

**WEDNESDAY**  
**OCTOBER 27, 2021**  
**5:00 p.m.**  
**PUBLIC MEETING**



# UNION TOWNSHIP

3904 FINLEYVILLE ELRAMA ROAD  
FINLEYVILLE, PA 15332

Heather L. Daerr, Chairperson  
Charles E. Trax, Jr., Vice Chair  
Richard L. Lawson, Supervisor/Treasurer  
Harold D. Breinig, Supervisor  
David A. Esken, Supervisor

Roberta J. Singer, Secretary  
Terri Gladus, Twp. Administrator  
Karen Brown, Adm. Assistant  
Sweat Law Offices, Solicitors  
Harshman CE Group, Engineers  
Palermo/Kissinger & Assoc., CPA

## **AGENDA** **BOARD OF SUPERVISORS** **PUBLIC MEETING** **OCTOBER 27, 2021** **5:00 p.m.**

- A. Call Meeting to Order
- B. Pledge of Allegiance
- C. Roll Call
- D. Proof of Publication
- E. Moment of Prayer
- F. Public Comment (Agenda Items)
- G. Solicitor's Report
- H. Chairman's Report
- I. Unfinished Business:
  - 1. Vacancies – None
- J. Executive Sessions:
  - 1. October 13, 2021
  - 2. October 20, 2021

**K. Action Items:**

1. Approve / Deny Minutes from May 12, 2021, Public Meeting.
2. Approve / Deny Minutes from August 11, 2021, Special Meeting.
3. Approve / Deny Minutes from August 25, 2021, Public Meeting.
4. Approve / Deny Minutes from September 8, 2021, Public Meeting
5. Approve / Deny Minutes from September 22, 2021, Public Meeting
6. Approve / Deny Minutes from October 13, 2021, Public Meeting
7. Approve / Deny initiating search for road crew position(s). Township personnel to work with Sweat Law Offices on procedures.
8. Approve / Deny initiating search for Township Manager position. Township personnel to work with Sweat Law Offices on procedures.
9. Approve / Deny Resolution No. 14 indicating Union Township's support and sponsoring of the Peters Creek Sanitary Authority's Application for a Local Share Gaming Fund Grant.
10. Approve / Deny repair of 2015 Ford Truck #4 in the amount of \$1,164.00.
11. Approve / Deny May Plan of Lots Subdivision/Consolidation Plan conditioned upon satisfying Harshman CE Group's letter dated October 8, 2021.
12. Approve / Deny Joseph & Deborah Lisanti and Shea Devt., LLC. Subdivision Plan No. 1 conditioned upon satisfying Harshman CE Group's letter dated May 24, 2021.
13. Approve / Deny Mineral Beach Subdivision Plan No. 1 conditioned upon satisfying Harshman CE Group's letter dated October 26, 2021.
14. Approve / Deny Payment of Invoice No. 3 to El Grande Industries, Inc. in the amount of \$57,870.75 for the double seal coat on Cardox Road.
15. Approve / Deny Mineral Beach PRD Master Plan Update conditioned upon satisfying Harshman CE Group's letter dated October 26, 2021.
16. Approve / Deny Mineral Beach Phase 1 Preliminary and Final Land Development Approval conditioned upon satisfying Harshman CE Group's letter dated October 26, 2021.
17. Approve / Deny Mineral Beach PRD Modification Request for a minimum 21 feet cartway. Township Code requires 24 ft. wide cartway.
18. Approve / Deny Dave Esken & Hal Breinig to coordinate removal of Veteran's Flags after November 11, 2021. Consider donation for assistance in Veteran's Banner removal.

**L. Discussion Items:**

1. Discuss EMS Funding Request from SEREMS
2. Discuss Finleyville-Elrama Sewer Tap Relocation for Robb Lane
3. Discuss Elrama Park Paving

**M. Payment Approval:**

1. Approve / Deny Payroll dated October 15, 2021, in the amount of \$8,547.06 for 2 Administrative, 2 Road Crew, 1 Roadmaster, 1 Tax Collector.
2. Approve / Deny Payroll dated October 29, 2021, in the amount of \$8,235.19 for 2 Administrative, 2 Road Crew, 1 Roadmaster.
3. Approve / Deny Bill Pay List for the General Account in the amount of \$56,564.05.

N. Correspondence

1. Received e-mail dated October 16, 2021, from resident stating that "Union Township should get a shopping center built along PA Route 88, along with a gas station".
2. Letter from PA DEP regarding identifying abandoned oil & gas wells and reporting to DEP, Southwest Regional Office.

O. Public Comment

P. Remarks and/or Comments by Supervisors and/or Staff

Q. Adjourn Meeting at \_\_\_\_\_ a.m. / p.m.



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17. Approve / Deny Mineral Beach PRD Modification Request for a minimum 21 feet cartway. Township Code requires 24 ft. wide cartway.  
**REVISED: Approve / Deny – Deny the 21 ft. cartway and to keep at 24 ft. which is our Township Ordinance and have Walter Long Road from State Route 88 up to Walter Long gate be 24 ft. wide be improved to Township specs with a half of a hammerhead off of either side.**
18. Approve / Deny Dave Esken & Hal Breinig to coordinate removal of Veteran's Flags after November 11, 2021. Consider donation for assistance in Veteran's Banner removal.  
**REVISED: Approve / Deny Dave Esken & Hal Breinig to coordinate removal of Veteran's Flags after November 11, 2021, and to have Township make a donation of \$1,500.00 for assistance with Veteran's Banner removal.**

L. Discussion Items:

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2. Discuss Finleyville-Elrama Sewer Tap Relocation for Robb Lane
3. Discuss Elrama Park Paving

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O. Public Comment

P. Remarks and/or Comments by Supervisors and/or Staff

Q. Adjourn Meeting at \_\_\_\_\_ a.m. / p.m.

Union Township

Transactions by Account

As of October 26, 2021

Type	Date	Num	Name	Memo	Class	Clr	Split	Original Amount	Paid Amount	Balance
<b>100 - CASH IN BANK - UNRESTRICTED</b>										
<b>104,000 - BRENTWOOD BANK CHECKING</b>										
Bill Pmt -Check	10/25/2021	4824	ComcastPark	8993 21 295 ...			200,000 · Pay...	-89.51	-89.51	2,092,843.43
Bill Pmt -Check	10/25/2021	4826	Harshman CE Gro...	September 2...			200,000 · Pay...	-50,329.12	-50,329.12	2,092,753.92
Bill Pmt -Check	10/25/2021	4827	Higbee Insurance ...	2418 / 39319			200,000 · Pay...	-500.00	-500.00	2,041,924.80
Bill Pmt -Check	10/25/2021	4828	KDL COURT REP...	INVOICE 22...			200,000 · Pay...	-599.60	-599.60	2,041,325.20
Bill Pmt -Check	10/25/2021	4829	M & G Enterprises,...	10/7, 10/11, ...			200,000 · Pay...	-900.00	-900.00	2,040,425.20
Bill Pmt -Check	10/25/2021	4830	Model Uniforms				200,000 · Pay...	-140.66	-140.66	2,040,284.54
Bill Pmt -Check	10/25/2021	4831	PAWC	1024-210030...			200,000 · Pay...	-49.78	-49.78	2,040,234.76
Bill Pmt -Check	10/25/2021	4832	Personnel Staffers, ...				200,000 · Pay...	-2,394.40	-2,394.40	2,037,840.36
Bill Pmt -Check	10/25/2021	4833	UPMC Health Plan	EB00006380...			200,000 · Pay...	-802.64	-802.64	2,037,037.72
Bill Pmt -Check	10/25/2021	4834	PAWC	1024-210035...			200,000 · Pay...	-76.54	-76.54	2,036,961.18
Bill Pmt -Check	10/26/2021	4835	Palermo/Kissinger ...	October Payr...			200,000 · Pay...	-181.80	-181.80	2,036,779.38
Bill Pmt -Check	10/26/2021	4836	Waste Water Syst...	1800			200,000 · Pay...	-500.00	-500.00	2,036,279.38
<b>Total 104,000 - BRENTWOOD BANK CHECKING</b>										
<b>Total 100 - CASH IN BANK - UNRESTRICTED</b>										
										<b>2,036,279.38</b>
										<b>-56,564.05</b>
										<b>2,036,279.38</b>
<b>TOTAL</b>										<b>2,036,279.38</b>



**UNION TOWNSHIP  
BOARD OF SUPERVISORS  
WASHINGTON COUNTY, PENNSYLVANIA**

**CONDITIONAL USE DECISION  
ROBERT VAN VOORHIS , JR.  
MINI WAREHOUSE OR SELF-STORAGE BUILDINGS**

**Applicant:** )  
**Robert Van Voorhis, Jr.** )  
 )  
**Subject – Conditional Use Application -** ) **Hearing(s) Held: September 15, 2021**  
**Mini Warehouse or Self-Storage Building(s)** )

**CONDITIONAL USE PROCEDURE OVERVIEW AND DECISION**

The Union Township Board of Supervisors (“Township”) issues this Decision on the Conditional Use Application request of Robert Van Voorhis (“Owner/Applicant”) to operate Mini warehouses or self-storage buildings on property owned by Robert Van Voorhis, Jr., (Tax Parcel I.D. No. 640-002-00-00-0004-01) in Union Township, Washington County, Pennsylvania.

**I. STATEMENT OF PROCEDURE.**

1. Applicant filed a Conditional Use Application dated June 19, 2021, to operate Mini warehouses or self-storage buildings.
2. The property is located off of Route 88 on Hidden Hollow Road in the C-2 Zoning District and the property (the “subject property”).
3. The Pennsylvania Municipalities Planning Code, 53 P.S. §10101 *et seq.* (the “MPC”), authorizes the Township to create ordinances providing for Township zoning ordinances, codes, etc.
4. Pursuant to its authority under the MPC, the Township has adopted a Township Zoning Ordinance and Official Zoning District Map setting forth various zoning districts for properties throughout the Township.
5. According to the Township Zoning Ordinance, mini warehouses or self-storage buildings, subject to § 280-102A(19) are permitted in the C-2 Zoning District as conditional uses.
6. The Conditional Use Application was deemed to be substantially complete and accepted by the Township Engineer, Harshman CE Group, LLC, by letter dated July 22, 2021.
7. T3 Global Strategies, Inc. filed a response letter dated August 6, 2021.

8. The Union Township Planning Department met and reviewed the application at a public meeting on August 11, 2021. The Planning Department voted to recommend said application for approval.
9. A Conditional Use Hearing was held on September 15, 2021, at the Union Township Municipal Building. Said Hearing was advertised in the legal section of the Observer Reporter on August 25<sup>th</sup> and September 1<sup>st</sup>, 2021, respectively. In addition, adjoining residents within 300 feet of the proposed project site were given written notice of the subject application by letter dated August 13, 2021, and the property was conspicuously posted as required by the Municipalities Planning Code.
10. By letter dated August 26, 2021 – T3 Global submitted a request for modifications for the use on behalf of applicant.
11. The following individuals were present at the Hearing to provide testimony on behalf of Applicant:
  - Robert Van Voorhis, Jr. – Applicant/Owner
  - Robert C. Melnek, P.E. – T3 Global Strategies, Inc.
12. The following individuals were present at the Hearing on behalf of Union Township:
  - Heather Daerr, Chairperson
  - Charles Trax, Supervisor
  - Richard Lawson, Supervisor
  - Hal Brening, Supervisor
  - Sean O'Dell, Township Engineer
  - Michael C. Cruny, Esq., Township Planning Department Solicitor and Hearing Officer
10. The following individuals provided Public Comment:
  - Michalle Dupree

## **II. EXHIBITS.**

### **Hearing Exhibits:**

- A. Advertising Notices of Hearing in Observer Reporter published August 25<sup>th</sup> and September 1<sup>st</sup>, 2021.
- B. Written Notice to adjoining residents within 300 feet of the proposed project site.
- C. Posting of property with Notice of Hearing
- D. Planning Department Minutes – August 11, 2021 Meeting
- E. Conditional Use Application and Site Plan

- F. Washington County Tax Assessment Print Out of Tax Parcel and Ownership Info
- G. August 13, 2021 Letter from T3 Global Strategies, Inc. to Washington County Planning Commission + September 20, 2021 response letter from Wash Co. PC
- H. July 22, 2021 Review Letter of Sean O'Dell, PE – Harshman CE Group
- I. August 26, 2021 Letter from T3 Global Strategies, Inc. requesting Modifications
- J. Email confirming no outstanding matters exist for the property dated September 15, 2021 from Brandy Simonelli – Harshman CE Group, Asst. Township Zoning and Code Officer.
- K. August 6, 2021 Letter of T3 Global Strategies, Inc.

### **III. FINDINGS OF FACT.**

1. The subject property is located in a C-2 Zoning District within Union Township.
2. The proposed use is permitted as a Conditional Use subject to § 280-102A(19).
3. The Board of Supervisors has jurisdiction to review all Conditional Use applications.
4. There will be approximately 55 mini warehouse storage 'pods' that are approximately 8 feet in height (Code permits 20 feet) completely enclosed and mobile as they will not be permanently attached to the ground.
5. The storage pods will not have water or sewage facilities.
6. The access road, parking area and warehouse area shall remain gravel as applicant does not intend to perform any additional earth disturbance and/or new impervious surfaces are proposed as part of this use.
7. There will be no office building located at the site.
8. There will be 6 parking spaces designated for the site as required by Code.
9. Access to Hidden Hollow Road shall be by a single lane private driveway 20 feet in width and not two lanes.
10. Ingress and Egress (as well as site lines) of the site are designed to provide safe and efficient traffic flow.
11. The site will be fenced and gated with access being limited to daylight hours only.

12. A fire hydrant located at the intersection of Woods Edge and Hidden Hollow is approximately 600 feet from the site and is sufficient to provide water to emergency responders.
13. No signage will be placed on the site.
14. No hazardous materials are permitted to be stored on Site or in the storage pods.
15. No additional work is currently proposed for the site that would trigger an application under the Township's Subdivision and Land Development Ordinance.

#### **IV. CONCLUSIONS OF LAW.**

1. The Conditional Use Application was properly filed with the Township and found to be in compliance with the information required by the Union Township Code related to Conditional Use Applications.
2. The use was reviewed as a Conditional Use in accordance with the applicable provisions of the Union Township Code, Zoning Ordinance at Chapter § 280-48. Authorized uses (C) Conditional Use 1(f) Mini warehouses or self-storage buildings, subject to § 280-102A(19); § 280-100. Procedure for approval; and all express, and general standards set forth in the Township Code.
3. Notice of the Hearing and procedure was proper and sufficient.
4. Applicant has submitted the necessary documents and information to meet its burden to comply with all applicable provisions of the Township Code subject to certain modifications set forth below which Applicant has demonstrated the necessary hardship and/or that said modification is *de minimus* in nature that approval of the following (**in bold**) was deemed appropriate:

§102A19(d) All interior driveways shall be paved with an asphalt or similar surface sufficient for the loads the driveways are expected to bear.

- **Modification shall allow gravel for the driveway, parking, and site areas.**

§102A19 (f)– Buffer A

- **Modification shall allow the existing wooded area to remain along northeast boundary to serve as buffer requirements, as this is in excess to the Township's Buffer A requirements.**

§102A19 (g) The perimeter of the site shall be fenced with a minimum eight-foot-high chain-link fence with self-latching gate. If an outside storage area is proposed, the fence around the outside storage area shall be supplemented with screening material which

creates a visual barrier that is at least eighty-percent opaque. I will let the applicant speak further on the request.

- **Modification to allow a 6-foot-high chain link fence without screening material**

§102A19 (s) A minimum of one fire hydrant shall be provided on the site, subject to approval by the Township. The facility shall comply with the Township Fire Code

- **Modification to permit the existing fire hydrant located at the intersection of Woods Edge and Hidden Hollow Road to serve the site.**

§280-117 Off-Street Parking

B. 3 (b) For two-way travel, a minimum of 24 feet.

- **Modification to permit the driveway used for ingress/egress to be 20 feet in width. This 20-foot modification shall apply for the entire length of the driveway and no portion shall be less than 20 feet. The gate restricting access shall run across the entire 20-foot width of the driveway.**

§280-117 H. Parking areas serving uses other than residential dwellings. Parking requirements for all uses other than residential dwellings shall be met by providing a paved, striped and curbed off-street parking area.

- **Modification to permit non-striped gravel paving for the proposed entrance, parking, circulation aisles and pod storage areas.**

§280-117 L. Lighting. Any lighting used to illuminate off-street parking areas shall be designed to reflect the light away from the adjoining premises of any residential zoning district or residential use and away from any streets or highways. Lighting units shall be located not more than 80 feet apart, and the lighting system shall furnish an average minimum of two footcandles during hours of operation.

- **Modification to permit no lighting to be installed at the site. As part of this modification, the Board shall set the hours of operations to be 9am-5:00pm.**

5. Applicant failed to meet its burden of demonstrating the necessary hardship and/or that said modification was *de minimus* in nature:

§280-117 M. Stormwater management to permit the proposed use without the requirement to apply for a stormwater management plan.

- **This request was denied by the Board as a result of Applicant's failure to prove undue hardship and because it was determined that said modification would not be considered *de minimus* due to existing issues with the downstream facilities along Rt 88 and flooding concerns in the downstream area.**

6. The Board, by Motion, approved the Conditional Use Application with Modifications (except those specifically listed above) and additional Conditions at its Regular Meeting held on October 13, 2021, subject to the conditions contained in Section V herein.

## **V. CONDITIONS OF APPROVAL.**

Approval of the proposed use is conditioned upon the following:

1. Subject to compliance with all applicable sections of the Township Code, including but not limited to all of the performance standards set forth in § 280-104 and §280-102A(19) mini-warehouses or self-storage buildings;
2. Compliance is subject to the approved modifications set forth above.
3. Approval is further subject to the use remaining in compliance with all other applicable Federal, State and Local laws, which shall include the Township's sole authority to amend any modifications granted if said modifications result in the use failing to meet all standards.
4. At all times said use shall comply with all applicable regulations as set forth in the Township Code, Local, State and Federal statutes.
5. This Conditional use approval shall expire automatically without written notice to the applicant if no application for a land development plan, a grading permit, a building permit or an occupancy permit to undertake the construction or authorize the occupancy described in the application for conditional use approval is submitted within 12 months of said approval, unless the Board of Supervisors, in its sole discretion, extends conditional use approval upon written request of the applicant received prior to its expiration. The maximum extension permitted shall be one twelve-month extension.

A. Based upon Applicant's testimony, the following shall satisfy this requirement if submitted within 12 months from the date of this approval: Applicant must submit proof the improvements have been built as required as part of this approval: 1. Access Road to be 20' the entire length as required; or 2. Stormwater application submitted.

## **VI. DECISION.**

The Supervisors at a public meeting voted to approve the Conditional Use request to operate mini warehouses or self-storage buildings based upon the representations made by Applicant in its Conditional Use application along with testimony and exhibits presented at the Hearing held September 15, 2021 all of which are incorporated in this Decision.

**Date of Decision: October 26, 2021**

**Respectfully submitted by:**

**Sweat Law Offices**

  
**Michael C. Cruny, Esq.**

## Secretary

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**From:** Sean O'Dell <so@harshmanllc.com>  
**Sent:** Monday, October 25, 2021 2:03 PM  
**To:** Board of Supervisors  
**Cc:** Secretary; JH  
**Subject:** FW: Stream Maintenance Guidelines  
**Attachments:** StreamMaintenanceBooklet.pdf

Rick,

Please see Sam's response below and the attached document, concerning a question you asked him at the previous BOS meeting.

Thanks,  
Sean



**Sean O'Dell, PE**  
[www.HarshmanLLC.com](http://www.HarshmanLLC.com)  
Office: 724-503-4125 x130  
Cell: 724-747-3796

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**From:** sc@harshmanllc.com <sc@harshmanllc.com>  
**Sent:** Monday, October 25, 2021 1:56 PM  
**To:** so@harshmanllc.com  
**Subject:** Stream Maintenance Guidelines

Sean,

Rick had asked for further clarification on what can be done in terms of cleaning streams. If I understood the question correctly he wanted to know about removing trees/logs with heavy equipment outside of the 50' upstream/downstream of bridges.

From DEP's own words, the first 5 bullet points on page 3 of the attached document answer that question.

*These actions do not require DEP notification, pre-approval, or permits:*

- *Removing non-native (manmade) material, such as litter and construction debris, from the stream, banks and riparian areas*
- *Removing woody debris, such as trees, logs, or brush from the stream while you are standing in the stream (using handheld equipment No heavy equipment)*
- *Removing woody debris from the bank (can include heavy equipment so long as it remains on the bank and is 'picking out' the material and not digging into the stream bed.)*
- *Chaining or winching large woody debris and dragging it from the streambank.*
- *Cutting trees off at the stump (keeping the stumps helps stabilize the bank)*



If he wants further clarification or wants to meet onsite somewhere to discuss a specific case, he is welcome to call me, and I'd be happy to meet onsite to discuss any specific cases he might be concerned about.

Sincerely,  
Sam



**Samuel Carroll, EIT**

W: 724-503-4125 x137

C: 724-825-5399

[sc@harshmanllc.com](mailto:sc@harshmanllc.com)

100 Courson Hill Road  
Washington, PA 15301

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



# Guidelines for Maintaining Streams in Your Community



**pennsylvania**

DEPARTMENT OF ENVIRONMENTAL  
PROTECTION

Bureau of Waterways Engineering and Wetlands



# Guidelines for Maintaining Streams in Your Community

The Pennsylvania Department of Environmental Protection (DEP) understands the severe damage and disruption that flooding can cause to residents, businesses, and municipal governments, and the importance of prevention when possible, and rapid recovery when necessary. DEP strives to assist Pennsylvania communities by ensuring that stream work is done in an environmentally responsible manner, and in a way that reduces the likelihood of future problems.

This booklet is a simple guide to understanding what DEP requires of those who want to work in or adjacent to streams. Stream work that is not properly designed and permitted can cause conditions to worsen in the next flood event, also impacting downstream neighbors.

Whether you are a municipal official well versed in regulations or a resident experiencing flooding for the first time, this will help you figure out your next steps. When in doubt, the first step should always be to contact your regional DEP office. DEP staff are ready and willing to assist in several ways.





## Green Light—Go!

Proceed—These actions do not require DEP notification, pre-approval, or permits:

- Removing non-native (manmade) material, such as litter and construction debris, from the stream, banks, and riparian areas
- Removing woody debris, such as trees, logs, or brush, from the stream while you are standing in the stream (this includes the use of hand-held equipment, such as chainsaws, but not heavy equipment)
- Removing woody debris from the stream while you are standing on the bank (this includes the use of heavy equipment, so long as it remains on the bank and is “picking out” the material and not digging into the streambed)
- Chaining or winching large woody debris and dragging it from the streambank
- Cutting trees off at the stump (keeping the stumps helps stabilize the bank)
- Cleaning out culverts
- Removing gravel and flood debris from around bridges and culverts according to the terms of your permit (contact DEP or your County Conservation District to review your permit conditions)
- Planting trees and other plants on streambanks and in riparian areas, especially native species
- Adopting or implementing stormwater management ordinances and best management practices
- Crossing the stream to access your property immediately after a flood emergency (but only if the conditions are safe)



## Yellow Light—Slow Down!

Contact DEP—These actions likely require DEP notification, verbal pre-approval, emergency permits, or other permits. For projects that pose an imminent threat to life, property, or the environment, such permissions are usually readily obtained.

### Call DEP before you begin:

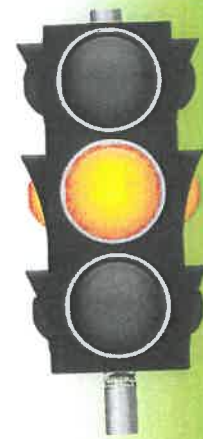
- Rebuilding roads and bridges across streams
- Streambank stabilization projects
- Armoring streambanks with an engineered riprap design in emergency situations
- Removing gravel bars from the stream channel using heavy equipment (gravel must be safely relocated out of the floodplain to an upland area that is not a wetland)
- Repairing a bridge or culvert
- Removing a bridge or culvert in danger of failure, or in partial or complete collapse (if a bridge or culvert is no longer serviceable, it can be considered debris and removed)

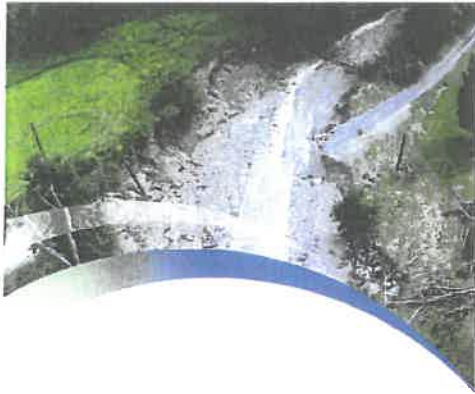
## Red Light—Stop!

Contact DEP—These actions definitely require permits, if allowed at all, and may require involvement of the U.S. Army Corps of Engineers or other agencies.

### Call DEP before you begin:

- Redirecting the flow of a stream by reshaping gravel bars, or moving gravel to the streambank
- Armoring streambanks with concrete, construction debris, and other impervious materials
- Moving (relocating) a stream
- Dredging streams
- Creating dikes
- Damming streams
- Building a new bridge or culvert





## Myth vs. Reality

**Myth:** DEP will arrest me if I do anything in the stream.

**Reality:** DEP does not arrest people. DEP can issue violations and fines. However, DEP's goal is to work with you to achieve your goals in a way that follows regulations. If ever in doubt, call DEP first to start the conversation. We can help you figure out your next steps.

**Myth:** Dredging the stream will eliminate flooding.

**Reality:** Dredging destabilizes the stream channel and alters the volume, speed, and direction of the stream flow, often in unpredictable ways. Unintended consequences of dredging can include: rapid sediment deposition in the channel, causing more damage and flooding immediately downstream; destroying streambanks and accelerating erosion and sedimentation; and disrupting or destroying the aquatic habitat and food chain.

**Myth:** The stream used to be over there, so that's where it belongs. The flood moved it. We should put it back.

**Reality:** Streams naturally move over time and will always seek to reconnect with their floodplains, no matter how much we alter them. The natural shape of a stream channel is often braided or meandering. All streams move sediment during storm events. A stream that is straight and channelized will move faster, causing increased erosion and damage; this is an unhealthy stream and will not stay that way in the long-term.

**Myth:** DEP won't let us do routine maintenance.

**Reality:** Conducting routine maintenance is required under



many DEP permits for structures in the stream, such as bridges and culverts. If done properly, routine maintenance will reduce the buildup of debris after large storm events.

**Myth:** DEP won't give me a permit, it will take too long, or it will cost too much.

**Reality:** The activities in the "Green" category do not require any DEP involvement. Most of the activities in the "Yellow" category can be approved or permitted quickly with little cost. Following flooding events, DEP, working with our federal counterparts, has issued numerous Emergency Permits to alleviate an imminent threat to life, property, or the environment. Work done under these permits includes bank stabilization and debris and sediment removal from stream channels at bridges, culverts, and other infrastructure.

**Myth:** DEP just doesn't want anyone to touch the streams.

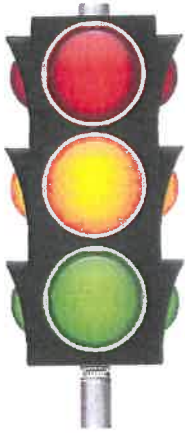
**Reality:** DEP recognizes that well-designed stream restoration projects can improve the stream channel's ability to transport sediment and maintain its natural capacity, making the stream more resilient to future flooding and less likely to cause property damage. DEP has funded more than 1,000 stream improvement projects through its Stream Improvement Program, and has permitted thousands more that have been carried out by others, such as Conservation Districts, non-profit organizations, municipal governments, and landowners. DEP also has one of the most extensive flood protection and flood control programs in the nation.



## Good Rules of Thumb

- You are not alone! Your County Conservation District is a tremendous resource for guidance when working in the stream. Watershed organizations and other non-profit groups in your community may have access to technical assistance, grants, and loans to finance your stream stabilization project.
- Maintain bridges and culverts so that they work as planned when flooding occurs. Proper operation and maintenance of existing, permitted structures may reduce flooding damage. Without periodic operation and maintenance of these structures to maintain free-flowing passage, conditions often worsen.
- Removing debris from the stream channel should generally be done in a way that avoids altering the stream channel or banks, including vegetation.
- Root systems hold soil in place and keep it from eroding. Riparian buffers (trees and vegetation) in the floodplain help to absorb and slow down flood waters. Keeping vegetation intact and increasing vegetative cover, especially trees, is the best way to reduce erosion of streambanks and loss of property in the long term. A simple first step is to stop mowing streambanks.
- If your home is in the floodplain and you've experienced repeated flooding, contact your municipal or county government for assistance. Money for mitigation activities, such as elevating utilities or your home, or for floodplain buy-outs may be available.
- When a bridge or culvert is repeatedly washed out, it may be too small or improperly placed. Consider working with an engineer to design a structure that will be resilient to future flooding events, which may occur more frequently as land in your watershed is developed (which reduces stormwater infiltration) and as climate and weather patterns change.
- Keep structures/materials away from the top of the streambank, including the materials you remove from the stream. These all can become debris during a flood event.
- Never drive through standing or flowing water.





**Remember:  
When in Doubt,  
Call DEP!**



**pennsylvania**  
DEPARTMENT OF ENVIRONMENTAL  
PROTECTION

**Find your DEP Regional Office here:**

**<http://www.dep.pa.gov/About/Regional/Pages/default.aspx>**

**Visit the DEP website at <http://www.dep.pa.gov>**

**for more information about relevant permits and programs.**

# PA Department of Environmental Protection Regional Offices

## Northwest (Meadville) Regional Office

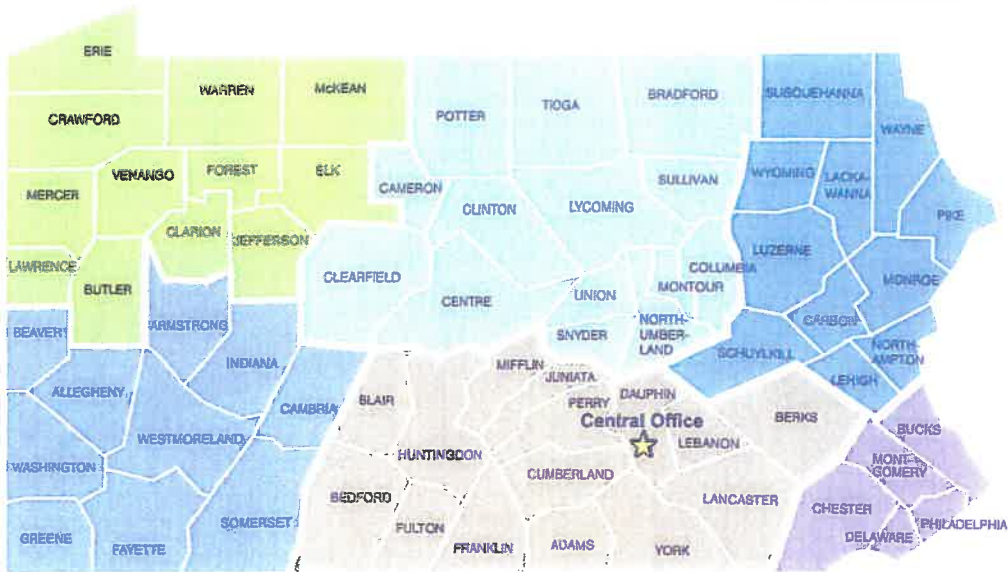
230 Chestnut St.  
Meadville, PA 16335-3481  
Telephone: 814.332.6945

## North-central (Williamsport) Regional Office

208 W. 3rd St., Suite 101  
Williamsport, PA 17701-6448  
Telephone: 570.327.3636

## Northeast (Wilkes-Barre) Regional Office

2 Public Square  
Wilkes-Barre, PA 18701-1915  
Telephone: 570.826.2511



## Southwest (Pittsburgh) Regional Office

400 Waterfront Dr.  
Pittsburgh, PA 15222-4745  
Telephone: 412.442.4000

## South-central (Harrisburg) Regional Office

909 Elmerton Ave.  
Harrisburg, PA 17110-8200  
Telephone: 717.705.4700

## Southeast (Norristown) Regional Office

2 East Main St.  
Norristown, PA 19401  
Telephone: 484.250.5900

## Notes

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**pennsylvania**

DEPARTMENT OF ENVIRONMENTAL  
PROTECTION

**Bureau of Waterways Engineering and Wetlands**

## Secretary

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**From:** Sean O'Dell <so@harshmanllc.com>  
**Sent:** Monday, October 25, 2021 2:05 PM  
**To:** Board of Supervisors; Secretary  
**Cc:** JH; Gary Sweat; mcruny; 'Sarah Scott'  
**Subject:** 2019 Pavement Program Payment Recommendation  
**Attachments:** 15.044.137.Invoice.review.10-25-21.pdf

Supervisors,

Please see our attached payment recommendation for the 2019 Pavement Program. This includes the double seal coat on Cardox Road and closes out the 2019 Program.

Thanks,  
Sean



**Sean O'Dell, PE**

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

Office: 724-503-4125 x130

Cell: 724-747-3796





October 25, 2021

Union Township  
3904 Finleyville-Elrama Road  
Finleyville, PA 15332

Attention: Board of Supervisors

Subject: 2019 Paving Program – Cardox Road Double Seal Coat  
Pay Application – El Grande Industries Inc.

Dear Supervisors,

We have reviewed Invoice #3 from El Grande Industries Inc. for the work completed on the 2019 Paving Program. This Invoice was reviewed against the work performed and the initial bid received, along with the approved 15 cent per square yard price escalation (from \$5.10/SY to \$5.25/SY) for the double seal coat and additional road area inclusion due to the road widening (approved under change order 2). The total work completed and invoiced in this pay app amounts to \$57,870.75, amounting to 100% of the contracted work. Harshman recommends approving the payment of \$57,870.75.

If you have any questions, please do not hesitate to reach out.

Sincerely,

Sean O'Dell, PE

CC: File 15.044.137  
Union Township Secretary  
Sweat Law Offices



El Grande Industries Inc.  
 1600 Meldon Avenue  
 Donora, PA 15033  
 Phone: (724)379-4133 Fax: (724)379-6889  
 Email: contactegi@elgrandeindustries.com  
 Website: www.elgrandeindustries.com

# Invoice

<b>Bill To</b>
Union Township 3904 Finleyville Elrama Road Finleyville, PA 15332

<b>Date</b>	<b>Invoice #</b>
OCTOBER 4, 2021	3

<b>P.O. Number</b>

<b>Project</b>
2019 Road Paving and Seal Coat Program

Item	Quantity	Unit	Description	Unit Price	Amount
6.1	85%	LS	MOBILIZATION AND DEMOBILIZATION	\$2,300.00	\$1,955.00
6.2	1	LS	CONSTRUCTION SURVEYING	200.00	\$200.00
6.3	85%	LS	TRAFFIC CONTROL	2,000.00	\$1,700.00
6.4	1	LS	RESTORATION	3,000.00	\$3,000.00
<b>SUBTOTAL.....</b>					<b>\$6,855.00</b>
<b>PLEASANTVIEW ROAD</b>					
6.5	6,493.96	SY	MILL EXISTING PAVEMENT (2" DEPTH)	\$2.39	\$15,520.56
6.6	6,493.96	SY	SP WEARING COURSE WITH FIBERS - 9.5 MM (2" DEPTH)	13.60	\$88,317.86
<b>SUBTOTAL.....</b>					<b>\$103,838.42</b>
<b>SNEE ROAD</b>					
6.6	948.45	SY	SP WEARING COURSE WITH FIBERS - 9.5 MM (2" DEPTH)	\$13.60	\$12,898.92
6.7	269.89	SY	MILL & FILL BASE REPAIRS - 19.0 FINE GRADED (5" DEPTH)	45.00	\$12,145.05
<b>SUBTOTAL.....</b>					<b>\$25,043.97</b>
<b>CARDOX ROAD</b>					
6.5	644	SY	MILL EXISTING PAVEMENT (2" DEPTH)	\$2.39	\$1,539.16
6.6	644	SY	SP WEARING COURSE WITH FIBERS - 9.5 MM (2" DEPTH)	13.60	\$8,758.40
6.9	11,023	SY	DOUBLE SEAL COAT	5.25	\$57,870.75
<b>SUBTOTAL.....</b>					<b>\$68,168.31</b>
<b>ROY STREET</b>					
6.6	127.36	SY	SP WEARING COURSE WITH FIBERS - 9.5 MM (2" DEPTH)	\$13.60	\$1,732.10
6.8	104	LF	BITUMINOUS WEDGE CURB (6"H X 12"W)	2.30	\$239.20
<b>SUBTOTAL.....</b>					<b>\$1,971.30</b>
<b>COAL BLUFF ROAD</b>					
6.6	108.47	SY	SP WEARING COURSE WITH FIBERS - 9.5 MM (2" DEPTH)	\$13.60	\$1,475.19
6.10	7	TON	SP SCRATCH LEVELING COURSE - 9.5 MM	124.85	\$873.95
<b>SUBTOTAL.....</b>					<b>\$2,349.14</b>
<b>SUBTOTAL.....</b>					<b>\$208,226.14</b>
LESS: PREVIOUS PAID-CHECK #148 - DATED 11/18/2019...					-123,653.60
-CHECK #151 - DATED 2/05/2020.....					-16,548.78
-CHECK #152 - DATED 12/09/2020...					-10,153.03
<b>TOTAL AMOUNT DUE-INVOICE NO. 3.....</b>					<b>\$57,870.75</b>
<b>MUST BE PAID IN FULL WITHIN 30 DAYS, 1½% INTEREST WILL BE CHARGED PER MONTH UNTIL PAID IN FULL.</b>				<b>Total Amount Due</b>	<b>\$57,870.75</b>





**UNION TOWNSHIP  
WASHINGTON COUNTY, PA  
RESOLUTION NO. 14 of 2021**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF  
UNION TOWNSHIP INDICATING ITS SUPPORT AND  
SPONSORING OF THE APPLICATION OF PETERS  
CREEK SANITARY AUTHORITY FOR A POSSIBLE  
LOCAL SHARE ACCOUNT (LSA) GRANT.**

**WHEREAS** Peters Creek Sanitary Authority ("PCSA") is a municipal authority with the responsibility of installing and maintaining existing sewage lines within PCSA's watershed in certain regions of Union Township; and,

**WHEREAS**, PCSA has indicated a potential need of grant funds for repair to existing sanitary sewer lines to eliminate infiltration and inflow; and,

**WHEREAS** the Union Township Board of Supervisors supports and sponsors the application to the Washington County Local Share Account Process by PCSA because it will facilitate the standard of life of residents within Union Township and the PCSA watershed; and,

**NOW THEREFORE, BE IT RESOVED**, by the Union Township Board of Supervisor as follows:

1. The Union Township Board of Supervisors supports and sponsors the application of PCSA for a possible grant from the Washington County Local Share Account for the proposed Interceptor Manhole Rehabilitation Project in Union township, which will have a positive impact on the community, environment, and standard of life in Union Township.

This Resolution was adopted this \_\_\_\_ day of \_\_\_\_\_, 2021 by the Union Township Board of Supervisors.

**ATTEST:**

**UNION TOWNSHIP**

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Heather Daerr, Chairperson/Supervisor



## Secretary

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**From:** tcisco1987.tc <tcisco1987.tc@gmail.com>  
**Sent:** Saturday, October 16, 2021 11:31 AM  
**To:** Secretary  
**Subject:** Rt 88

Union Twp should get a shopping center built along PA route 88 along with a gas station. 👍

**Secretary**

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**From:** Schimmel, Brian <brschimmel@pa.gov>  
**Sent:** Wednesday, October 20, 2021 2:38 PM  
**To:** Schimmel, Brian  
**Cc:** McDermott, David  
**Subject:** Abandoned Oil & Gas Wells in Your Community  
**Attachments:** Abandoned Oil & Gas Wells.pdf

Good Afternoon:

Please review the attached letter re: identifying abandoned oil and gas wells and reporting them to the DEP. Please direct any follow-up questions to the appropriate contacts listed in the letter.

Thank you,  
Brian

**Brian Schimmel** | Local Government Liaison  
Department of Environmental Protection | Southwest Regional Office  
400 Waterfront Drive | Pittsburgh, PA 15222-4745  
Phone: 412.442.4199 | Mobile: 717.982.1452  
<http://www.dep.pa.gov>

**PRIVILEGED AND CONFIDENTIAL COMMUNICATION**

*The information transmitted is intended only for the person or entity to whom it is addressed and may contain confidential and/or privileged material. Any use of this information other than by the intended recipient is prohibited. If you receive this message in error, please send a reply e-mail to the sender and delete the material from any and all computers. Unintended transmissions shall not constitute waiver of the attorney-client or any other privilege.*



October 20, 2021

RE: Abandoned Oil and Gas Wells

To Whom It May Concern:

The purpose of this letter is to provide your municipality with information about needed support for plugging abandoned wells throughout Pennsylvania – including, providing information about this issue to your municipality’s residents, reporting the location of abandoned wells and assessing grant opportunities available to remediate or plug abandoned wells.

The first commercial oil well was drilled in 1859 near Titusville, Pennsylvania. Since then, it has been estimated that as many as 300,000 to 760,000 oil and gas wells have been drilled in this Commonwealth. However, for as long as the industry has existed, some operators abandoned these wells for a variety of reasons without plugging or inadequately plugging these wells. A significant number of wells were drilled and abandoned prior to enactment of Pennsylvania’s modern oil and gas statute, which was established in 1984 (1984 Oil and Gas Act). The 1984 Oil and Gas Act required an operator to plug a well that was not used to produce for over one year or from which production equipment was removed. Other wells have been abandoned by operators who declare bankruptcy or move operations out of Pennsylvania, leaving their wells unplugged. Regardless of the cause, the result has been the same – a large number of oil and gas wells in Pennsylvania have never been reported and have never been properly decommissioned through plugging. Such wells may pose a potential threat to public health, public safety and the environment. Many of these abandoned conventional wells have no identifiable responsible party to complete plugging. For this reason, it is important for residents to report the location of abandoned wells to DEP so that DEP may determine if a responsible operator exists and conduct inspections to determine if the wells pose an immediate threat to public health and safety or the environment. DEP’s investigation of an abandoned well is at no charge to the landowner and DEP will provide an evaluation of any risks associated with the well. If an immediate threat is identified, DEP has the authority to remediate the well. If the abandoned well poses no immediate threat it will be entered into the DEP database, be periodically inspected, and if funding is available, permanently plugged.

If residents suspect that they have identified the location of an abandoned well, please advise residents to notify DEP. Residents may be able to identify an abandoned well because collection lines, tanks and other equipment remain in the area of the well. Steel casing is typically used in oil and gas wells and often remain in the well after abandonment. Sometimes this casing is removed prior to abandonment, leaving an open wellbore. Generally, an abandoned well will be a vertical metal pipe several inches in diameter sticking out of the ground. However, in many cases the well is so old that equipment may no longer be present and someone may have buried the top

of the well pipe below ground surface. If casing has been removed, a well may be located by surface staining around it from leaks.



Abandoned wells that have not been properly plugged have the potential of flowing oil, natural gas or saltwater to the surface or shallow subsurface. The result can be the migration of gas or fluids through aquifers and soil into water wells or buildings, affecting drinking water and public safety. Abandoned wells can be hazardous to people and cause pollution of soil and water. Old wells can be a safety hazard simply because the associated infrastructure may cause bodily harm, or they can deteriorate into large holes in the ground. Methane (the primary component of natural gas) leaking from wells is a hazard and may create explosive environments inside buildings and water wells.

The 2012 Oil and Gas Act authorizes DEP to remediate or plug orphan and abandoned wells to address environmental, health and safety concerns. The applicable law also establishes permit surcharges to fund DEP's program to identify and address abandoned wells throughout the state. Over the past five years, the Department received approximately \$520,000 per year from these permit surcharges. Since the plugging program began, the Department has used these funds, along with additional funding from a variety of other sources, to document over 12,000 abandoned wells and to plug more than 3,000 wells using a priority process to address emergency situations. Yet that leaves more than 8,600 identified wells without a responsible owner and operator that need to be plugged.

Local governments are an important partner in reducing the risk of abandoned wells in their communities. Local officials are often approached by concerned citizens regarding wells they've identified, or issues related to stray gas associated with improperly abandoned wells. A webpage with abandoned well information for local governments as well as maps showing where abandoned wells are in your area available here:

<https://www.dep.pa.gov/Business/Energy/OilandGasPrograms/OilandGasMgmt/LegacyWells/Pages/default.aspx>

One specific issue for local government entities to be aware of is that abandoned wells may be encountered during development or redevelopment activities. These instances can lead to emergency situations (i.e., bulldozing over an old wellhead or building a dwelling atop of a legacy well). Attempting to properly decommission an abandoned well after damaging it or development has occurred may cost more and present more challenges than identifying and plugging abandoned wells prior to commencing development. Individuals or companies may be liable or subject to cost recovery if they damage, improperly backfill a borehole, or otherwise alter a well (intentionally or through negligence). Technical assistance is available for land developers looking to plug wells ahead of construction projects by contacting DEP's Oil and Gas Program.

When an abandoned well is located, local municipalities or jurisdictions may formulate agreements regarding developers that are interested in developing properties which contain an abandoned well. When approached by developer to develop land, have the developer agree to have the well plugged.

What do you need to do if you know of abandoned wells or citizens report abandoned wells to you? Abandoned wells must be reported by any individual or company within 30 days of discovery. Doing so is easy, simply call the Pittsburgh District office at (412) 442-4024 and inform the Oil and Gas Program of the location of the well, what they well looks like, and contact information in case the inspector needs additional information to locate the well.

If your municipality is aware of abandoned wells causing an environmental or public safety issue or is in an area undergoing development, a grant opportunity is available to you (or other organizations) to remediate or plug abandoned or orphan wells. More information on the grant can be found here:

<https://www.dep.pa.gov/Business/Energy/OilandGasPrograms/OilandGasMgmt/LegacyWells/Pages/Grants.aspx>

An example Fact Sheet which can be used to communicate this issue to residents is available here:

<http://files.dep.state.pa.us/OilGas/BOGM/BOGMPortalFiles/AbandonedOrphanWells/ExampleFlyerLocalGovernment.pdf>

Please contact the DEP's Southwest Regional Office Oil and Gas Program with any questions:

- Allegheny, Beaver, Greene, and Washington counties: Scott Sabocheck, Oil and Gas Inspector Supervisor, at (724) 769-1070
- Cambria, Fayette, Somerset, and Westmoreland counties: Justin Najewicz, Oil and Gas Inspector Supervisor, at (724) 925-5511.

Sincerely,

Brian Schimmel  
Legislative Liaison  
Southwest Regional Office



## Secretary

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**From:** Debbie Behanna <debbie@behannaauto.net>  
**Sent:** Thursday, October 14, 2021 2:31 PM  
**To:** roadcrew; Secretary  
**Subject:** Price

2015 Ford truck # 4  
Right Front lower tie rod / labor -310.00  
Left Front upper & lower ball joints / labor – 659.00  
Alignment for a F550 tk - 195.00

Thanks  
Debbie Behanna

\$1,164<sup>00</sup>



***Sweat Law Offices***  
*Attorneys at Law*

**Gary L. Sweat, Esquire**  
*Email: [gsweat@sweatlaw.com](mailto:gsweat@sweatlaw.com)*  
**Michael C. Cruny, Esquire**  
*Email: [mcruny@sweatlaw.com](mailto:mcruny@sweatlaw.com)*  
**Andrew H. Sweat, Esquire**  
*Email: [asweat@sweatlaw.com](mailto:asweat@sweatlaw.com)*  
**Sarah A. Scott, Esquire**  
*Email: [sscott@sweatlaw.com](mailto:sscott@sweatlaw.com)*

Phone 724-222-5150  
Fax 724-222-5009

October 25, 2021

**VIA CERTIFIED MAIL**

Department of Auditor General  
Municipal Pension and Fire Relief Programs Unit  
321 Finance Building  
Harrisburg, PA 17120

**RE: UNION TOWNSHIP – WASHINGTON COUNTY, PA**

Dear Sir or Madam:

This letter is a follow-up to my letter dated January 19, 2021 regarding the Compliance Audit conducted by the Department of the Auditor General for three (3) separate Pension Programs maintained by Union Township from January 1, 2016 through December 31, 2019. The programs audited were the Police Pension Plan; the Non-Uniform Cash Balance Pension Plan; and the Non-Uniform Pension Plan.

Based upon the audit, your office found various areas on non-compliance and also a finding that the Township had received State Aid in excess of its entitlement for the Non-Uniform Cash Balance Pension Plan and Non-Uniform Union Pension Plan.

On January 19, 2021 the Township submitted two (2) checks for the excess payments. The first check was in the amount of \$12,247.00 for the aid in excess of entitlement under Non-Uniform Cash Balance Pension Plan. The second check was submitted in the amount of \$937.00 for the Non-Uniform Union Pension Plan. Please see enclosed letter and checks.

The Township's Accountant has conducted research into the account where the monies were being held and has found that the Township placed these monies in a general, non-interest bearing account. As a result, no interest is due on the overpayment. Enclosed please find the email from Mr. Frank Palermo, III stating the same.

Therefore, the Township has returned all necessary funds at this time and this should close the audit for said accounts.

**Sweat Law Offices**  
375 Valley Brook Road, Suite 112  
McMurray, PA 15317




October 25, 2021  
Page 2

If you have questions or further comments, please contact the undersigned at your convenience.

Very truly yours,

**SWEAT LAW OFFICES**

By:   
Gary L. Sweat, Esq.  
Solicitor for Union Township

GLS/sas

Enclosures

cc: Board of Supervisors – Union Township  
Frank J. Palermo, III, CPA

***Sweat Law Offices***  
*Attorneys at Law*

Gary L. Sweat, Esquire  
*Email: [gsweat@sweatlaw.com](mailto:gsweat@sweatlaw.com)*  
Michael C. Cruny, Esquire  
*Email: [mcruny@sweatlaw.com](mailto:mcruny@sweatlaw.com)*  
Andrew H. Sweat, Esquire  
*Email: [asweat@sweatlaw.com](mailto:asweat@sweatlaw.com)*  
Sarah A. Scott, Esquire  
*Email: [sscott@sweatlaw.com](mailto:sscott@sweatlaw.com)*

Phone 724-222-5150  
Fax 724-222-5009

January 19, 2021

**VIA CERTIFIED MAIL**

Department of Auditor General  
Municipal Pension and Fire Relief Programs Unit  
321 Finance Building  
Harrisburg, PA 17120

**RE: UNION TOWNSHIP – WASHINGTON COUNTY, PA**

Dear Sir or Madam:

Please be advised I am the Solicitor for Union Township. I am in receipt of the Compliance Audit conducted by the Department of the Auditor General for three separate Pension Programs maintained by Union Township from January 1, 2016 to December 31, 2019. The programs audited were the Police Pension Plan; the Non-Uniform Cash Balance Pension Plan; and the Non-Uniform Union Pension Plan.

Based upon the audit, your office found various areas of non-compliance and also a finding that the Township had received State Aid in excess of its entitlement for the Non-Uniform Cash Balance Pension Plan and the Non-Uniform Union Pension Plan.

Based upon the findings and recommendations of the Auditor General's office, I am submitting two (2) checks for the excess payments. The first represents the aid in excess of entitlement under Non-Uniform Cash Balance Pension Plan in the amount of \$12,247.00, and the second check for aid in excess of entitlement under the Non-Uniform Union Pension Plan in the amount of \$937.00. These two checks total \$13,184.00.

I was not able to compute the interest that should have been included with these two checks and request that your office determine this amount, and I will see that a check for the interest is promptly issued. I am working with the Actuary for the Township that handles the Police Pension Plan which monies are maintained at PNC Bank. I will also be placing a call to the Audit Department to request additional guidance on the actions required by the Township to resolve these open audit findings and to plan for the future handling of these Plans.

Sweat Law Offices  
375 Valley Brook Road, Suite 112  
McMurray, PA 15317

January 19, 2021  
Page 2

If you have questions or further comments, please contact the undersigned at your convenience.

Very truly yours,

**SWEAT LAW OFFICES**

By: 

Gary L. Sweat, Esq.

GLS/dl

Enclosures

cc: Board of Supervisors – Union Township  
Frank J. Palermo, III, CPA

BRENTWOOD BANK  
BETHEL PARK, PA 15102

UNION TOWNSHIP ROAD DISTRICT  
GENERAL FUND  
3804 FINLEYVILLE-ELJRAMA ROAD  
FINLEYVILLE, PA 15332  
724-348-4250

4176

1/13/2021

PAY TO THE ORDER OF Commonwealth of PA \$ \*\*12,247.00

Twelve Thousand Two Hundred Forty-Seven and 00/100\*\*\*\*\*

DOLLARS

Commonwealth of Pennsylvania

*[Handwritten Signature]*  
AUTHORIZED SIGNATURE



MEMO

UNION TOWNSHIP ROAD DISTRICT • GENERAL FUND  
Commonwealth of PA

4176

Date	1/12/2021	Type	Bill	Original Amt.	12,247.00	Balance Due	12,247.00	1/13/2021	Discount		Check Amount		Payment	12,247.00
														12,247.00

BRENTWOOD BANK

12,247.00

**UNION TOWNSHIP ROAD DISTRICT**

GENERAL FUND  
3904 FINLEYVILLE-ELRAMA ROAD  
FINLEYVILLE, PA 15332  
724-348-4250

BRENTWOOD BANK  
BETHEL PARK, PA 15102

4147

1/13/2021

PAY TO THE ORDER OF  
Commonwealth of PA

\$ \*\*937.00

Nine Hundred Thirty-Seven and 00/100\*\*\*\*\*

DOLLARS

Commonwealth of Pennsylvania

*De 4 TD*  
*Sharon Dan*  
*Dir. Cash*

AUTHORIZED SIGNATURE



MEMO

**UNION TOWNSHIP ROAD DISTRICT - GENERAL FUND**

Commonwealth of PA

Date 1/12/2021  
Type Reference Bill

Original Amt 937.00

Balance Due 937.00

1/13/2021  
Discount

Check Amount

4147

Payment 937.00  
937.00

BRENTWOOD BANK

937.00

## Gary Sweat

---

**From:** Frank Palermo III <fjp@pkacpa.com>  
**Sent:** Monday, October 4, 2021 7:03 AM  
**To:** Gary Sweat  
**Subject:** RE: Union Twp

Gary,

The funds were not held in an interest bearing account so no interest income was generated from the funds.

**Frank J Palermo III, CPA**  
*Palermo/Kissinger & Associates, PC*



9 East Beau Street  
Washington, PA 15301  
724-228-1177  
<http://www.pkacpa.com>

 @pkacpa

Manor Oak Two, Suite 153  
1910 Cochran Road  
Pittsburgh, PA 15243  
412-458-1818

**From:** Gary Sweat <gsweat@sweatlaw.com>  
**Sent:** Friday, October 1, 2021 7:13 AM  
**To:** Frank Palermo III <fjp@pkacpa.com>  
**Subject:** Re: Union Twp

Frank

Please send me an email. State your position with the township; that you have reviewed the AG audit and that you have determined the excess funds were in a non interest bearing account and no interest was earned on these funds. I'll forward that email to the AG and hopefully that will close this audit period. Thanks

Gary

## Secretary

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**From:** FEMA-DR-4506-PA-PA <fema-dr-4506-pa-pa@fema.dhs.gov>  
**Sent:** Tuesday, October 26, 2021 8:55 AM  
**Cc:** FEMA-DR-4506-PA-PA; 'Skripka, Jonathan'  
**Subject:** FEMA's Public Assistance Program for COVID-19 Declaration - DR-4506-PA  
**Attachments:** DR-4506-PA - COVID-19 Declarations Update - Training v398.pdf

Good day:

You are listed as a point of contact for an organization that has submitted a Request for FEMA Public Assistance under DR-4506-PA, the COVID-19 declaration for the Commonwealth of Pennsylvania. FEMA recently updated its policy that addresses eligible safe opening and operation (O&O) work for COVID-19 declarations: *Coronavirus (COVID-19) Pandemic: Safe Opening and Operation Work Eligible for Public Assistance (Interim)* policy. The allowable period of performance for eligible work activities was changed and is now retroactive to January 20, 2020. The attached document includes an overview of the policy updates and general eligibility for COVID-19 declarations.

Some previously awarded projects may be affected by this policy change, and some applicants may have withdrawn costs or projects that may not have been eligible under the previous policy guidance. Please review the information in the attached document and the options for next steps below:

- If your organization **is** actively working with a FEMA Program Delivery Manager (PDMG) and would like to discuss the policy updates and options for submitting additional costs or previously withdrawn costs for FEMA review, please contact your PDMG and Pennsylvania Emergency Management Agency (PEMA) point of contact.
- If your organization **is not** actively working with a FEMA Program Delivery Manager (PDMG) and would like to discuss options for submitting additional costs or previously withdrawn costs for FEMA review, please respond to this email and copy your PEMA point of contact who is copied on this message.
- If your organization is no longer interested in applying for reimbursement under FEMA's Public Assistance Program for the COVID-19 declaration, please respond to this email to request withdrawal of your Request for Public Assistance.

Thank you,

FEMA-4506-DR-PA

Public Assistance | Recovery Division | Region 3  
Federal Emergency Management Agency  
[fema.gov](https://www.fema.gov)



**COVID-19  
DR-4506-PA  
Emergency Protective Measures**

**Declaration Date:** March 30, 2020

**Incident Period:** January 20, 2020 and continuing

**RPA Deadline:** Typically, 30 days from the date of declaration; however, since this is an ongoing incident, an RPA deadline has not been determined

**Current Cost Share:** 100% federal cost share from the beginning of the incident period through December 31, 2021. Costs for work conducted after December 31, 2021 will be subject to the cost share established at that time.

**Additional information:**

FEMA Public Assistance Disaster-Specific Guidance - COVID-19 Declarations:

<https://www.fema.gov/media-collection/public-assistance-disaster-specific-guidance-covid-19-declarations>

Applicant briefings and trainings associated with the streamlined project have been previously recorded and are available for viewing at PEMA's COVID-19 page: <https://www.pema.pa.gov/Recovery/Public-Assistance/Forms/Pages/COVID-19-Public-Assistance.aspx>

**COVID-19 Policies and Eligibility Guidance**

Under the COVID-19 disaster declarations, FEMA has three general Public Assistance (PA) policies that provide guidance regarding parameters for eligible emergency protective measures. The first policy, FEMA Fact Sheet *Coronavirus (COVID-19) Pandemic: Eligible Emergency Protective Measures* was issued on March 19, 2020 and addresses a broad range of emergency protective measures taken to respond to the COVID-19 emergency. The second policy, *Coronavirus (COVID-19) Pandemic: Work Eligible for Public Assistance* (Interim) FEMA Policy FP 104-009-19, supersedes the FEMA Fact Sheet dated March 19, 2020 and applies to work performed on or after September 15, 2020. The third policy, *Coronavirus (COVID-19) Pandemic: Safe Opening and Operation Work Eligible for Public Assistance* (Interim) FEMA Policy 104-21-0003, was originally published on April 5, 2021 to define the overarching framework for eligible work related to safe opening and operations in COVID-19 declarations. This policy has since been superseded by *Coronavirus (COVID-19) Pandemic: Safe Opening and Operation Work Eligible for Public Assistance (Interim)* FEMA Policy 104-21-0003, Version 2, published on September 8, 2021 to expand the applicable period of eligibility for eligible work related to safe opening and operations in COVID-19 declarations to the beginning of the incident period.

**Coronavirus (COVID-19) Pandemic: Eligible Emergency Protective Measures**

The March 19, 2020 Fact Sheet states that eligible emergency protective measures taken to respond to the COVID-19 emergency at the direction or guidance of public health officials may be reimbursed under Category B of FEMA's Public Assistance program. The policy establishes that FEMA may provide assistance for emergency protective measures including, but not limited to:

- Management, control and reduction of immediate threats to public health and safety
  - Emergency Operation Center costs
  - Training specific to the declared event
  - Disinfection of eligible public facilities
  - Technical assistance to state, tribal, territorial or local governments on emergency management
- Emergency medical care
- Medical sheltering (non-congregate sheltering)



- Household pet sheltering and containment actions related to household pets in accordance with CDC guidelines
- Purchase and distribution of food, water, ice, medicine, and other consumable supplies, to include personal protective equipment (PPE) and hazardous material suits
- Movement of supplies and persons
- Security and law enforcement
- Communications of general health and safety information to the public
- Search and rescue to locate and recover members of the population requiring assistance
- Reimbursement for state, tribe, territory and/or local government force account overtime costs

**Coronavirus (COVID-19) Pandemic: Work Eligible for Public Assistance (Interim)**

This policy supersedes the previous March 19, 2020 Fact Sheet and applies to work performed on or after September 15, 2020. Under Section C-4 of this policy, FEMA may provide assistance for the following emergency protective measures in response to COVID-19:

- Medical care, in accordance with COVID-19 specific policy or subsequent updates.
- Purchase and distribution of food, in accordance with COVID-19 specific policy or subsequent updates.
- Non-congregate medical sheltering, in accordance with COVID-19 specific policy or subsequent updates.
- Operation of Emergency Operations Centers to direct and coordinate resources and response activities for COVID-19 declarations.
- Communications to disseminate public information regarding health and safety measures and provide warnings about risks and hazards.
- Mass casualty management, including storage of human remains and mass mortuary services, as necessary to manage fatalities caused by COVID-19.
- Purchase and distribution of Personal Protective Equipment (PPE) that is directly related to the performance of otherwise eligible emergency work or is provided to healthcare workers, patients with confirmed or suspected COVID-19 infection, and first responders
  - Funding for stockpiling a supply of eligible PPE is limited to a supply that is projected for up to 60 days from date of purchase.
  - Funding for storing eligible PPE is limited to what is necessary to store a projected 60-day PPE supply.

FEMA may provide assistance for the following activities in response to COVID-19-declared events only when necessary to perform otherwise eligible emergency work listed above in C.4. Some of the work listed in this section may now be eligible under version 2 of the *Coronavirus (COVID-19) Pandemic: Safe Opening and Operation Work Eligible for Public Assistance (Interim)* even when not specifically necessary to perform eligible emergency work listed above in C.4.

- Purchase and distribution of face masks, including cloth facial coverings, provided to persons conducting eligible emergency work and/or in facilities where eligible emergency work is performed.
- Temperature scanning, including purchase and distribution of hand-held temperature measuring devices and associated supplies, in facilities where eligible emergency work is performed.

- Disinfection, in accordance with CDC guidance, in facilities where eligible emergency work is performed, including purchase and provision of necessary supplies and equipment, and in excess of current operating costs.
- Acquisition and installation of temporary physical barriers, such as plexiglass barriers, in facilities where eligible emergency work is conducted.
- Law enforcement and security.
- Training and technical assistance specific to the declared event.
- Reimbursement for force account overtime costs, costs related to hiring temporary employees, and contract labor costs associated with performance of eligible emergency protective measures.
- Movement of equipment and supplies, including transportation and storage.
- Other work and costs delineated within COVID-19 policies referenced in C.4.

### **Coronavirus (COVID-19) Pandemic: Safe Opening and Operation Work Eligible for Public Assistance (Interim), Version 2**

This interim policy supersedes version 1 of the Coronavirus (COVID-19) Pandemic: Safe Opening and Operation Work Eligible for Public Assistance (Interim) published on April 5, 2021, and extends the applicable period of eligibility to the beginning of the incident period and the period of 100 percent federal cost share from the beginning of the incident period to December 31, 2021. FEMA may provide assistance to all eligible PA Applicants, including SLTTs and eligible PNP, for the following measures implemented to facilitate the safe opening and operation of all eligible facilities in response to COVID-19 declared events:

- Purchase and distribution of face masks, including cloth face coverings, and personal protective equipment (PPE).
- Cleaning and disinfection, including the purchase and provision of necessary supplies and equipment in excess of the Applicant's regularly budgeted costs.
- COVID-19 diagnostic testing (A diagnostic test determines if an active coronavirus infection is present and if an individual should take steps to quarantine or isolate from others).
- Screening and temperature scanning, including, but not limited to, the purchase and distribution of hand-held temperature measuring devices or temperature screening equipment.
- Acquisition and installation of temporary physical barriers, such as plexiglass barriers and screens/dividers, and signage to support social distancing, such as floor decals.
- Purchase and storage of PPE and other supplies listed in this section should be based on projected needs for the safe opening and operation of the facility.

### **Disinfection/Cleaning**

Based on the CDC guidance, FEMA PA considers cleaning and disinfecting rooms and areas after persons suspected/confirmed to have COVID-19 have been as an eligible emergency protective measure necessary to eliminate an immediate threat to public health. The CDC guidance also indicates that if it has been more than 7 days since the person with suspected/confirmed COVID-19 visited or used the facility, the CDC recommends that additional cleaning and disinfection is not necessary.

### **Single Serve Containers Food Containers and Utensils**

The PAPPG (V. 3 page 62) lists the provision of food as an example of ineligible operating costs, except as noted in Chapter 2: VI.B.5, 7, and 8. Though the single serve containers were intended to help prevent the spread of the virus, these items were specifically used for the provision of food, which is part of the ongoing service of the correctional facility, long term care facility, hospital, or any other entity that provides food as part of their ongoing services. This is an ineligible increased operating cost.

**Disposition of Purchased Supplies:**

All Applicants, including State and Territorial government Applicants, must calculate the current fair market value of any unused residual supplies (including materials) that FEMA funded for any of its projects and determine the aggregate total. The Applicant must provide the current fair market value if the aggregate total of the unused residual supplies is great than \$5,000.00. FEMA reduces eligible funding by this amount. If the aggregate total of unused residual supplies is less than \$5,000.00, FEMA does not reduce the eligible funding.

**Fair market value** is either the selling price or the advertised price for a similar item in a competitive market.

**Top request for information (RFI) items that are currently associated with DR-4506-PA**

**Emergency Work Labor Eligibility - Straight Time**

Budgeted employees - Only overtime labor costs are eligible for budgeted employees performing eligible emergency work.

Reassigned employees - Only overtime would be eligible unless the reassigned employee is funded from an external source and that source does not fund the eligible emergency work being performed by the reassigned employee. The budgeted employee must be performing COVID19 eligible work, for it to be eligible.

Backfill employees – A replacement employee who performs the regular duties of other personnel. Overtime is eligible for backfill employees performing eligible emergency protective measures. For example, overtime for a replacement, when a regular employee has been quarantined due to COVID exposure is only eligible when the replacement employee is performing eligible work. Overtime may be eligible for backfill employees not performing eligible work, if the regular employee that he/she is replacing is performing eligible Emergency Work. Straight-time may be eligible for backfill employees, if the replacement is a contracted or temporary employee, or a permanent employee called in on a normally scheduled day off (weekend or other off day).

Unbudgeted employees - Both straight-time and overtime labor are eligible for unbudgeted employees performing Emergency Work. For example, temporary employees hired to perform emergency work, part-time employees working more than their normal scheduled hours performing emergency work, etc.

**Materials or Labor – tying these to an eligible activity**

The FEMA Fact Sheet *Coronavirus (COVID-19) Pandemic: Eligible Emergency Protective Measures*, and general PA eligibility, is based on management, control and reduction of immediate threats to public health and safety. Applicant claims for materials, equipment and labor costs, must be tied to eligible emergency protective measures taken to respond to the COVID-19 emergency at the direction or guidance of public health officials.

All COVID-19 Streamlined Project Applications require a description of the activities including when, where, and by whom the activities were completed or will be completed. The goal of this section is to give the Applicant the opportunity to show what COVID-19 related activities were performed and why the Applicant considers them eligible. Each cost that the Applicant is claiming on the project should be directly related to an activity described in the Scope of Work, and tied to potentially eligible emergency protective measures. Specific to Materials please provide the date purchased and the date used.

### **Increased Operating Expenses**

Even when directly related to the incident, increased costs of providing a service are generally not eligible. To be considered eligible, costs must be directly tied to the performance of eligible work. For public entities, only costs relating specifically to an eligible emergency action to save lives or protect public health and safety are potentially eligible. For Private Non-Profit entities (PNPs), only costs related to performing an emergency service at the request of and certified by the legally responsible government entity are potentially eligible, aside from the eligible work listed in version 2 of the *Coronavirus (COVID-19) Pandemic: Safe Opening and Operation Work Eligible for Public Assistance (Interim)* policy.

For example: In most cases, purchase of equipment/technology for providing a service is considered an increased operating cost and is therefore ineligible. This would apply to equipment or technology purchases to transition staff from an office or school to a virtual environment to provide their normal services. Examples are Zoom, laptops, webcams, etc. Similarly, increased expenses related to mailing or delivering materials to students during virtual learning, would be considered an increased operating expense and ineligible.

Applicant claims for increased costs related to the provision of their normal services, should provide a narrative to address why the equipment/ materials were purchased, who used the equipment/ materials, and what eligible emergency work was accomplished using the equipment/materials.

### **Environmental and Historic Preservation Considerations**

**Cleaning/Disinfection** – Applicant should identify whether activities were in a permanent facility or a temporary facility.

For cleaning/disinfection of permanent facilities, street addresses and GPS are not needed but are helpful to give clarity on the type of facilities. For cleaning /disinfection of temporary facilities, outdoor facilities, or vehicles/buses, the location information will be needed. If there was run off or by-product generated, the disposal method and locations of where the materials were disposed of are also needed.

For installation items that may constitute a modification to an existing facility, such hand sanitizing stations or physical barriers, it is important to identify whether the items in question were permanently affixed or modified the building in any way. The Applicant should provide the address and name of the building where it was installed, method of installation (what hardware was used, etc.), and the Date of Construction of the building.

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors
1	Task	<b>Pre-Construction Activities</b>				
2	Task	Receive Notice to Proceed	1 day	Mon 10/11/21	Mon 10/11/21	
3	Task	Attend Pre-Construction Meeting	1 day	TBD	TBD	
4	Task	Receive "Owner" supplied Construction Permit	1 day	TBD	TBD	
5	Task	Begin Submittal Process	1 day	Wed 10/20/21	Wed 10/20/21	2FS+6 days
6	Task	Complete Submittal Process	10 days	Thu 10/21/21	Wed 11/3/21	5
7	Task	PA One-Call (for possible u/g utilities)	1 day	Thu 11/4/21	Thu 11/4/21	6
8	Task	<b>Construction Activities</b>				
9	Task	Clear and Grub area for Pavillion	1 day	Mon 11/8/21	Mon 11/8/21	7FS+1 day
10	Task	Survey Locations of Pavillion Columns (Posts)	1 day	Mon 11/8/21	Mon 11/8/21	9FS-1 day
11	Task	Auger Holes and Set Column Posts for Pavillaon	1 day	Tue 11/9/21	Tue 11/9/21	10
12	Task	Allow for Curing of Concrete for Pavillion Coulmn Posts	7 days	Wed 11/10/21	Thu 11/18/21	11
13	Task	Excavate for New Water Supply Line	1 day	Mon 11/8/21	Mon 11/8/21	9FS-1 day
14	Task	Connect to Existing and Install New Water Supply Line with Meter and Drain Valve	2 days	Tue 11/9/21	Wed 11/10/21	13
15	Task	Excavate and Install New Cleanout and Vent, Site Tee, and Tie-In to existing Sanitary Line	2 days	Thu 11/11/21	Fri 11/12/21	14
16	Task	Install New Power Pole, and Tie-In to First Energy Service	2 days	Tue 11/9/21	Wed 11/10/21	9
17	Task	Install New Concrete and Pole-Mounted Light Fixture	2 days	Wed 11/10/21	Thu 11/18/21	16FS-1 day
18	Task	Install Single-Phase Service Lateral to Pavillion	7 days	Wed 11/10/21	Thu 11/18/21	16FS-1 day
19	Task	Erect Pavillian Metal Panel Roofing Cross Beams, Joists, and Purlins	2 days	Thu 11/11/21	Fri 11/12/21	16
20	Task	Erect Pavillion Metal Panel Roofing	5 days	Fri 11/19/21	Thu 11/25/21	12
21	Task	Erect Pavillion Metal Panel Purlins/Girts for Bathrooms	1 day	Fri 11/19/21	Fri 11/26/21	19
22	Task	Erect Pavillion Metal Panel Wall Panels for Bathrooms	1 day	Mon 11/29/21	Mon 11/29/21	20
23	Task	Erect Pavillion Metal Wall Panels for Bathrooms	1 day	Tue 11/30/21	Tue 11/30/21	21
24	Task	Erect Fascia, Soffit, and Rake Trim	1 day	Wed 12/1/21	Wed 12/1/21	22
25	Task	Install HVAC Exhaust Fans	2 days	Mon 11/29/21	Tue 11/30/21	20
26	Task	Install Bathroom Plumbing Drains and Fixture Accessories	2 days	Tue 11/30/21	Wed 12/1/21	21
27	Task	Install Pavillion Lighting and Electrical to Common Area and Bathrooms	5 days	Tue 11/30/21	Mon 12/6/21	21
28	Task	Prepare Subbase and Install Pavillion Concrete Slab on Grade	5 days	Thu 12/2/21	Wed 12/8/21	23
29	Task	Install Picnic Tables and Chain Anchor to Concrete Slab on Grade	4 days	Fri 11/19/21	Wed 11/24/21	12
30	Task	Prepare Subgrade, Form, and Install Concrete Sidewalk to Pavillion	1 day	Thu 12/9/21	Thu 12/9/21	27
31	Task	Prepare Subgrade for Asphalt Parking Lot	2 days	Fri 11/19/21	Mon 11/22/21	28FS-4 days
32	Task	Install Asphalt Parking Lot (Binder and Wearing Courses)	2 days	Mon 3/21/22	Tue 3/22/22	
33	Task	Install Detectable Warning Surface	1 day	Wed 3/23/22	Wed 3/23/22	31
34	Task	Install Precast Concrete Wheel Stops	1 day	Fri 11/19/21	Fri 11/19/21	30FS-2 days

Project: Elrama Central Park - P  
Date: Fri 10/22/21

Task	Inactive Task	Manual Summary Rollup	External Milestone
Milestone	Inactive Milestone	Manual Summary	Deadline
Summary	Manual Task	Start-only	Progress
Project Summary	Duration-only	Finish-only	Manual Progress
		External Tasks	

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors
35	Task	Apply Striping Details	1 day	Thu 3/24/22	Thu 3/24/22	32
36	Task	Install Split-Rail Fencing	2 days	Thu 11/11/21	Fri 11/12/21	16
37	Task	Install Signage	2 days	Thu 3/24/22	Fri 3/25/22	32
38	Task	Final Inspection / Punchlist	2 days	Mon 3/28/22	Tue 3/29/22	37
39	Task	Demobilization	1 day	Wed 3/30/22	Wed 3/30/22	38

**Project: Etirama Central Park - P**  
Date: Fri 10/22/21

Task	Inactive Task	Inactive Milestone	Manual Summary Rollup	External Milestone
Split Milestone Summary				
Manual Task Summary				
Project Summary				



October 26, 2021

Union Township  
3904 Finleyville-Elrama Road  
Finleyville, PA 15332

Attention: Board of Supervisors

Subject: Mineral Beach Planned Residential Development – Revised Phase 1 Site Plan  
Union Township, Washington County, PA

Dear Supervisors,

We have reviewed the revised Phase 1 Subdivision plan for the proposed Mineral Beach PRD, located off Walter Long Road in the revised R-D Zoning District. The PRD plan proposes 112 lots with single family units, on lots ranging from 5,985 SF to 9,518 SF on an existing 52.986 acres parcel, including 7.731 acres of open space and 3.797 acres of right-of-way areas. The following are our comments relative to the Site Plan submitted by KDH Consulting Engineers, Inc., dated July 9, 2021, revised October 11, 2021:

**Phase 1 Site Plan**

1. The roadway width on the plans is shown at 24' total width, however the Typical Local Road Profile on sheet C801 shows a total width of 27', from back of curb to back of curb, and the cartway width at 24'. We understand that the Township is working on updating its standard detail in the future; in the meantime, we would recommend applying for a modification matching the attached detail and designing to the attached detail.  
*KDH: The Typical Road Profile detail has been modified to read 24' from back of curb to back of curb with a 21' cartway width. A modification has been requested for the roadway width.*  
**HCEG: Acknowledged, if the modification is denied this comment remains.**

**Comments:**

1. The grading plan section for Phase 1 submitted is incomplete. Please submit a copy of the overall site grading plan (Phases 1 and 2) including earthwork quantities, a copy of the Phase 1 grading at the 1" = 40' scale (matching the stormwater and utility plans), show grading details including but not limited to: all proposed grading, roadway slopes, center line stationing, spot elevations for high and low points, retaining wall elevations for top and bottom of wall, structure rim elevations for storm and sanitary sewer lines, and other significant items pertaining to the proposed grading.
2. The roadway profiles should be reviewed to update annotations for proposed intersections (such as Road A to the actual road name) and identify proposed end treatments (cul-de-sac) for Sunset Lane. Additionally, show the Phase Line on the Profile for Sunset Lane.
3. The structure annotation for inlet 4.2, sheet C400, appears to be missing.



4. The invert elevation for Endwall 1, sheet C400 and related profile on sheet C406, is shown at 1048.99, which is below the pond bottom elevation of 1051, as shown on the plan and profile sheets. The plan and profile shall be revised to provide positive drainage, with sufficient cover above the pipe, for the proposed drainage system.
5. The rim elevation for several storm structures (33.4, 33.5, 34, etc) appear to be missing from the plan, sheet C401, and all annotation should be reviewed to verify the correct information is shown.
6. The invert elevation for Endwall 30, sheet C401 and related profile on sheet C407, is shown at 1047.97, which is below the pond bottom elevation of 1051, as shown on the plan and profile sheets. The plan and profile shall be revised to provide discharge above grade, with sufficient cover above the pipe, for the proposed drainage system.
7. Endwall 300 is shown to be located in the stream channel on the plan, sheet C403, and in the profile, sheet C407. As previously acknowledged, the approved NPDES plan for the 88 parcel, 125 units plan shows this configuration. However, proposed grading, piping and E&S controls have been revised in the new plan configuration, which requires submittal of a revised NPDES plan to the Washington County Conservation District for review, which should include the revision of the endwall and rip-rap design outside the streambed and bank.
8. Utility plan sheet C500 appears to have a random storm sewer pipe crossing lots 140 and 141.
9. The rim elevations for proposed sanitary sewer manholes, particularly in yard areas, should be reviewed to verify the top of the frame is at or slightly above grade to reduce the potential for infiltration and inflow from stormwater runoff. Several structures (i.e. 121.2) appear to be below the adjacent finished surface.
10. The detail for the proposed culvert replacement of the stream crossing at the bottom of Sands Lane shows a plain concrete box culvert. The developer should include any language regarding construction of a low-flow channel within the box culvert, should it be required by WCCD, on the construction details and in the construction sequence.

#### **Walter Long Road Plan**

The comments from our October 6, 2021 letter were addressed and we have no additional comments at this time. Comments 5, 6 and 7 remain as reminders.

5. The Typical Section for the remaining Walter Long Road portion above the Street A intersection should be reviewed to match the total width with the cartway and curb dimensions.  
*KDH: The typical section has been reviewed and now reads "Variable width"*
6. Provide a Speed Study for review. If requested HCEG can perform the speed study based off the submitted design.
7. Provide Guiderail/Barrier warrant analysis (whole public roadway) and specify the type of guiderail and end treatments. We understand that the Speed Study needs completed prior to the warrant analysis.

#### **General Note**



1. The site plan shows the proposed mailboxes on the outbound side of Mineral Beach Boulevard, on the eastern side of the PRD, with a concrete sidewalk leading up to the pull-off and mailbox location. Based on the traffic flow and lot layout, relocating the mailboxes to the inbound side, including extension of the concrete sidewalk past Lot 100, which currently is shown without any sidewalk, should be considered for the final design.
2. We are considering the Walter Long Road Plan as part of the Phase 1 Construction Plan set. Please add the sheet numbers and names to the Index sheet of the Phase 1 Construction Plans.
3. Copies of the approved NPDES plan shall be submitted to the Township with the final plan submittal, prior to the start of construction.
4. A copy of the approved HOP for the improvements to Walter Long Road shall be submitted to the Township prior to the start of construction on Walter Long Road.

Any comments from previous reviews that remain outstanding still apply. Our review is based on information submitted by the Applicant and their Professional Surveyor/Engineer, which we assume to be accurate. The Township and its consultants reserve the right to make additional comments upon review of the additional plans and reports to be submitted. If you have any questions or require additional information, please do not hesitate to contact us.

Sincerely,



Sean O'Dell, PE

cc: Union Township Board of Supervisors  
Sweat Law Offices  
File 15.044.132





October 26, 2021

Union Township  
3904 Finleyville-Elrama Road  
Finleyville, PA 15332



Attention: Board of Supervisors

Subject: Mineral Beach Planned Residential Development and  
Phase 1 Subdivision Plan – Revised Plans 10.11.2021  
Union Township, Washington County, PA

Dear Supervisors,

We have reviewed the revised PRD plans and Phase 1 Subdivision plan for the proposed Mineral Beach PRD, located off Walter Long Road in the revised R-D Zoning District. The revised PRD plan proposes 112 lots with single family units, on lots ranging from 5,985 SF to 9,518 SF on an existing 52.986 acres parcel, including 7.731 acres of open space and 3.797 acres of right-of-way areas. The comments from our letter dated October 5, 2021 regarding the PRD and Phase 1 subdivision plan were addressed and we have no additional comments at this time.

Any comments from previous reviews that remain outstanding still apply. Our review is based on information submitted by the Applicant and their Professional Surveyor/Engineer, which we assume to be accurate. The Township and its consultants reserve the right to make additional comments upon review of the additional plans and reports to be submitted. If you have any questions or require additional information, please do not hesitate to contact us.

Sincerely,

Sean O'Dell, PE

cc: Union Township Board of Supervisors  
Sweat Law Offices  
File 15.044.132



October 26, 2021

Union Township  
3904 Finleyville-Elrama Road  
Finleyville, PA 15332

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Subject: Mineral Beach Planned Residential Development and  
Phase 1 Subdivision Plan – Revised Plans 10.11.2021  
Union Township, Washington County, PA

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Any comments from previous reviews that remain outstanding still apply. Our review is based on information submitted by the Applicant and their Professional Surveyor/Engineer, which we assume to be accurate. The Township and its consultants reserve the right to make additional comments upon review of the additional plans and reports to be submitted. If you have any questions or require additional information, please do not hesitate to contact us.

Sincerely,

Sean O'Dell, PE

cc: Union Township Board of Supervisors  
Sweat Law Offices  
File 15.044.132

# KDH

CONSULTING ENGINEERS, INC

October 21, 2021

Sean O'Dell  
Harshman CE Group, LLC  
100 Courson Hill Road  
Washington, PA 15301

**Subject:** *Modifications to Union Township Saldo  
Mineral Beach Planned Residential Development (PRD) Conditional Use and Land  
Development Application Review  
Union Township, Washington County, PA*

*Dear Mr. O'Dell:*

*KDH Consulting Engineers, Inc is requesting the following modification to the Union Township  
Subdivision and Land Development Code for the Mineral Beach PRD:*

*§ 242 Appendix II*

- *Provide a minimum cartway width of 21 feet; currently Township code states 24 feet.*

If you should require additional information, please feel free to contact us to discuss further.

Sincerely,

KDH Consulting Engineers, Inc.



Christopher W. Hamm, P.E.  
President





- LEGEND**
- SUBJECT PROPERTY LINE
  - ADJACENT LINES
  - PROPOSED PROPERTY LINES
  - EXISTING EASEMENTS
  - UTILITY EASEMENTS
  - STORMWATER EASEMENTS
  - SEWER EASEMENTS
  - CENTRALISED ROAD
  - EXISTING EASEMENT ROAD
  - POINT TO BE SET

**EXISTING EASEMENT - LINE TABLE**

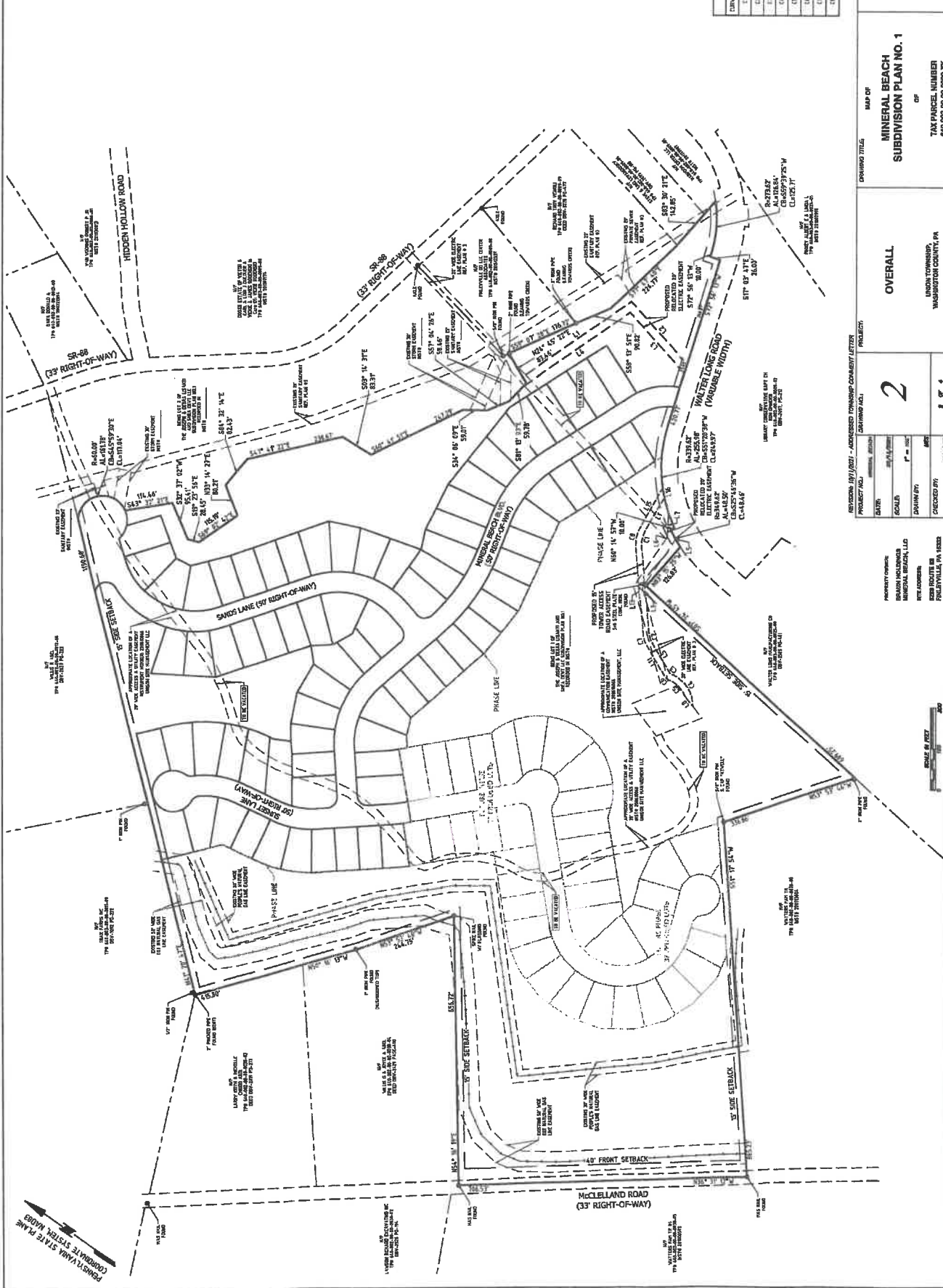
LINE #	DIRECTION	LENGTH
L1	S 89° 00' 00" W	394.27'
L2	S 89° 00' 00" W	394.27'
L3	N 89° 00' 00" E	394.27'
L4	N 89° 00' 00" E	394.27'
L5	S 89° 00' 00" W	394.27'
L6	S 89° 00' 00" W	394.27'
L7	N 89° 00' 00" E	394.27'
L8	N 89° 00' 00" E	394.27'
L9	S 89° 00' 00" W	394.27'
L10	S 89° 00' 00" W	394.27'

**NEW TABLE - TRUCK ACCESS ROAD**

LINE #	DIRECTION	LENGTH
L1	S 89° 00' 00" W	45.00'
L2	S 89° 00' 00" W	45.00'
L3	N 89° 00' 00" E	45.00'
L4	N 89° 00' 00" E	45.00'
L5	S 89° 00' 00" W	45.00'
L6	S 89° 00' 00" W	45.00'
L7	N 89° 00' 00" E	45.00'
L8	N 89° 00' 00" E	45.00'
L9	S 89° 00' 00" W	45.00'
L10	S 89° 00' 00" W	45.00'

**CURVE TABLE - TRUCK ACCESS ROAD**

CURVE #	LENGTH	RADIUS	CH. BEING	CH. DIST.
C1	4.17'	61.95'	S 89° 00' 00" W	4.17'
C2	8.33'	123.90'	S 89° 00' 00" W	8.33'
C3	12.50'	185.85'	S 89° 00' 00" W	12.50'
C4	16.67'	247.80'	S 89° 00' 00" W	16.67'
C5	20.83'	309.75'	S 89° 00' 00" W	20.83'
C6	25.00'	371.70'	S 89° 00' 00" W	25.00'
C7	29.17'	433.65'	S 89° 00' 00" W	29.17'
C8	33.33'	495.60'	S 89° 00' 00" W	33.33'
C9	37.50'	557.55'	S 89° 00' 00" W	37.50'
C10	41.67'	619.50'	S 89° 00' 00" W	41.67'



**KEYSTONE SURVEYING & MAPPING INC.**  
 1000 W. MARKET STREET  
 HARRISBURG, PA 17102  
 (717) 655-1234

**MAP OF**  
**MINERAL BEACH**  
**SUBDIVISION PLAN NO. 1**  
 OF  
 TAX PARCELS NUMBERED  
 84-000-00-0000-SK

**OVERALL**  
 UNION TOWNSHIP,  
 WASHINGTON COUNTY, PA

SECTIONAL 5011 (9/11/02) - APPROVED TOWNSHIP COMBINED LETTERS PROJECT  
 SHEET NO. 2 OF 4

**OWNER:** BRADY HALLINGER  
**PREPARED BY:** MINERAL BEACH, LLC  
**CHECKED BY:** JAMES J. HALLINGER  
**DATE:** 08/11/2011

**SCALE:** 1" = 100'  
**DATE:** 08/11/2011  
**PROJECT:** MINERAL BEACH SUBDIVISION

**PROPOSED BY:** BRADY HALLINGER  
**DATE:** 08/11/2011  
**PROJECT:** MINERAL BEACH SUBDIVISION

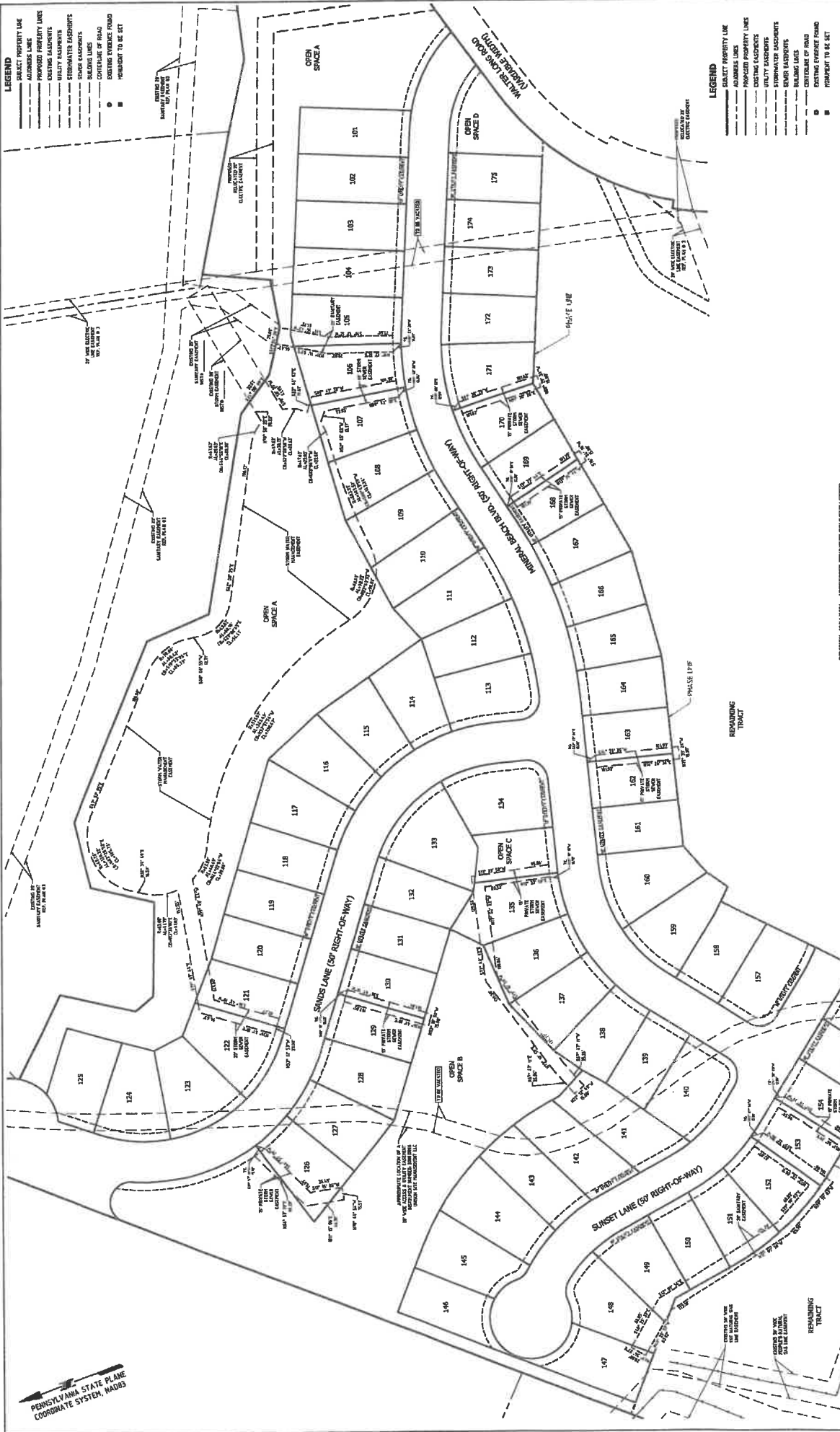
**DATE:** 08/11/2011  
**PROJECT:** MINERAL BEACH SUBDIVISION

**DATE:** 08/11/2011  
**PROJECT:** MINERAL BEACH SUBDIVISION









**LEGEND**

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING EASEMENTS
- UTILITY EASEMENTS
- STORMWATER EASEMENTS
- OTHER EASEMENTS
- EXISTING EASEMENT FRONT
- REMAINDER TO BE SET

**LEGEND**

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING EASEMENTS
- UTILITY EASEMENTS
- STORMWATER EASEMENTS
- OTHER EASEMENTS
- EXISTING EASEMENT FRONT
- REMAINDER TO BE SET

PENNSYLVANIA STATE PLANE  
COORDINATE SYSTEM, NAD83

PROPOSED PROJECT: MINERAL BEACH SUBDIVISION PLAN NO. 1

PROJECT NO: 4

DATE: 11/11/2021

SCALE: 1" = 40'

DRAWN BY: [Name]

CHECKED BY: [Name]

PROPERTY OWNER: [Name]

DESIGNER: [Name]

DATE: 11/11/2021

SCALE: 1" = 40'

PROJECT: 4 OF 4

REVISION: 01/11/2021 - ADDRESS TOWNSHIP COMMA IN LETTER

PROJECT NO: 4

DATE: 11/11/2021

SCALE: 1" = 40'

DRAWN BY: [Name]

CHECKED BY: [Name]

PROPERTY OWNER: [Name]

DESIGNER: [Name]

DATE: 11/11/2021

SCALE: 1" = 40'

PROJECT: 4 OF 4



October 8, 2021



Union Township  
3904 Finleyville-Elrama Road  
Finleyville, PA 15332

Attention: Planning Department

Subject: May Plan of Lots – Subdivision/Consolidation Plan  
Union Township, Washington County

Planning Department,

We have reviewed the subject application and subdivision plan (revised 10-7-21) prepared by Triangle Engineering and Planning Service, Inc. on behalf of their clients Ms. Christine M. May and Mr. Joseph J. Sirlin. This subdivision plan is located at the end of Hobbitt Lane and involves consolidating 10 Lots into 2 Lots. These lots were formerly a part of The Shire Plan No. 3 as recorded in PBV 43, PG 590 and are located in the R-1 Zoning District. Please find our review comments below:

1. Please submit Washington County Planning Commission Review.
2. Please add a list for utility companies that service the proposed subdivision.
3. Sewage Planning Approval is required prior to the Township signing off on the Subdivision Plan.
4. Please submit the Final Version of the Plan to be executed for recording purposes.

Our review is based upon information submitted by the Applicant and their Professional Surveyor/Engineer(s) which we assume to be accurate. The Township and its consultants reserve the right to make additional comments upon review of any additional information and/or plan revisions.

At this time, we recommend approval conditioned upon satisfying the items addressed in this letter.

**Engineering & Surveying**

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

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

**Codes & Zoning**

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

If you have any questions, please do not hesitate to reach out.

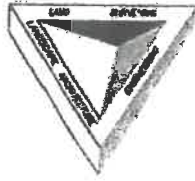
Sincerely,



Sean O'Dell, PE

CC: File 15.044.234  
Sweat Law Offices  
UT Board of Supervisors





**TRIANGLE ENGINEERING & PLANNING SERVICES, INC.**  
SUITE 201: McNEILLY PROFESSIONAL BUILDING  
406 McNEILLY ROAD; PITTSBURGH, PA 15226  
PHONE: 412-551-6013

October 8, 2021

RE: May Plan of Lots  
Union Township, Washington County, PA

Triangle Eng. Ref. File # 4035 (TR/21581MAY)

Mr. Charles E. Trax Jr., Chairman  
Planning Department, Township of Union  
3904 Finleyville-Elrama Road  
Finleyville, PA 15332

Dear Mr. Trax,

On behalf of our clients, Christine M. May and Joseph J. Sirlin, we wish to acknowledge the receipt of a Union Township compliance review letter from the Township consulting engineer, the Harshman CE Group, LLC dated October 1, 2021.

In response to this letter and for the convenience of all involved, we offer the following review response comments in the same numerical sequence as the Harshman CE Group letter:

1. Harshman CE Group Comment dated 10/1/2021:  
"The applicant shall submit one copy of the preliminary and final application to the Washington County Planning Commission for review and comment and shall be responsible for payment of the prevailing county review fee. The application shall provide evidence of transmittal of the application to the county when the application is submitted to the Township"  
Please submit WCPC Review.

*Triangle Engineering & Planning Service Inc. (TEPS) Response dated 10/8/2021:*  
*We have completed the Washington County application as requested. A copy of that application is attached to this review. When comments are received from the County, they will be forwarded to the Township and the consulting engineer. Approval of the subdivision is requested to be conditioned upon the receipt of the Washington County Planning Department as is required by the PA MPC.*

2. Harshman CE Group Comment dated 10/1/2021:  
"Evidence of ownership or proprietary interest"  
Please submit evidence of ownership or proprietary interest. Please check to make sure the Property Owner Clause matches this.

*TEPS Response dated 10/8/2021: We have attached a copy of the relevant portions of the agreement of sale between the current land owner, Christine M. May and Joseph J. Sirlin which thereby provide*

*legal interest in the property for the purpose of this plan submission. It is the owners intention to close and settle on the sale prior to the recording of the property thereby allowing for the ownership clauses to be in the name of Christine M. May and Joseph J. Sirlin as shown upon the plan.*

3. Harshman CE Group Comment dated 10/1/2021:  
"The section of the USGS topographic map, identified by quadrangle name and indicating a North arrow, showing contours at twenty-foot intervals with the boundaries of the property and the proposed subdivision clearly shown"  
Please annotate the reference map so that it includes the USGS Quad Name.

*TEPS Response dated 10/8/2021: All of the required criteria of this section of the ordinance has been applied to the location map including the Bridgeville, PA Quad. name.*

4. Harshman CE Group Comment dated 10/1/2021:  
"A copy of any existing or proposed covenants, deed restrictions, modifications to this chapter or zoning variances granted which are applicable to the property"  
Please add or state that none exist.

*TEPS Response dated 10/8/2021: As stated in note # 2 on the proposed plan, "this plan was prepared without the benefit of a land title report. As such, additional restrictions, easements or right of ways, and other reservations may exist, and which could affect the property as shown hereon."*

*ALSO; At this time, we are unaware of any of the other municipal restrictions, modifications or variances granted to this project.*

5. Harshman CE Group Comment dated 10/1/2021:  
"If applicable, flood hazard boundaries"  
Please add or state that none exist.

*TEPS Response dated 10/8/2021: Please see Note # 3 on the proposed plan.*

6. Harshman CE Group Comment dated 10/1/2021:  
"Date of preparation. All revisions shall be noted and dated"  
Please note the revision date on the updated plan.

*TEPS Response dated 10/8/2021: Agreed. Please see revision date on the revised plan.*

7. Harshman CE Group Comment dated 10/1/2021:  
"Title of development; North arrow; scale; county assessors tax parcel number; the name and address of the record owner; the name and address of the applicant; the name and address, license number and seal of the person preparing the subdivision. If the owner of the premises is a corporation, the name and address of the president and secretary shall be submitted on the application."  
Please add the full address of the record owner (only a portion is in the title block).

*TEPS Response dated 10/8/2021: The correction/additional information has been added to the title block.*



8. Harshman CE Group Comment dated 10/1/2021:  
"The names, as shown on current tax records, of all owners of property within 200 feet of the subdivision, together with the tax parcel numbers of the Washington County Assessor's Office for said property."  
Please show all property lines within 200 feet of the subdivision along with N/F and Tax PIN.  
*TEPS Response dated 10/8/2021: The plan has been revised to show the requested information.*

9. Harshman CE Group Comment dated 10/1/2021:  
"AN indication on the plat identifying the company or authority that will provide water, sewer, gas, electric and other utility services"  
Please all a list for utility companies that service the proposed subdivision.  
  
*TEPS Response dated 10/8/2021: A list of the requested utilities has been added to the plan. Some utilities names and contact information needs to be added to the plan. A conditional approval is requested to allow time for the owner to acquire the information and have us add it to the plan prior to Township signatures being affixed for public recording.*

10. Harshman CE Group Comment dated 10/1/2021:  
As discussed previously, please show the area to be dedicated for a potential, future cul-de-sac. Please note this area is to be dedicated as a public right of way. Please submit a formal letter of dedication for this area.

*TEPS Response dated 10/8/2021: The proposed area for a road right of way turn around expansion addition as agreed to by the applicant at last month's Planning Department meeting has been added to the plan. Once the applicant has closed on the property and retained a legal ownership status, they will provide Union Township with a formal written offer of dedication for this portion of the land as shown on the subdivision plan.*

Very truly yours,  
Triangle Engineering and Planning Service, Inc.

*Donald R. Housley Sr., P.L.S.*

Donald R. Housley, P.L.S., President

CC: Sean O'Dell, PE Harshman CE Group, LLC – Township Consulting Engineers  
Christine M. May and Joseph J. Sirlin, coapplicants

**REVIEW APPLICATION  
SUBDIVISION AND LAND DEVELOPMENT**

Washington County Planning Commission

This application must be completed by the applicant or owner's agent and submitted with the required number of plans and the required fee for subdivision and land development reviews required by the Planning Municipalities Planning Code Act 247 as amended.

Municipality: UNION TOWNSHIP

Name of Proposal: MAY PLAN OF LOTS

Applicant: DONALD R. HOUSLEY, P.L.S. PRESIDENT  
TRIANGLE ENGINEERING & PLANNING SERVICE, INC. Telephone: mobile: (412) 551-6013

Email: mb03401@aol.com or dhousley@kuresources.com

Proposal: Residential Subdivision – number of lots or units \_\_\_\_\_  
Nonresidential Subdivision – number of lots or units \_\_\_\_\_  
Property Line Shift (lot consolidation plan) 10 lots to 2 parcels 2

The following documentation for plan submission is needed:

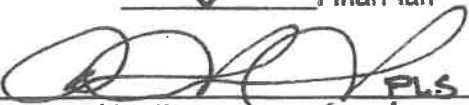
1. Three (3) paper copies of the subdivision plan.  
\*Land Development Plans – One (1) Full Set of Plans and One (1) County Plan (Cover Sheet, Existing Condition, and Site Plan)

2. Review Fee \$ 25<sup>00</sup>

\*PLEASE NOTE: Non-profit entities are exempt from review fee.  
No Review Fee for Land Development reviews.

Please check appropriate type of plan submission.

Property Line Shift  
 Preliminary Plan  
 Final Plan

  
Signature of Applicant as agent

10/8/2021  
Date

WCPC USE ONLY: Date Received: \_\_\_\_\_ Received By: \_\_\_\_\_

Fee Paid: \$ \_\_\_\_\_ Ck #: \_\_\_\_\_ # of prints: \_\_\_\_\_



October 1, 2021

KU Resources Inc.  
22 South Linden Street  
Duquesne, PA 15110



Attention: Mr. Donald Housley, PLS

Subject: May Plan of Lots – Subdivision/Consolidation Plan  
Union Township, Washington County

Mr. Housley,

Thank you for meeting earlier this week to review the May Plan of Lots. Please find our review comments below:

1. *"The applicant shall submit one copy of the preliminary and final application to the Washington County Planning Commission for review and comment and shall be responsible for payment of the prevailing county review fee. The applicant shall provide evidence of transmittal of the application to the county when the application is submitted to the Township."*  
Please submit WCPC Review.
2. *"Evidence of ownership or proprietary interest."*  
Please submit evidence of ownership or proprietary interest. Please check to make sure the Property Owner Clause matches this.
3. *"The section of the USGS topographic map, identified by quadrangle name and indicating a North arrow, showing contours at twenty-foot intervals with the boundaries of the property and the proposed subdivision clearly shown."*  
Please annotate the reference map so that it includes the USGS Quad Name.
4. *"A copy of any existing or proposed covenants, deed restrictions, modifications to this chapter or zoning variances granted which are applicable to the property."*  
Please add or state that none exist.
5. *"If applicable, flood hazard zone boundaries."*  
Please add or state that none exist.
6. *"Date of preparation. All revisions shall be noted and dated."*  
Please note the revision date on the updated plan.

**Engineering & Surveying**  
100 Courson Hill Road  
Washington, PA 15301  
T: 724-503-4125

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

**Codes & Zoning**  
2456 Park Ave  
Washington, PA 15301  
T: 724-993-4505



7. *"Title of development; North arrow; scale; county assessor's tax parcel number; the name and address of the record owner; the name and address of the applicant; the name and address, license number and seal of the person preparing the subdivision. If the owner of the premises is a corporation, the name and address of the president and secretary shall be submitted on the application."*

Please add the full address of the record owner (only a portion is in the title block).

8. *"The names, as shown on current tax records, of all owners of property within 200 feet of the subdivision, together with the tax parcel numbers of the Washington County Assessor's office for said property."*

Please show all property lines within 200 feet of the subdivision along with N/F and Tax PIN.

9. *"An indication on the plat identifying the company or authority that will provide water, sewer, gas, electric and other utility services."*

Please add a list for utility companies that service the proposed subdivision.

10. As discussed previously, please show the area to be dedicated for a potential, future cul-de-sac. Please note this area is to be dedicated as a public right of way. Please submit a formal letter of dedication for this area.

Our review is based upon information submitted by the Applicant and their Professional Surveyor/Engineer(s) which we assume to be accurate. The Township and its consultants reserve the right to make additional comments upon review of any additional information and/or plan revisions.

At this time, we find the submittal incomplete due to required content from the Township's Chapter 242 *Subdivision and Land Development Ordinance* being absent (comments 1-5 and 7-9). Please address the comments above and resubmit as soon as possible for consideration at the next Planning Department Meeting.

If you have any questions, please do not hesitate to reach out.

Sincerely,



**Sean O'Dell, PE**

CC: File 15.044.234



# National Flood Hazard Layer FIRMette



80°04'11"W 40°15'44"N



## Legend

SEE PG REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FULL PANEL LAYOUT

### SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, X, A99 With BFE of Depth Zone AE, AH, AV, AR
- Regulatory Floodway

### OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone B
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee, Sea Wall, Zone 2
- Area with Flood Risk due to Levee Zone 0

### OTHER AREAS

- No Backed Area of Minimal Flood Hazard Zone X
- Effective LOMs
- Area of Undetermined Flood Hazard Zone 0

### GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

### OTHER FEATURES

- Cross Sections with 1% Annual Chance
- Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

### MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

### OTHER

- The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps. If it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was updated on 10/6/2023 at 12:46 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRID panel number, and FIRID effective date. Map images for unmapped and undetermined areas cannot be used for regulatory purposes.



CLOSE

Document Envelope ID: 26136791-407D-495D-AD11-7B81226934819

### STANDARD AGREEMENT FOR THE SALE OF VACANT LAND

THE STATE OF PENNSYLVANIA, COUNTY OF WASHINGTON, BEING THE COUNTY OF THE COUNTY OF WASHINGTON, PENNSYLVANIA

#### PARTIES

<b>BUYER(S):</b> <u>Christine M. May, Joseph J. Sirin</u>	<b>SELLER(S):</b> <u>G.E. Rental Properties LLC, K&amp;D Properties</u>
<b>BUYER'S MAILING ADDRESS:</b>	<b>SELLER'S MAILING ADDRESS:</b>

#### PROPERTY

See Property Description Addendum

**ADDRESS:** adjoining parcel City of Hobbit Lane / **ZIP:** 15332

in the municipality of Finleyville County of Washington

in the School District of Ringgold City of Commonwealth Penn

**Tax ID:** 151

Metes and bounds: Parcel 151, Block 1, Lot 1, 1st. Recording Date: 1/1/10 parcel id numbers total of 4.05 acres see page 13 of this agreement for list of parcel id numbers included in this sale.

#### BUYER'S RELATIONSHIP WITH LICENSED BROKER

**No Business Relationship (Buyer is not represented by a broker)**

**Broker (Company):** Piatt Sothby's International Realty License No. 15101

**Company License:** RB068531 **State License:** AB065995

**Company Address:** 325 Southpointe Blvd, Canonsburg, PA 15317 **Direct Phone:** \_\_\_\_\_

**Company Phone:** (412)301-7000 **Cell Phone:** \_\_\_\_\_

**Company Fax:** (724)416-3995 **Fax:** \_\_\_\_\_

**Buyer Agent/Broker represents Buyer and:**

Dual Agent See Dual and/or Designated Agency Below

**Buyer Agent/Broker represents Buyer and:**

**Buyer Agent with Designated Agency for a Licensee above represent Buyer**

**Dual Agent See Dual and/or Designated Agency Below**

**Transaction License (Broker and Licensee) provide real estate services but do not represent Buyer.**

#### SELLER'S RELATIONSHIP WITH LICENSED BROKER

**No Business Relationship (Seller is not represented by a broker)**

**Broker (Company):** Howard Hanna Real Estate License No. 15101

**Company License:** RB043940C **State License:** RS006857

**Company Address:** 3912 Washington Rd., McMurray, PA 15317 **Direct Phone:** \_\_\_\_\_

**Company Phone:** (724)941-8800 **Cell Phone:** \_\_\_\_\_

**Company Fax:** (724)942-0218 **Fax:** \_\_\_\_\_

**Seller Agent/Broker represents Seller and:**

Dual Agent See Dual and/or Designated Agency Below

**Seller Agent/Broker represents Seller and:**

**Seller Agent with Designated Agency for a Licensee above represent Seller**

**Dual Agent See Dual and/or Designated Agency Below**

**Transaction License (Broker and Licensee) provide real estate services but do not represent Seller.**

#### DUAL AND/OR DESIGNATED AGENCY

A Broker is a Dual Agent when a Broker represents both Buyer and Seller in the same transaction. A Licensee is a Dual Agent when a Licensee represents Buyer and Seller in the same transaction. All of Broker's Licensee are also Dual Agents UNLESS a Designated Agent for Buyer and Seller. If the same Licensee is acting for Buyer and Seller, the Licensee is a Dual Agent.









May 24, 2021

Keystone Surveying and Mapping, Inc.  
534 Valley Brook Road  
Veneta, PA 15367

Attention: Keith Higgins, PLS, President and CEO

Subject: Joseph & Debra Lisanti and Shea Devt LLC – Subdivision Plan No. 1  
Minor Subdivision Plan Application Review #2  
Union Township, Washington County, PA

Mr. Higgins,

We have reviewed your response letter and the updated, proposed Minor Subdivision Plan located along Finleyville Road (SR 88), Walter Long Road, and McClelland Road for Joseph and Debra Lisanti and Shea Development, LLC, in Union Township.

This subdivision plan was approved at April 28, 2021 Legislative meeting, conditioned upon satisfying the comments of our previous April 10, 2021 comment letter.

Please find the outstanding review comments below:

**Chapter 242 Zoning**  
**Article III. Procedure for Approval of Minor Subdivisions**

§242-14.H(8) Plans of proposed sanitary and stormwater systems showing feasible connections to existing or any proposed utility systems. Pipe sizes, grades and direction of flow, locations and inlets, manholes or other appurtenances and appropriate invert and other elevations shall be indicated.

Note: Proposed Lot 1 has no access to sewage that can be seen on this subdivision plan. An easement must be provided. Bonding for this section of sewer will likely be required.

*KSM Response: Proposed Storm and Sanitary Easements added to the plan.*

Proposed Storm and Sanitary Sewer Easements were added to the plan. Please provide a separate plan showing the Sanitary Sewer in this Easement Area. Please provide a sealed Engineer's Estimate of the Sanitary Sewer in this Easement Area. Upon review of the Sanitary Sewer Plan and associated Estimate; bonding for this section of Sanitary Sewer is required along with an agreement. The agreement will be worked out with the Township Solicitor's Office.

**Engineering & Surveying**  
100 Courson Hill Road  
Washington, PA 15301  
T: 724-503-4125

Office@HarshmanLLC.com

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

Page 1 of 2

**Codes & Zoning**  
2455 Park Ave  
Washington, PA 15301  
T: 724-993-4505

Permits@HarshmanLLC.com

**General Comments:**

1. Sewage Planning Approval is required prior to the Township signing off on the final plan.
2. All references to the Union Township Planning Department should be revised to Union Township Planning Committee.

Previously, we had asked that you revise Planning Commission to Planning Department. We should have requested that this was updated to Planning Committee. Please update this prior to providing the final plat.

The plan was reviewed for completeness and compliance with Township Ordinance standards only regarding Tentative and Final Approval requirements for the subdivision plan. Upon addressing the outstanding comments this plan will be able to be signed by the Township.

Our review is based on information submitted by the Applicant and their Professional Surveyor/Engineer, which we assume to be accurate. The Township and its consultants reserve the right to make additional comments upon our review of the additional plans and reports submitted. If you have any questions or require additional information, please do not hesitate to contact us.

Sincerely,



Sean O'Dell, PE

cc: Ryan Klousnitzer – NVR Inc.  
Chris Hamm, PE – KDH Engineers  
Sweat Law Offices  
File 15.044.132







## **Keystone Surveying and Mapping, Inc.**

534 Valley Brook Road, Venetia, PA 15367.  
Office: (724) 514-7949 Fax: (724) 514-7047  
[www.keystonesurveying.com](http://www.keystonesurveying.com)

April 30, 2021

Union Township  
3904 Finleyville-Elrama Road  
Finleyville, PA 15332  
c/o  
Sean O'Dell, PE, Harshman CE Group, LLC  
[so@harshmanllc.com](mailto:so@harshmanllc.com)

Dear Mr. O'Dell

Thank you for your letter dated April 10, 2021 related to the Joseph & Debra Lisanti and Shea Devt LLC – Subdivision Plan No. 1 Minor Subdivision Plan Application. Below are our responses to your comments.

§242-14.H (4) The names, as shown on current tax records, of all owners of property within 200 feet of the subdivision, together with the tax parcel numbers of the Washington County Assessor's office for said property.

Note: areas near McClelland Road and SR 88 missing.

KSM response: Additional owners added to the plan.

§242-14.H (5) Survey data showing boundaries of the property, building or setback lines and lines of existing and proposed streets and rights-of-way, lots, reservations, easements and areas dedicated to public use, including grants, restrictions and rights-of-way.

Note: Proposed Setback lines (use current zoning) not shown. Easements incomplete (see appended for a particular example of a missing easement).

KSM response: Missing easements added to the plan.

§242-14.H (6) Structures proposed to be removed shall be indicated by dashed lines.

KSM response: Change made to the plan.

§242-14.H (8) Plans of proposed sanitary and stormwater systems showing feasible connections to existing or any proposed utility systems. Pipe sizes, grades and direction of flow, locations and inlets, manholes or other appurtenances and appropriate invert and other elevations shall be indicated.

Note: Proposed Lot 1 has no access to sewage that can be seen on this subdivision plan. An easement must be provided. Bonding for this section of sewer will likely be required.

KSM response: Proposed Storm and Sanitary Easements added to the plan.

General Comments:

1. Sewage Planning is required prior to the Township signing off on the final plan. KDH will provide module.
2. Please seal each sheet of the drawing set. Seal added to all 3 pages.
3. There is a No Mortgage Clause for the Joseph T. & Debra L. Listanti however it appears that there may be one on parcel # 640-002-00-00-0038-06. Please let us know whether there is or is not a mortgage on this property. If



there is a mortgage, then the clause should be updated accordingly. (see appended). No mortgage for parcel number 640-002-00-00-0038-06.

4. The zoning tables must be revised to show setbacks and dimensions for the current C-1 and C-2 Zoning Districts, per Chapter 280. Zoning tables are updated to the current zoning districts.
5. Concerning General Note 1, while it is fine that the plan may be subject to the findings of a title search, all readily available easements, ROW, covenants, etc. should be shown. Easements added to the plan.
6. Concerning Land Surveyor's Certification, this section mentions Peters Township and it should be Union Township. Further, the surveyor's actual signature will be required on the final plan that is to be recorded. Certificate revised to reflect the correct township.
7. All references to the Union Township Planning Commission should be revised to Union Township Planning Department. Change made to reflect Union Township Planning Department.
8. Please complete the missing sections of Corporation Acknowledgement. "Name and Title of Officer" should be replaced with the actual name and title of officer, etc. Names and corporations added to the plan.
9. All blanks \_\_\_\_\_ that are not signatures, dates, etc that must be completed in the future should be completed. (I, We, My, Our) (s) should be completed. Existing Instruments/DBV DBP should be completed. Plan change to reflect comment.
10. Please remove contour lines from the plan. Removed

Mr. O'Dell, please let me know if I have satisfied all your comments and concerns.

Sincerely,



Keith Higgins, PLS, President and CEO



April 10, 2021

Union Township  
3904 Finleyville-Elrama Road  
Finleyville, PA 15332

Attention: Planning Department

Subject: Joseph & Debra Lisanti and Shea Devt LLC – Subdivision Plan No. 1  
Minor Subdivision Plan Application Review  
Union Township, Washington County, PA

Dear Planning Department,

We have reviewed the proposed Minor Subdivision Application located along Finleyville Road (SR 88), Walter Long Road, and McClelland Road for Joseph and Debra Lisanti and Shea Development, LLC, in Union Township. A copy of the subdivision plans and supporting documents were provided to our offices via hard copy and email for tentative/final approval review on March 15, 2021.

Harshman confirmed that the appropriate fees were paid to the Township and received the following documents as part of this submission:

1. Minor Subdivision Plan Application
2. Subdivision Plan

The Applicant is proposing the consolidation and subdivision of four (4) existing lots, into two (2) lots located in the C-1 and C-2 Zoning District 52.662 acres and 7.649 acres in size. The plan also proposes the removal of existing buildings on the lots for future development.

This application has been reviewed for Final Approval of the Minor Subdivision plan.

Please find our initial review comments of this application as follows:

**Chapter 242 Zoning**  
**Article III. Procedure for Approval of Minor Subdivisions**

§242-14.H(4) The names, as shown on current tax records, of all owners of property within 200 feet of the subdivision, together with the tax parcel numbers of the Washington County Assessor's office for said property.  
Note: areas near McClelland Road and SR 88 missing

§242-14.H(5) Survey data showing boundaries of the property, building or setback lines and lines of existing and proposed streets and rights-of-way, lots, reservations, easements and areas dedicated to public use, including grants, restrictions and rights-of-way.

**Engineering & Surveying**  
100 Courson Hill Road  
Washington, PA 15301  
T: 724-503-4125

Office@HarshmanLLC.com

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

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**Codes & Zoning**  
2455 Park Ave  
Washington, PA 15301  
T: 724-993-4505

Permits@HarshmanLLC.com

Note: Proposed Setback lines (use current zoning) not shown. Easements incomplete (see appended for a particular example of a missing easement).

§242-14.H(6) Structures proposed to be removed shall be indicated by dashed lines.

§242-14.H(8) Plans of proposed sanitary and stormwater systems showing feasible connections to existing or any proposed utility systems. Pipe sizes, grades and direction of flow, locations and inlets, manholes or other appurtenances and appropriate invert and other elevations shall be indicated.

Note: Proposed Lot 1 has no access to sewage that can be seen on this subdivision plan. An easement must be provided. Bonding for this section of sewer will likely be required.

General Comments:

1. Sewage Planning is required prior to the Township signing off on the final plan.
2. Please seal each sheet of the drawing set.
3. There is a No Mortgage Clause for the Joseph T. & Debra L. Listanti however it appears that there may be one on parcel # 640-002-00-00-0038-06. Please let us know whether there is or is not a mortgage on this property. If there is a mortgage, then the clause should be updated accordingly. (see appended)
4. The zoning tables must be revised to show setbacks and dimensions for the current C-1 and C-2 Zoning Districts, per Chapter 280.
5. Concerning General Note 1, while it is fine that the plan may be subject to the findings of a title search, all readily available easements, ROW, covenants, etc. should be shown.
6. Concerning Land Surveyor's Certification, this section mentions Peters Township and it should be Union Township. Further, the surveyor's actual signature will be required on the final plan that is to be recorded.
7. All references to the Union Township Planning Commission should be revised to Union Township Planning Department.
8. Please complete the missing sections of Corporation Acknowledgement. "Name and Title of Officer" should be replaced with the actual name and title of officer, etc.
9. All blanks \_\_\_\_\_ that are not signatures, dates, etc that must be completed in the future should be completed. (I, We, My, Our) (s) should be completed. Existing Instruments/DBV DBP should be completed.
10. Please remove contour lines from the plan.

The plan was reviewed for completeness and compliance with Township Ordinance standards only regarding Tentative and Final Approvals requirements for the subdivision plan. At this time, we would recommend that the plan be considered complete and approved conditionally upon satisfying our comments.



Our review is based on information submitted by the Applicant and their Professional Surveyor/Engineer, which we assume to be accurate. The Township and its consultants reserve the right to make additional comments upon our review of the additional plans and reports submitted. If you have any questions or require additional information, please do not hesitate to contact us.

Sincerely,



Sean O'Dell, PE

cc: Keith Higgins, PLS – Keystone Surveying and Mapping, Inc.  
Chris Hamm, PE – KDH Engineers  
File 15.044.132









