month.

#### **NEW BUSINESS**

##### 2024 Bookmobile

Ms. Bett provided statistics on the 2023 usage of the bookmobile and reported that the cost for 2024 will increase approximately 2% to \$6087. Once donations are applied, the Borough will be responsible for the balance.

##### 2024 Meeting Schedule

Mr. Wagner is reviewing the meeting schedule for next year and coordinating with the Solicitor on their availability. He is considering another day of the week and would like the Council members to weigh in on availability as well as their thoughts for continuing the work session meetings. The discussion is tabled until next month.

##### Proposed Noise Ordinance

Mr. Wagner and the Borough Solicitor provided a proposed noise ordinance to address recent inquiries at the Borough office. The review of the old ordinance found it to be outdated compared to other municipalities. The ordinance presented was to begin the discussion, however there will be no vote at this time. Any action once the ordinance is finalized will follow the process of announcing, publishing, and public comment. Mr. Thornton noted that 70 decibels is the level where impairment begins. Ms. Roggenkamp would like to review other ordinances prior to next month's meeting. Mr. Wagner stated the ordinance will be under review.

**OLD BUSINESS** – *there was no old business to discuss.*

**EXECUTIVE SESSION** – *executive session to discuss contracts.*

**Motion:** Mr. Thornton; **Second:** Ms. Roggenkamp; **Motion Carried** by unanimous voice vote to adjourn the meeting to Executive Session at 8:34 p.m.

**Motion:** Mr. Kuehner; **Second:** Mr. Thornton; **Motion Carried** by unanimous voice vote to adjourn the meeting to Regular Session at 9:28 p.m.

**MOTION TO ADJOURN**

**Motion:** Mr. Thornton; **Second:** Mr. Kuehner; **Motion Carried** by unanimous voice vote to adjourn the meeting at 9:28 p.m.

Respectfully submitted,

*Terrie Patsch*

Borough Secretary

10/11/2023

## Call Service Report Grouped by Uccodes

OHIO TOWNSHIP POLICE  
9/01/2023 THROUGH 9/30/2023  
For Municipality: 05

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<u>CODE</u>	<u>SEPT COUNT</u>	<u>YTD COUNT</u>
0490 - ASSAULT - REPORTS	0	1
0501 - ALARM - RESIDENCE	2	9
0503 - ALARM - BUSINESS	0	3
0617 - THEFT-\$200 & OVER-FROM BUILDINGS	0	1
0619 - THEFT-\$200 & OVER-ALL OTHER	1	1
0624 - THEFT-\$50 TO \$200-FROM AUTO (EXCPT 0625)	0	1
0637 - THEFT - UNDER \$50 - FROM BUILDINGS	0	1
0644 - THEFT-ATTEMPTED-FROM AUTO (EXCEPT 0645)	1	2
0710 - MOTOR VEHICLE THEFT-AUTO	0	1
0810 - SIMPLE PHYSICAL ASSAULT	0	1
1100 - FRAUD	0	2
1150 - FRAUD - CREDIT CARDS, ATM	0	4
1410 - CRIMINAL MISCHIEF TO AUTOMOBILES	0	3
1490 - CRIMINAL MISCHIEF - REPORTS	1	2
1810 - DRUG VIOLATIONS	0	3
1841 - NARCOTICS-USE-MORPHINE, HEROIN, CODIENEC	1	1
1890 - NARCOTICS - REPORTS	0	1
2000 - OFFENSES AGAINST FAMILY & CHILDREN	0	1
2020 - OFFENSES AGAINST FAMILY-CHILD ABUSE	1	2
2112 - DRIVE UNDER INFLUENCE-ALCOHOL-IMPAIRED	1	6
2300 - PUBLIC DRUNKENESS	0	1
2410 - HARASSMENT BY COMMUNICATION	0	4
2440 - DISORDERLY CONDUCT-DISTURBING THE PEACE	1	5
2450 - HARASSMENT	1	6
2460 - DISORDERLY CONDUCT-OBSCENE LANGUAGE	0	1
2626 - FALSE FIRE ALARM	0	4
2640 - ORDINANCE VIOLATIONS	0	6
2647 - PFA-PROTECTIVE ORDERS	0	8
2656 - THREATS	0	5
2660 - TRESPASSING OF REAL PROPERTY	0	1
2720 - DOG LAW (1ST OFF. & STATE CIT)	1	3
2911 - RUNAWAY - INCORRIGIBLE -MALE (JUVENILE)	0	1
3100 - MOTOR VEHICLE ACCIDENTS	1	2
3400 - MENTAL HEALTH	3	13
3500 - SUSPICIOUS PERSONS	0	1
3502 - SUSPICIOUS CIRCUMSTANCES	2	11
3600 - DISTURBANCES-DOMESTIC	1	9
3610 - DISTURBANCES-JUVENILE	1	4
3620 - DISTURBANCES-OTHER (FIGHTS, DEPUTES, ETC)	1	2
3820 - DISABLED VEHICLE	2	18
3840 - FIRES (INCLUDING ALARMS-FOUNDED/UNFOUNDED)	0	2
3850 - HAZARDOUS CONDITION/NOT SNOW RELATED	3	11
3855 - ROAD DEPARTMENT CALL OUT	0	5
3860 - LOCKOUTS (VEHICLE/BLDG)	0	1
3870 - MEDICAL EMERGENCY/ ASSIST AMBULANCE	5	72
3880 - OPEN DOORS/WINDOWS - DISCOVERED	2	11
3885 - POST NO PARKING SIGNS	2	6
3900 - TRAFFIC & PARKING PROBLEMS	2	27
4010 - TRAFFIC OFFENSES	1	2

10/11/2023

**Call Service Report Grouped by Urcodes**  
 OHIO TOWNSHIP POLICE  
 9/01/2023 THROUGH 9/30/2023  
 For Municipality: 05

Page 2

<u>CODE</u>	<u>SEPT COUNT</u>	<u>YTD COUNT</u>
4012 - GAS LEAKS & EXPLOSIONS	0	4
4020 - SUSPICIOUS AUTO	2	7
4022 - SUSPICIOUS PERSON	3	17
4024 - WATER LEAKS, MAINS, ETC.	0	3
4026 - WIRES AND POLES DOWN	2	9
4027 - TREES DOWN	3	7
4091 - CIVIL DISPUTES	1	5
5002 - LOST & FOUND - FOUND ANIMAL	0	1
5004 - LOST & FOUND - FOUND ARTICLES	0	1
5008 - LOST & FOUND - LOST ARTICLES	0	3
5012 - LOST & FOUND - MISSING JUVENILE MALE	0	2
5502 - ANIMAL COMPLAINTS - BARKING DOGS	0	1
5506 - ANIMAL COMPLAINTS - STRAY ANIMALS	0	6
5510 - ANIMAL COMPLAINTS - INJURED/SICK	1	3
5590 - ANIMAL COMPLAINTS - REPORTS	3	10
6004 - TRAFFIC ACCIDENT INVOLVING PROPERTY DAMA	0	4
6006 - TRAFFIC ACCIDENT INVOLVING INJURY	0	3
6008 - TRAFFIC ACCIDENT INVOLVING NONINJURY	0	9
6310 - TRAFFIC POST	0	8
6312 - TRAFFIC ENFORCEMENT - WARNINGS	0	2
6390 - TRAFFIC ENFORCEMENT - REPORTS	0	1
6602 - TRAFFIC RELATED -IMPOUNDED VEHICLE	0	3
6603 - TRAFFIC RELATED - ABANDONED VEHICLE	0	6
6605 - DIRTBIKES/OFF ROAD VEHICLES	0	1
6612 - TRAFFIC RELATED - SIGNALS-SIGNS OUT	2	5
6614 - TRAFFIC RELATED - CARELESS DRIVER	0	10
6690 - TRAFFIC RELATED SERVICES - REPORTS	0	1
7010 - POLICE NOTIFICATIONS/INFO	2	39
7016 - FOLLOW UP INFORMATION	0	1
7090 - PUBLIC SERVICE - REPORTS	0	1
7092 - ROUTINE PATROL COMPLETED	0	68
7504 - ASSIST OTHER AGENCIES - OTHER POLICE	0	2
7506 - ASSIST OTHER AGENCIES - ALL OTHERS	0	1
9008 - ADMINISTRATION - CLERICAL	0	1
911 - 911-HANG UP	0	1
CITT - TRAFFIC CITATION	0	42
CITW - WARNING	4	41
CKWE - WELFARE CHECK	1	10
WARR - WARRANT	0	1
	<u>61</u>	<u>628</u>

5:43



FILE\_4290



Done

**Emsworth Volunteer Fire Company**

Emsworth, PA

This report was generated on 10/15/2023 5:42:52 PM

**Basic Incident Info for Incident Type**

Incident Type(s): All Incident Types | Start Date: 09/01/2023 | End Date: 09/30/2023

Incident Date	Incident #	Dispatch Run Number	Address	Narrative	Station	Zone
09/01/2023	2023-332	230073621	1212 Valley at	House fire got called for RIT. McKees Rocks	148 - Emsworth VFC	
09/01/2023	2023-333	230073439	1031 Victoria Dr.	CO. Alarm helped with checking the house nothing found. A	148 - Emsworth VFC	
09/02/2023	2023-334	230073782	4528 O.R.B.	Accident unknown injuries. 108 on scene no need for fire. Dispatched and cancelled. Bellevue	148 - Emsworth VFC	
09/03/2023	2023-335	230074289	Brighton RD	small tree hanging down in the slow lane. Cut the tree up reopened the lane. Ben Avon	148 - Emsworth VFC	
09/03/2023	2023-336	230074166	79	3 car accident no injuries. Helped with traffic control. Aleppo	148 - Emsworth VFC	
09/05/2023	2023-337	230074860	811 Florence ave	Helped with caring a lady into the house. Avalon	148 - Emsworth VFC	
09/06/2023	2023-338	230075005	925 California Ave	Fire alarm nothing found after checking the building. Avalon	148 - Emsworth VFC	
09/06/2023	2023-339	230075044	Lincoln Ave	poss. accident with entrapment. 108 on scene no entrapment holding to 108. Dispatched and cancelled. Bellevue	148 - Emsworth VFC	
09/06/2023	2023-340	230075329	331 Singer Ave	Poss. building fire. 277 on scene nothing showing holding to 277. Dispatched and cancelled. McKees Rocks	148 - Emsworth VFC	
09/07/2023	2023-341	230075656	Toms Run	tree down across the road cut the tree up and reopened the road. Kilbuck	148 - Emsworth VFC	
09/08/2023	2023-342	230075970	1 Western Ave	poss. boat may day call. coast guard asked us to check the river from 79 bridge to emsworth lock and dam. no boat found. Emsworth	148 - Emsworth VFC	
09/09/2023	2023-343	230076122	4501 O.R.B.	Accident unknown injuries. 108 on scene no need for fire dispatched and cancelled. Bellevue	148 - Emsworth VFC	
09/09/2023	2023-344	230076343	500 Huntington ave	caller called the station about a brush fire. went to the location and found a small brush fire Kilbuck	148 - Emsworth VFC	
09/11/2023	2023-345	230076784	222 Dickson Ave	Called for acid in a bottle that homeowner found outside of the house. checked the bottle and was not acid. Told homeowner to dispose of the bottle with waste management. Ben Avon	148 - Emsworth VFC	
09/11/2023	2023-346	230076894	8179 O.R.B.	Female trapped in side a window well. PD had her out before FD on scene Emsworth	148 - Emsworth VFC	
09/15/2023	2023-347	230078221	O.R.B.	Traffic lights went out due to loss of power. Hooked up the generator. Emsworth	148 - Emsworth VFC	
09/15/2023	2023-348	230078218	Breeding ave	tree and wires down across the road. Closed the road and called for DOL. Ben Avon	148 - Emsworth VFC	

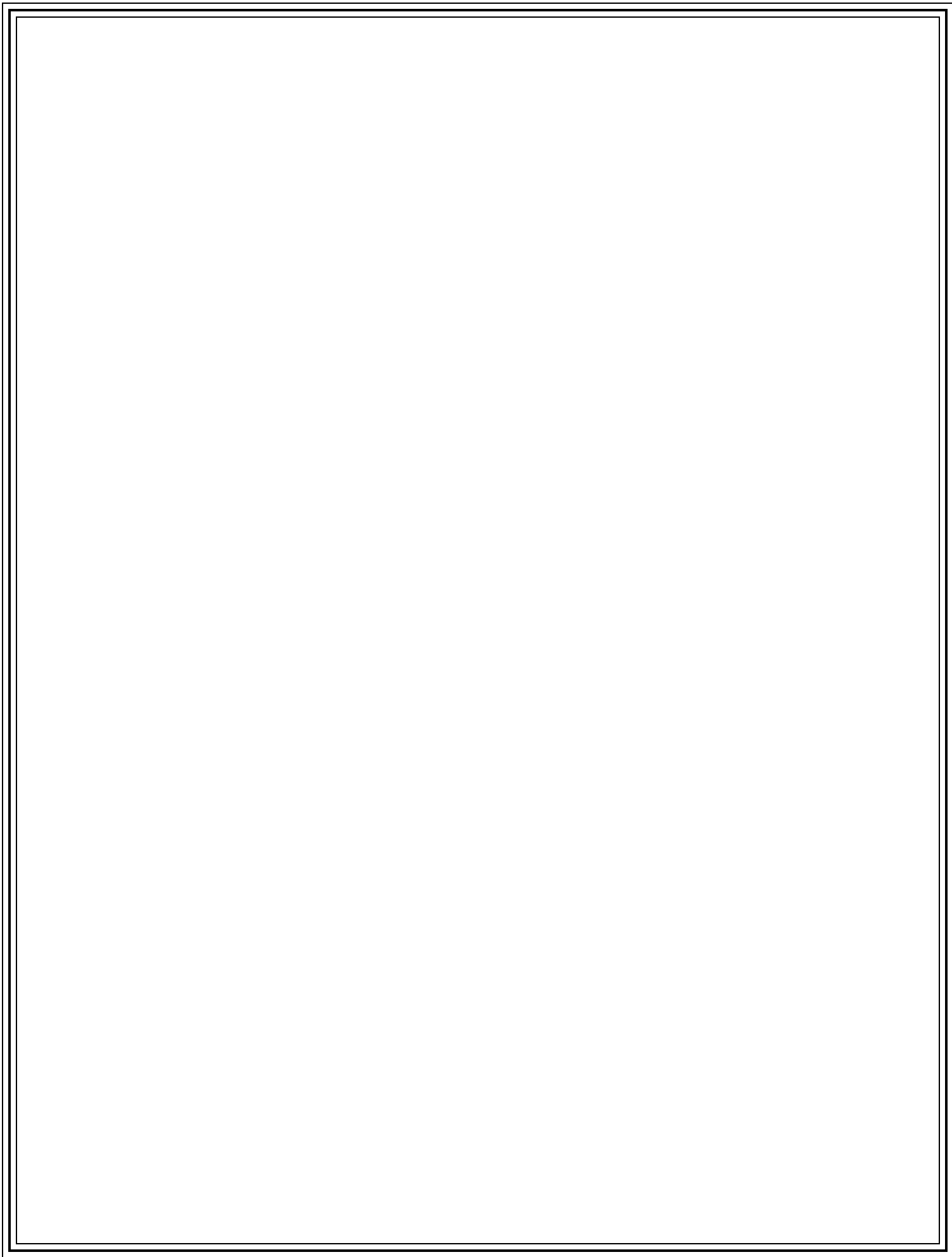
This report is limited to 500 pages. Incidents with more than one narrative will appear on multiple pages. Only REVIEWED incidents included.



## Attachment B

Incident Date	Incident #	Dispatch Run Number	Address	Narrative	Station	Zone
09/15/2023	2023-349	230078289	600 Cliffside MNR	C.O. alarm inside the basement. checked the building. nothing found Emsworth	148 - Emsworth VFC	
09/16/2023	2023-350	230078619	647 Grandview Ave	smell smoke outside checked the area nothing found. Avalon	148 - Emsworth VFC	
09/17/2023	2023-351	230078799	300 union Ave	Fire alarm due to a bad cook. Avalon	148 - Emsworth VFC	
09/17/2023	2023-352	230078838	846 California Ave	Fire alarm due to bad smoke head. Avalon	148 - Emsworth VFC	
09/18/2023	2023-353	230079011	117 Church ave	Poss. house on fire. 277 on scene no fire holding to 277. Dispatched and cancelled. Mckees Rocks	148 - Emsworth VFC	
09/19/2023	2023-354	230079645	141 E. wedgewood dr.	Fire alarm. 249 on scene no fire holding to 249. Dispatched and cancelled. ROSS	148 - Emsworth VFC	
09/19/2023	2023-355	230079634	661 Lincoln Ave	two car accident 108 on scene holding to 108. Dispatched and cancelled. Bellevue	148 - Emsworth VFC	
09/20/2023	2023-356	230079946	Dickson Ave	car into a pole. helped with traffic and clean up. Ben Avon	148 - Emsworth VFC	
09/22/2023	2023-357	230080468	7 Locust ST.	poss. commercial fire. 277 on scene no fire holding to 277. Dispatched and cancelled. Mckees rocks	148 - Emsworth VFC	
09/22/2023	2023-358	230080472	O.R.B.	accident helped with traffic and clean up. Emsworth	148 - Emsworth VFC	
09/22/2023	2023-359	230080531	8321 O.R.B.	car accident car was off the road way. no need for fire just EMS to check out the kids in the house. Emsworth	148 - Emsworth VFC	
09/23/2023	2023-360	230080804	179 North	two car accident. 220 on scene and the accident is in neville island . dispatched and cancelled.	148 - Emsworth VFC	
09/23/2023	2023-361	230080851	216 Mckinley ave	CO alarm helped with checking the house. Avalon	148 - Emsworth VFC	
09/26/2023	2023-362	230081788	union Ave	poss fire 103 on scene no need for fire. dispatched and cancelled. Avalon	148 - Emsworth VFC	
09/26/2023	2023-363	230081601	4501 O.R.B.	accident helped with clean up. Bellevue	148 - Emsworth VFC	
09/27/2023	2023-364	230082094	903 Chester ave	CO alarm helped with checking the house. Avalon	148 - Emsworth VFC	
09/28/2023	2023-365	230082226	179 South	fire unknown type. t	148 - Emsworth VFC	
09/28/2023	2023-366	230082228	179 north	truck rollover plus on fire helped with putting the fire out and some clean up. OT	148 - Emsworth VFC	
09/29/2023	2023-367	230082802	Ridge Ave	chemical smell outside checked the area nothing found. Ben Avon	148 - Emsworth VFC	
09/30/2023	2023-368	230083025	323 Lincoln Ave	Natural gas alarm inside the house checked the house nothing found. Bellevue	148 - Emsworth VFC	
09/30/2023	2023-369	230083119	Neville rd	poss commercial fire. 275 on scene no need for fire dispatched and cancelled. Stowe	148 - Emsworth VFC	

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## **NORTHWEST EMS**

366 HELEN STREET  
MCKEES ROCKS PA 15136  
412-331-2600 DISPATCH  
412-331-3133 FAX



### **Ben Avon Borough Report Third Quarter 2023**

#### **Total Run Numbers:**

- Total Emergency and Non-Emergency 911 Responses: **25**  
Average Response Time (E0-E4): **6 min. 12 sec.**
- Total Emergency 911 Response: **25**  
Average Response Time (E0-E3): **6 min. 12 sec.**
- Total Highest Priority Response: **13**  
Average Response Time (E0-E1): **7 min. 41 sec.**

#### **Response Times by Category:**

- E0 Response: **3**  
Average Response Time: **5 min. 19 sec.**
- E1 Response: **10**  
Average Response Time: **4 min. 15 sec.**
- E0 + E1 Response: **13**  
Average Response Time: **4 min. 47 sec.**
- E2 Response: **5**  
Average Response Time: **7 min. 58 sec.**
- E3 Response: **7**  
Average Response Time: **8 min 06 sec.**
- E4 Response: **0**  
Average Response Time: **Not applicable**

Submitted by: Assistant Chief Brian O'Connor 412-331-2600 boconnor@northwestems.net

**Ben Avon Borough -- EMS Response Data --Q3 2023**

Date	Priority	Dispatch Time	On Scene Time	Response Time	Address	Unit	Outcome
7/1/2023	E3	00:23:16	00:31:26	00:08:10	6611 BRIGHTON RD	1901	Refused
7/3/2023	E2	12:02:16	12:13:28	00:11:12	6897 PERRYVILLE AVE	1902	Transported
7/4/2023	E1	04:49:35	04:57:25	00:07:50	144 RIDGE AVE	1902	Transported
7/5/2023	E3	18:38:01	18:47:16	00:09:15	154 RIDGE AVE	1901	Transported
7/6/2023	E1	13:55:59	14:00:40	00:04:41	7342 BRIGHTON RD	1902	Transported
7/7/2023	E2	12:18:28	12:34:39	00:16:11	7219 CHURCH AVE	1902	Transported
7/19/2023	E1	09:50:12	09:54:06	00:03:54	7129 OHIO RIVER BLVD	1902	Transported
7/24/2023	E3	14:58:40	15:08:37	00:09:57	6940 CHURCH AVE	1902	Transported
7/25/2023	E1	11:00:56	11:05:20	00:04:24	442 DICKSON AVE	1902	Transported
7/29/2023	E1	06:56:39	06:57:49	00:01:10	1 LAUREL VLG	1901	Transported
8/1/2023	E2	10:34:15	10:38:44	00:04:29	241 HILANDS AVE	1902	Transported
8/1/2023	E1	18:20:06	18:24:52	00:04:46	144 RIDGE AVE	1901	Transported
8/9/2023	E1	19:12:11	19:15:46	00:03:35	300 WALNUT RD	1902	Transported
8/10/2023	E2	13:50:26	13:54:35	00:04:09	7225 PERRYVILLE AVE	1902	Transported
8/14/2023	E3	05:10:24	05:12:25	00:02:01	241 HILANDS AVE	1902	Transported
8/15/2023	E1	14:20:48	14:24:42	00:03:54	442 DICKSON AVE	1901	Transported
8/20/2023	E0	06:10:55	06:14:16	00:03:21	7225 BRIGHTON RD	1901	Transported
8/25/2023	E3	06:41:31	06:48:01	00:06:30	6824 PROSPECT AVE	1902	Transported
9/1/2023	E1	09:37:18	09:39:56	00:02:38	216 HILANDS AVE	1901	Transported
9/3/2023	E3	10:22:22	10:26:24	00:04:02	7401 CHURCH AVE	1901	Transported
9/11/2023	E2	18:18:57	18:22:46	00:03:49	6825 CHURCH AVE	1901	Transported
9/18/2023	E1	19:11:51	19:17:32	00:05:41	400 RIDGE AVE	1905	Transported
9/23/2023	E3	14:26:36	14:43:24	00:16:48	215 FOREST AVE	1903	Transported
9/24/2023	E0	03:17:22	03:24:39	00:07:17	224 ALDER DR	1902	Transported
9/25/2023	E0	07:19:57	07:25:17	00:05:20	227 BERRINGER PL	1902	Transported

Priority	Total	Avg Response Time	Combined Avg
E0	3	0:05:19	
E1	10	0:04:15	0:04:47

E2	5	0:07:58	0:06:07
E3	7	0:08:06	0:08:02
E4	0		0:08:06

Avalon • Bellevue • Ben Avon  
**Joint Planning Commission**

**DRAFT 7/24**

**JPC REGULAR MEETING**

7:00 PM Monday, July 24, 2023, Avalon Borough Building, Avalon, PA 15202

**Leadership and Representatives**

Avalon: Michael Kurela (Chair 2023), Elizabeth Kelly (Secretary 2023), Justin Martin  
Bellevue: Catherine Tulley, Dameon Holmes, Dionisia Dingler  
Ben Avon: Catherine Houska, Christen Cieslak (Vice Chair 2023), Mary Smith  
Solicitor: Weston Pesillo  
Guest: John Hosa (W. Pesillo substitute)

**Minutes:** Meeting was called to order at 7:12pm

**1) Roll Call**

- a) Representatives
  - i) Present – M. Kurela, C. Cieslak, E. Kelly, J. Martin, M. Smith, C. Houska (virtual attendance via Microsoft Teams), D. Holmes, D. Dingler
  - ii) Absent – Catherine Tulley
- b) Solicitor – John Hosa (in place of W. Pesillo)
- c) Visitors – None

**2) Public Questions and Comments – None**

**3) Approval of Minutes and Agenda**

- a) Minutes – Requested amendments to the June 2023 Meeting minutes include:
  - i) C. Cieslak noted that section 3-a contained a clerical error where “t” should be updated to read “that”.
  - ii) C. Cieslak noted that in section 6-a-2 there was a clerical error where the word “requires” should be updated to read “request”.
  - iii) J. Martin indicated the attendance section should be updated to include his name within the “present” section.
- b) The June 2023 meeting minutes were accepted, as amended, where C. Cieslak made motion and C. Houska 2<sup>nd</sup>, M. Smith abstained due to meeting absence in June, all other members were in in favor, and no members opposed.

**4) Officer's Reports**

- a) Chairman's Report – None.
- b) Vice Chairman's Report – None.
- c) Secretary's Report – None.
- d) Solicitor's Report – None.
- e) Borough Updates
  - i) Avalon – J. Martin informed the committee that Avalon Borough requested a status update pertaining to the Fence Ordinance during the Council Meeting.
  - ii) Bellevue – C. Cieslak informed the committee that C. Tulley circulated an email the morning of 7/26/23 providing the official letter assigning D. Dingler to the JPC. C. Cieslak indicated she would file the letter.
  - iii) Ben Avon – C. Cieslak provided an update indicating the final review of the Fence Ordinance from three of the Ben Avon Counsel Members were received with no comments.

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**5) Old Business**

- a) Electrical Vehicle Charging – No updates.
- b) Fence Ordinance –
  - i) C. Cieslak indicated Ben Avon had completed final review.
  - ii) J. Martin requested current overall status and C. Cieslak indicated review and response was pending from Avalon and Bellevue Boroughs. C. Cieslak indicated she would follow up with C. Tulley to obtain Bellevue's response
- c) Bicycle parking – No update.
  - i) C. Houska informed the committee that all prior revisions and previous information pertaining to bicycle parking ordinances are saved in a folder titled "Bicycle Ordinance" within the shared files on SharePoint.
- d) Short Term Rentals – D. Holmes indicated there was no update but that the ordinance is currently under review.
  - i) It was mentioned that a formal request was received from Avalon Borough.
- e) Chicken Manure – M. Kurela and C. Cieslak indicated there would be no action needed moving forward.

**6) New Business – None.**

- 7) Adjournment** – C. Cieslak made a motion to adjourn the meeting and E. Kelly 2<sup>nd</sup>. All committee members were in favor, no members opposed. The meeting adjourned at 7:28pm.

**MEETING CALENDAR:**

7pm at Avalon or Ben Avon Municipal Building as noted below.

Future dates 2023:

**Avalon Borough Hall:** August 28, September 25, October 23

**Ben Avon Borough Hall:** November 13, December 11

Note: Underlined dates are exceptions to the "fourth Monday" schedule

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**JPC REGULAR MEETING**

7:00 PM Monday, August 28, 2023, Avalon Borough Building, Avalon, PA 15202

**Leadership and Representatives**

Avalon: Michael Kurela (Chair 2023), Elizabeth Kelly (Secretary 2023), Justin Martin  
Bellevue: Catherine Tulley, Dameon Holmes, Dionisia Dingler  
Ben Avon: Catherine Houska, Christen Cieslak (Vice Chair 2023), Mary Smith  
Solicitor: Weston Pesillo (Absent)

**Minutes:** The meeting was called to order at 7:02pm on August 28<sup>th</sup>, 2023.

**1) Roll Call**

- a) Representatives
  - i) Present – Michael Kurela, Elizabeth Kelly, Justin Martin, Catherine Tulley, Dameon Holmes, Dionisia Dingler, Christen Cieslak, and Mary Smith
  - ii) Absent – Catherine Houska
- b) Solicitor – John Hosa (W. Pesillo substitute)
- c) Visitors – Linda Woshner (Bellevue Resident)

**2) Public Questions and Comments –**

- a) Bellevue Resident, L. Woshner, raised concerns regarding code enforcement for three properties in Bellevue Borough (130, 144, and 148 S. Bryant) which are undergoing renovation to convert the structures from single family dwellings to multi-family units.
  - i) M. Kurela informed L. Woshner that the JPC is not responsible for code enforcement.
  - ii) L. Woshner stated her intent was to obtain solicitor guidance prior to taking legal action.
  - iii) M. Kurela noted the requirement for rental units to provide off-street parking for properties acquired after 2019.
  - iv) L. Woshner expressed desire for more stringent parking restrictions, due to concern for the value of her own rental properties.
- b) L. Woshner also expressed concern for the “chopping up” of homes within the tri-boroughs, citing recent code adjustments intended to prevent this type of work.
  - i) Discussion occurred among the Solicitor, Guest, and JPC members regarding Allegheny County occupancy permits.
- c) L. Woshner expressed a third concern regarding a neighbor’s deck installation which was built within 12” from her garage. L. Woshner stated that the Code Enforcement Officer was unresponsive and the owner of the deck was unwilling to remove or correct the issue.
  - i) Discussion regarding building permits and their access for public review occurred among the JPC members.
  - ii) M. Kurela asked the solicitor present, J. Hosa, if acquiring legal representation would be in the best interest of L. Woshner, and the solicitor confirmed that approach would be an appropriate next step.

**3) Approval of Minutes and Agenda**

- a) Minutes – C. Tulley made a motion to approve the July meeting minutes, C. Cieslak 2<sup>nd</sup> with all other JPC members in favor, no one opposing, and no one abstaining.

[www.boroughofavalon.org](http://www.boroughofavalon.org)  
[www.bellevueboro.com](http://www.bellevueboro.com)  
[www.benavon.com](http://www.benavon.com)



## Joint Planning Commission

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### 4) Officer's Reports

- a) Chairman's Report – None.
- b) Vice Chairman's Report – None.
- c) Secretary's Report – None.
- d) Solicitor's Report – None.
- e) Borough Updates
  - i) Avalon – None.
  - ii) Bellevue –
    - (1) D. Dingler informed the JPC that Bellevue JPC members developed a schedule to ensure representation at all Bellevue Committee and Pre-Counsel meetings through 2023.
    - (2) D. Dingler informed the JPC that discussion with Council President Jodi Cerminara indicated a desire to improve Bellevue Council's relationship with the JPC.
    - (3) D. Holmes proposed an idea to address concerns regarding Short Term Rentals, suggesting formation of an advisory committee comprised of a member of each Borough's Counsel.
    - (4) C. Tulley recommended the JPC host a table at the Bellevue Farmer's Market along with outreach posts on NextDoor to provide education and awareness.
    - (5) C. Tulley suggested including training opportunities in future agenda items for discussion.
    - (6) C. Tulley recommended the JPC begin developing a timeline for the upcoming comp plan.
    - (7) C. Tulley noted plans to follow up with Bellevue regarding the QV COG Tech assistance program.
  - iii) Ben Avon –
    - (1) C. Cieslak provided an update regarding the Fence ordinance, noting approval from each Borough with no additional comments or requested changes and therefore having sent the final version to Allegheny County for final review and approval
    - (2) Discussion among JPC members regarding public hearing and next steps occurred.
    - (3) C. Tulley noted that Ben Avon is now a member of Connect.

### 5) Old Business

- a) Electrical Vehicle Charging – no updates.
- b) Fence Ordinance – See Ben Avon updates.
- c) Bicycle parking – no updates.
- d) Short Term Rentals – D. Holmes indicated that, based on research, L. McLaughlin's suggested changes from a prior JPC meeting aligned with other ordinances.

### 6) New Business

- a) M. Kurela recommended a JPC member follow up with each borough regarding process and timelines for the upcoming comprehensive plan and related funding requests.
- b) C. Tulley and C. Cieslak volunteered to review former files pertaining to the prior comprehensive plan.

- 7) **Adjournment** – C. Cieslak made a motion to adjourn the meeting, J. Martin 2<sup>nd</sup>, with all other members in favor, none opposed, and the meeting adjourned at 8:09pm.

### MEETING CALENDAR:

7pm at Avalon or Ben Avon Municipal Building as noted below.

Future dates 2023:

Avalon Borough Hall: September 25, October 23

Ben Avon Borough Hall: November 13, December 11

Note: Underlined dates are exceptions to the "fourth Monday" schedule

[www.boroughofavalon.org](http://www.boroughofavalon.org)

[www.bellevueboro.com](http://www.bellevueboro.com)

[www.benavon.com](http://www.benavon.com)



October 9, 2023

Ben Avon Council  
Ben Avon Borough  
7101 Church Avenue  
Pittsburgh, PA 15202

Subject: Monthly Report  
Code Enforcement, Zoning, and Building Code

Dear Council,

The following are updates on action items since the previous Council meeting.

#### CODE ENFORCEMENT

##### NEW INVESTIGATIONS:

N/A

##### ONGOING INVESTIGATIONS/CITATIONS:

###### **McCurdy PI (Parcel ID 213-D-118) – Overgrown grass**

The property was inspected on 05.16.23 for overgrown grass. A notice of violation was sent on 05.18.23 allowing for 10 days of remediation. The notice has not yet been delivered or returned to code enforcement.

**07.11.23 Property** was posted on 05.24.23. Citations were filed on 07.10.23. Awaiting plea.

###### **11 Laurel Village – Overgrown grass**

The property was inspected on 05.18.23 for overgrown grass. A notice of violation was sent on 05.18.23 allowing for 10 days of remediation. The property was posted on 05.22.23.

**07.11.23** Citations were filed on 07.10.23. Awaiting plea.

09.27.23 Updated pictures, no remediation has taken place

###### **225 Park Ave – Prop Maintenance**

A notice of violation was written requesting an interior inspection per IPMC section 104.3 of the 2009 International Property Maintenance Code, which the Borough adopted on March 17, 2010. On 02.09.23 apartments 3 and 4 were inspected, as permitted by the tenants.

**07.11.23** Code Enforcement was sent an application for an administrative search warrant, which is in process.

**07.18.23** - Conducted an interior inspection of the general areas and unit 6 following a search warrant. A notice of violation will follow. The notice was sent on July 21, 2023. The violations

remain and no contact has been made since the delivery of the NOV on July 24, 2023. Citations are being filed.

##### Engineering & Surveying

100 Courson Hill Road  
Washington, PA 15301  
T: 724-503-4125

Office@HarshmanLLC.com

www.HarshmanLLC.com

Page 1 of 2

##### Codes & Zoning

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

Permits@HarshmanLLC.com

09.27.23 – Filed citations on 9.13.23

**221 Alder Dr – Rental Inspection**

A Citation was filed for failure to schedule a rental inspection. Code Enforcement attended a magisterial hearing on 04.26.23. The property owner did not appear and was found guilty of failure to submit to a rental inspection. The property failed a rental inspection on 05.17.23 for rubbish and interior surface repair.

07.11.23 Monitoring remediation progress.

**7219 Perrysville Ave – Overgrown weeds**

The notice was sent certified and noncertified to the property owners on 7.12.23. The notice was delivered on 7/19/23. Citations have been filed on 8.3.23 as violations remain. Awaiting plea.

**RENTAL INSPECTIONS**

**PASS**

1. 307 Forest Ave

**FAIL**

1. None this month.

**BUILDING & ZONING PERMITS**

**BUILDING PERMITS**

1. 176 Dickson Ave – Solar Array – Approved

**ZONING PERMITS**

1. 176 Dickson Ave – Solar Array – Approved

Please contact our office at any time with questions.



Jarrod D'Amico, BCO  
Director of Codes and Zoning



QUAKER VALLEY COUNCIL OF GOVERNMENTS  
343 Eicher Road, Pittsburgh, PA 15237  
412-766-7458 | [www.qvcog.org](http://www.qvcog.org)



### **Executive Director's Report – October 2023**

**Flagger Certification Training** - The QVCOG will again be partnering with Mr. Tyler Lukart of Optimus Risk Services to provide flagger certification training for QVCOG member communities and their public works departments. Last year (May 2022) The QVCOG put on a similar event which was well attended and received. This year's event will take place on December 14, 2023 at 10:00 a.m. at the Aleppo Township Public Works Garage (100 North Drive Sewickley, PA 15143). Attendees will receive a 3-year flagger certification upon completion of the course. This is a great opportunity for new(er) Public Works employees or those who could not make last year's offering. Interested participants may receive a registration form by contacting Executive Director Connors via email ([pconnors@qvcog.org](mailto:pconnors@qvcog.org)).

**Recent Grant Submissions** - In preparation for the next cycle for both Year 50 Community Development Block Grant (CDBG) and 2024 Gaming Economic Development & Tourism Fund (GEDTF) funding, the QVCOG has submitted 26 applications on behalf of 11 member communities and 3 affiliated authorities for consideration. When combining the 26 grant requests the QVCOG sought \$4,676,179.00 in funding for the region (CDBG \$757,229.00 & GEDTF \$3,918,950.00). Award announcements for GEDTF projects are expected by January 2024 while CDBG project awards are anticipated by May 2024.

**Mobile Fingerprint Scanner Delivered** - In September the Edgeworth Borough Police Department (host department) took delivery of a shared mobile fingerprint scanner which was awarded to the QVCOG via the PA Chiefs of Police Association. All QVCOG member communities and their affiliated police departments are encouraged to utilize the device when needed. Please note, the mobile fingerprint scanner requires a cellular connection and software maintenance package totaling \$1,025 annually. The QVCOG has budgeted accordingly and has/will pay for the required services in 2024.

**Route 65 Flyer** - At its September 20th regular meeting the Board of Delegates received a presentation from Mr. Peter Quintanilla of Michael Baker International which included a completed two-page illustrative and informative "flyer" outlining the QVCOG's regional impact and involvement in studying Route 65. The finished product is available for interested parties at [QVCOG.org](http://QVCOG.org). This flyer is anticipated to be an essential tool in bringing awareness to past initiatives and building a consensus for future work regarding the regional corridor.

**Keystone Communities Grant Contract Finalized** - The QVCOG is in receipt of a Keystone Communities project contract in the amount of \$100,000.00 through the Department of Community and Economic Development (DCED) for the procurement of Automated License Plate Reader (ARLP) cameras and affiliated software. Over the coming weeks and months, the QVCOG Police Chiefs Group will discuss the final locations of the cameras prior to the project being put out to bid. The expectation is for 3-4 regional intersections to be equipped with ARLP cameras. Please note, the host municipality will be responsible for any legacy costs associated with the equipment (i.e. internet connectivity, software licensing, etc.).

Aleppo Township, Avalon Borough, Bell Acres Borough, Bellevue Borough, Ben Avon Borough, Edgeworth Borough, Emsworth Borough, Glenfield Borough,  
Glen Osborne Borough, Haysville Borough, Kilbuck Township, Leet Township, Leetsdale Borough, Sewickley Borough, Sewickley Heights Borough