

Neville Township
5050 Grand Avenue
Neville Island, PA 15225

Regular Meeting Agenda
November 9, 2023
7:00 PM

Public Notice - The Board of Commissioners of Neville Township will hold a public hearing and meeting on November 9, 2023 at 6:30 p.m. at the Township of Neville Municipal Building, 5050 Grand Avenue, Pittsburgh, PA 15225, to consider a conditional use application submitted by Sheetz, Inc., seeking approval for an automotive service station with convenience store at two properties located at Grand Avenue, Pittsburgh, PA 15225 known as Parcel Nos. 273-S-58 and 273-S-66 and owned by RBG Neville, LLC. The public may attend and be heard.

CALL TO ORDER

The regular meeting calls to order by the Chairman at _____ pm.

PLEDGE OF ALLEGIANCE

ROLL CALL

Officials Present:

Mr. Belsterling _____, Mr. Brown _____, Mr. Kerr _____, Mr. Stewart _____, and Mr. Rutter _____.

Also, Present:

Township Solicitor Emily Mueller

Township Engineers Drew Null and Cody Colarusso

Police Chief Joseph Hanny

Township Manager Jeanne Creese

Township Clerk Debra Thomas

Prior Executive Session Announcement: None

GUESTS

AUDIENCE COMMENT ON AGENDA ITEMS ONLY

ENGINEER'S REPORT and MS4 STORMWATER REPORT

SOLICITOR'S REPORT

COMMISSIONERS' REPORTS

- **Vice-Chairman Dave Kerr – Public Works - Water and Sewer**
- **Commissioner Jim Brown – Public Works - Streets and Highways**
- **Commissioner Will Belsterling - Parks and Recreation**
- **Commissioner Mark Stewart – Public Safety (Police, Fire, EMA)**
- **Chairman Rick Rutter – Finance, Administration and Buildings**

BILLS

Motion 1: Call for a motion to accept the bills due and payable as of November 9, 2023.

Motion by: _____ *Second by:* _____.

Roll Call:

Mr. Belsterling ____, Mr. Brown ____, Mr. Kerr ____, Mr. Stewart ____, and Mr. Rutter ____.

TREASURER’S REPORT

Motion 2: Call for a motion to accept the Treasurer’s Report for the month of October 2023.

Motion by: _____ *Second by:* _____.

Roll Call:

Mr. Belsterling ____, Mr. Brown ____, Mr. Kerr ____, Mr. Stewart ____, and Mr. Rutter ____.

MEETING MINUTES

Motion 3: Call for a motion to approve the minutes from the October 5, 2023 Caucus Meeting and the October 12, 2023 Regular Meeting.

Motion by: _____ *Second by:* _____.

Roll Call:

Mr. Belsterling ____, Mr. Brown ____, Mr. Kerr ____, Mr. Stewart ____, and Mr. Rutter ____.

ORDINANCES

RESOLUTIONS

Motion 4 – Resolution 11-09-2023-01, Police Services Agreement:

Call for a motion to adopt Resolution 11-09-2023-01, an Agreement with Ohio Township for the provision of police services to Neville Township, for a term commencing January 1, 2024 through December 31, 2028, as set forth on the Agreement attached hereto as Exhibit “A.”

Motion by: _____ *Second by:* _____.

Roll Call:

Mr. Belsterling ____, Mr. Brown ____, Mr. Kerr ____, Mr. Stewart ____, and Mr. Rutter ____.

ACTION ITEMS

Motion 5 – SALDO - RBG Development, Inc.:

Call for a motion to approve the Preliminary and Final Land Development Plan for RBG Development, Inc. for a Sheetz Convenience Store, 5800 Grand Avenue, as recommended by the Neville Township Planning Commission on September 28, 2023 and per the Township Engineer’s letter dated September 26, 2023.

Motion by: _____ *Second by:* _____.

Roll Call:

Mr. Belsterling _____, Mr. Brown_____, Mr. Kerr _____, Mr. Stewart _____, and Mr. Rutter _____.

Motion 6 – Modification Requests - RBG Development, Inc.:

Call for a motion to approve Modification Requests to the Zoning Ordinance:

- 1. Section 290-66.A Landscaping – Canopy Tree Location,**
- 2. Section 290-66.D Landscaping – Foundation Plantings,**
- 3. Section 290-66.E(1) Landscaping – Off-Street Parking Areas – Exterior Screening,**
- 4. Section 290-66.E(2) – Landscaping – Off-Street Parking Areas – Endcap Plantings,**
- 5. Section 290-6. B, Spillover Lighting,**

as detailed in the applications dated September 13, 2023, and September 28, 2023, for RBG Development, Inc. for a Sheetz Convenience Store, 5800 Grand Avenue, as recommended by the Neville Township Planning Commission on September 28, 2023.

Motion by: _____ *Second by:* _____.

Roll Call:

Mr. Belsterling _____, Mr. Brown_____, Mr. Kerr _____, Mr. Stewart _____, and Mr. Rutter _____.

Motion 7 - 2024 Preliminary Budget:

Call for a motion to approve and adopt the 2024 Preliminary Budgets for the General, Water, Sewer, and Capital Funds.

Motion by: _____ *Second by:* _____.

Roll Call:

Mr. Belsterling _____, Mr. Brown_____, Mr. Kerr _____, Mr. Stewart _____, and Mr. Rutter _____.

Motion 8 – Sewer Rate Study:

Call for a motion to authorize the Township Engineer to perform a study of the Township’s sanitary sewer rates for compliance with the terms of the ALCOSAN Agreement for sewage treatment and the seven percent (7%) ALCOSAN rate increases for years 2024, 2025 and 2026.

Motion by: _____ *Second by:* _____.

Roll Call:

Mr. Belsterling _____, Mr. Brown_____, Mr. Kerr _____, Mr. Stewart _____, and Mr. Rutter _____.

Motion 9 – Riverfront Park – Bathymetry:

Call for a motion to authorize payment to Marion Hill Associates, Inc. in the amount of \$5,500.00 for Bathymetry for the Riverfront Park site development.

Motion by: _____ *Second by:* _____.

Roll Call:

Mr. Belsterling _____, Mr. Brown_____, Mr. Kerr _____, Mr. Stewart _____, and Mr. Rutter _____.

Motion 10 – Riverfront Park – Phase II Delineation:

Call for a motion to authorize payment to RT Environmental, Inc. in the amount of \$12,514.00 for Phase II Delineation soil sampling for the Riverfront Park site development.

Motion by: _____ *Second by:* _____.

Roll Call:

Mr. Belsterling _____, Mr. Brown_____, Mr. Kerr _____, Mr. Stewart _____, and Mr. Rutter _____.

ANNOUNCEMENTS

1. The Neville Township 2024 Preliminary Budget for the General, Water and Sewer Funds will be on display and available to the public beginning November 10, 2023, and through the adoption of the Final Budget to be considered on Thursday, December 14, 2023.
2. Residents are invited to attend the 2023 Community Luminaria Display, Tree Lighting, and Holiday Party, Saturday, December 9, 2023, from 6 to 8 PM. Please visit the Township website for event details, information on how to get free luminaria supplies, and to participate in the 2023 Holiday Decorating Contest

AUDIENCE COMMENTS

ADJOURN/ Executive Session (if needed):

Call for a motion to adjourn the meeting (or to adjourn to an executive session) at _____ PM.

Motion made by: _____ *Second by:* _____.

Vote: __/___.

Motion by: _____ *Second by:* _____.

Roll Call:

Mr. Belsterling _____, Mr. Brown_____, Mr. Kerr _____, Mr. Stewart _____, and Mr. Rutter _____.