



# JEFFERSON TOWNSHIP October 2009 Newsletter

## **TOWNSHIP OFFICE HOURS**

Monday through Thursday - 7:30 AM to 3:30 PM & Friday mornings - 7:30 AM to 11:30 AM.  
Office phone #724-352-2324 Fax #724-352-8850

*(Exceptions are posted on the front door and indicated on the answering machine.)*

**OFFICE CLOSTED 10 AM Oct. 23 thru Oct. 30 – Secretary is on vacation.**

*You may contact one or more of the following:*

**EVERLYN GROSS - Subdivision & Land Dev. Information., No Lien Letters + Misc. Info. - 724-285-1324**

**BUTLER CO. SEWAGE ASSN. - Septic Permit Information + Forms - 724-841-0141**

**DANIELLE SEDLAK – Township Code Enforcement/Building Permit Officer – 724-504-5724**

**DAVE McGUIGAN – Building Inspector/Code.sys Code Consulting - 1-877-821-0337 ext. 24**

**DENNIS SYBERT – Dog Officer - 724-352-4732**

**KATHRYN FOERTSCH – Real Estate & Per Capita Tax Collector - 724-352-1057**

**SANDRA TROUTMAN – Earned Income & Local Services Tax Collector - 724-352-9110**

**TOWNSHIP GARAGE – Road Maintenance matters - 724-352-4740**

**SUPERVISOR JAMES JONES - Misc. Information - 724-352-3542**

## **Public Business or Comment**

At the regular meeting on Oct. 12, 2009, property owners Tom Alberti and Bob Corbett had several questions regarding the proposed race track on Neupert Rd. 1) *Has Mr. Neupert filed for a PA UCC Appeal Hearing yet and if he does, will he have to pay the revised fees passed this summer.* The consultant, Leo Rosenbauer, said Mr. Neupert is still trying to decide if he will appeal the code or abide by the code. If he does appeal, the hearing fee upon application is \$2,000.00. 2) *Who pays for the traffic study which was mentioned at the Planning Commission meeting?* (Please refer to the Planning Commission report below.) P.C. Chair., Evelyn Gross said IF the study remains required, then the developer has the study done and pays for it.

Mr. Corbett submitted an updated ‘petition against the race track’ and a ‘noise ordinance guideline’, which spurred a discussion on the floor re: which is being considered -- an “Off-Road Ordinance?” or “Noise Ordinance?”; exempting special events and holidays (if a noise ordinance); operation hours of off-road vehicles; concerns about ‘more and more’ controls and regulations; and how/if property values go down if the race track goes in.

## **Recreation Committee**

At the Supervisors meeting on October 12, 2009, Leo Rosenbauer reported on the Recreation Committee meeting held on October 7<sup>th</sup>. Leo reported that the four associations and the Committee are working out the details for next year’s ‘trash service’ through Vogel Disposal Service, Inc. All four associations plan to pay the invoices from the township for services from 12/2008 through 8/31/2009 (as billed to the township by Vogel Disposal.) The pool ‘well’ house roof needs replaced; Leo will check with VO-Tech to see if they are able to set up a project. The pool association will probably pay off the ‘current’ loan with the township (approx. \$10,000 due), and begin a ‘new’ loan for the Phase II Pool Renovation Grant, which is about \$18,000. Fall ball will be done by mid-October. Volunteers will be replacing the roof on the softball association’s storage shed. Career Track may be painting some dugouts. The fall soccer season is one-half over. Leo reported that someone caught some teenagers hanging around the women’s shelter; hopefully this does not become a problem.

## Planning Commission

The Sept. 24<sup>th</sup> Planning Commission (P.C.) meeting was reported on by P.C. Chair, Evelyn Gross. The P.C. reviewed and agreed with the front set-back modification for Bradley Wiefeling approved by the Supervisors at their August meeting.

The P.C. reviewed and approved a modification request from Andrew and Dawn Durand to build a garage 1 to 3 ft. from the property line of the parents (Andrew & Bernice Durand), whose property surrounds their lot. A notarized letter of permission was submitted. The Supervisors reviewed and approved this request on Oct. 12, 2009.

The P.C. reviewed and approved a subdivision for James and Joan Miller on North Pike Rd. Lot 4 is being divided. Lot 4R (revised) will be 1.64 acre with existing stone house and septic. New Lot 5 will be 1.50 acre with existing mobile home and septic. Both have sufficient frontage, but lots are odd shaped in order to keep septic systems on the appropriate lots while making sure the new lot is 1.5 acre. The Supervisors reviewed and approved this subdivision on Oct. 12, 2009.

The P.C. heard Leo Rosenbauer's report on the outstanding issues noted last month:

1) The legal agreement between Brett Neupert and his parents (the property owners) has been submitted. 2) The 'permanent structure/restroom' matter is still outstanding and the owner will be deciding whether to appeal or to abide by the requirement (PA UCC/Plumbing Code) as indicated by Code.Sys Code Consulting. 3) The NPDES permit is still being worked on and they still must meet with the Butler County Conservation District and DEP. 4) Calculations on the storm water plan were sent to the Township Engineer and some comments were received today. 5) They have filed the 'plan' with the Butler County Planning Commission. 6) A project narrative has been submitted.

Evie also reviewed the township engineer's response letter and Leo commented as follows:

1) Applicant is to forward a complete Land Development package to the Butler Co. Planning Commission for a review and report. *Mr. Rosenbauer indicated that they have submitted the plan.* 2) If wetlands are present, a delineation and report will be required. *Mr. Rosenbauer indicated that there are no wetlands.* 3) An NPDES Individual permit will be required for this project. *Mr. Rosenbauer indicated that submission is in progress and they will be meeting with the Butler Co. Conservation District.* 4) Based on the parking spaces provided and the anticipated 300 to 400 attendees on a weekly basis, a traffic impact study is required. *Mr. Rosenbauer interprets this differently. He said his calculations are fewer than 50 trips, which would not require a study.* Evie told Leo was told he may contact the township engineer to discuss the traffic study calculations, but noted that in the end, the township will follow the recommendations of the township engineer. 5) An Environmental Impact statement as specified in Section 912 shall be submitted. *Mr. Rosenbauer said they can do this.* The Township Engineer (Brandy Kunsman, P.E.) further noted in the letter that the developer must verify that final grades will not impact the overhead aerial electric lines and that she will verify site distance and entrance drive location. Ms. Kunsman also notes: The final application submission shall include a complete Land Development set and Narratives/Reports conforming to Chapter 22, Part 7, Part 9, and Part 10 of the Jefferson Township Code of Ordinances, including, but not limited to, the Post Construction Stormwater Management Plan and Narrative/Report.

The P.C. heard comments and discussion from various property owners that attended the P.C. meeting. The P.C. voted to table the decision on the Neupert Raceway Park Land Development Plan. *The Supervisors took no action at their Oct. 12, 2009 meeting.* It was noted that a time extension has been submitted by the developer, which ends in February.

The P.C. voted to approve changing their October meeting to Wed., Oct. 21<sup>st</sup> at 7:30 P.M.

## October 12, 2009 Unfinished Business

The Supervisors directed the Planning Commission Chairperson, Evelyn Gross, to contact the Township Attorney to discuss the proposed "Off-Road Vehicle Ordinance" and then to take his recommendations back to the Planning Commission for further review and discussion.

## October 12, 2009 New Business

At the regular meeting on Oct. 12, 2009, the 2010 Preliminary Budget proposal (as prepared by the secretary/treasurer) was introduced to the Board of Supervisors. They will review it this month and will plan to discuss as needed at the November 9<sup>th</sup> meeting, at which, after discussion and possible changes, the Board *generally* votes to authorize advertisement of the proposed budget.

The Board of Supervisors approved the purchase of a 1999 Vermeer Wood Chipper from Clinton Township for \$18,000.00. The road foreman was pricing new ones from \$32,000 up, so with this used one being in very good condition, it will be a great addition to the township equipment. Jefferson Township will allow Clinton Township to use the wood chipper for emergencies. It will be used in Jefferson Township for emergencies; regular road maintenance; and in the township park.

## Misc. Business October 12, 2009

Candidate on the Nov. 3<sup>rd</sup> ballot for Supervisor, Lois Rankin, plans to attend two seminars: "Journey of a Township Supervisor" on Nov. 7<sup>th</sup> and "Newly Elected Officials Course" on Nov. 21<sup>st</sup>. The Board of Supervisors suggested that she pay the registration, and if she is officially elected on Nov. 3<sup>rd</sup>, the township can reimburse her for the registration.

### Major expenditures between meetings and at the Oct. 12th meeting:

Saxonburg Volunteer Fire Dept. – foreign fire insurance tax rec'd from state	\$ 32,603.30
First Commonwealth Bank – cashier's check/Neubert property purchase	\$ 35,679.28
North American Salt – road salt	\$ 4,037.87

## IMPORTANT REMINDERS

According to the Pennsylvania Dept. of Environmental Protection (DEP) it **illegal** for any business to burn solid waste without a permit from DEP (724-656-3160 – DEP Solid Waste Management Program). There is a "burning ordinance" in Jefferson Township for residences! Please call the Township office for details. Recyclable items are NOT to be burned!!

It is illegal for residents or other non-resident users of Laura J. Doerr Park to dump their personal household trash in the park dumpsters. This is considered "theft of services." The Township officials will continue to monitor the situation and will prosecute violators if necessary.

**TRICK OR TREAT is Sat., Oct. 31, 2009 - 6 to 7:30 P.M.**

## The Newsletter

The Newsletter is only available On-line OR via e-mailing OR can be picked up at the Township Office. Our Web Site is: [www.jeffersonbutler.com](http://www.jeffersonbutler.com) If you want to have the newsletter e-mailed to you or if you have not received your e-copy, please contact the Township Secretary: [jefftwpbutlerpa@zoominternet.net](mailto:jefftwpbutlerpa@zoominternet.net) - 352-2324.

## MONTHLY MEETINGS

*All meetings listed take place at the municipal building, 157 Great Belt Rd., Butler, PA 16002*

*Any changes are advertised and posted.*

**Board of Supervisors - 2<sup>nd</sup> Monday at 3:30 P.M.**

**James R. Jones, Chairman / James Chick, Vice-Chairman / Phillip Bachman, Supervisor**

**Planning Commission - 4<sup>th</sup> Thursday at 7:30 P.M.** (except for Nov.19 and Dec.17, 2009 due to holidays.)

**NOTE: Oct. 22<sup>nd</sup> Planning Commission meeting has been changed to Oct. 21, 2009 at 7:30 P.M.**

**Recreation Board - 1<sup>st</sup> Wed. at 8 P.M.** Feb. to Oct. (no meetings Nov., Dec. & Jan.)

**Ⓜ NOTICE:** A 'VOLUNTEER' to serve as "Pool Manager" is needed!! Mike McCarren has served as pool manager for the Southeast Butler Co. Pool Association at the Laura J. Doerr Park for many years and has done an excellent job. Due to changes in his employment, he desires to step-down. He is very willing to train and assist the new pool manager to take over this position. Please contact him at 724-352-1233 or [mccarren@gmail.com](mailto:mccarren@gmail.com)