

MINUTES

AGENDA MEETING OF HAMPTON TOWNSHIP COUNCIL

WEDNESDAY, JULY 13, 2016

President Son called to order the Agenda Meeting of Hampton Township Council immediately following the Public Hearing in the Council Chambers of the Municipal Building located at 3101 McCully Road, Allison Park, Pennsylvania.

Those present: V. Son, President, R. Dunlap, C. Montgomery, S. Neugebauer, Members; J. Speakman, Controller; V. Tucceri, Legal Counsel; W.C. Lochner, Municipal Manager.

DISCUSSION REGARDING THE ANNUAL MS4 PRESENTATION – GATEWAY ENGINEERS AND PVE SHEFFLER

Mr. Lochner stated that representatives from Gateway Engineers and PVE Sheffler will be in attendance for the July 27, 2016 Regular Meeting of Council to give a presentation regarding the MS4 program for 2016. Mr. Lochner explained that this presentation is a mandatory responsibility of the municipality to comply with MS4 rules and regulations.

OTHER ADMINISTRATION BUSINESS

Mr. Lochner reported that he will be attending a meeting on July 21, 2016 with the Controller, the Assistant Township Manager, and the Director of the Finance Department to discuss the Township's mid-year budget status. He stated that he expects to present a report to Council several weeks later summarizing the Township's fiscal standing.

DISCUSSION REGARDING THE CREATION OF A NEW PART-TIME POLICE OFFICER ELIGIBILITY LIST

Chief Vulakovich asked that Council nullify the existing eligibility list as well as authorize him to move forward with the creation of a new part-time police officer eligibility list. He explained that numerous candidates on the existing list have obtained employment with other municipalities, causing the list to become an inaccurate representation of the eligible pool of applicants. Chief Vulakovich discussed the upcoming personnel changes within the Police Department, which will necessitate the likely hiring of two new part-time officers. He asserted that, with the changes to the Police Hiring Ordinance, he will be better able to vet the new candidates in order to secure the most qualified people possible for these positions. He added that this item will be of no cost to the Township. Mr. Son questioned how soon a new eligibility list could be generated if Council votes to approve this item. Chief Vulakovich replied that he could have it ready by November, which would allow for a new officer to begin in January of 2017.

ANNUAL REPORT FROM SCHOOL RESOURCE OFFICER – OFFICER ZOLA

Officer Zola presented a brief report to Council, summarizing his position, as well as his goals and highlights for the year. He detailed achievements in Police presence and visibility, informing and

MINUTES
AGENDA MEETING

HAMPTON TOWNSHIP COUNCIL
WEDNESDAY JULY 13, 2016

educating the community, reduction of drug and alcohol use in the School District, and reduction of theft. He stressed the importance of preventing bullying and harassment. Officer Zola reported that there was not a single drug related incident inside any of the school properties this year. He also reported that only approximately 1% of the total student population within the Hampton Township School District required disciplinary actions this year. He thanked Council for the opportunity to work in this position. Mr. Son recognized the important service that the School Resource Officer provides and he thanked the School District for agreeing to shoulder a portion of the cost for this program. He also thanked Officer Zola for his dedication and agreed that this position is very good for the community. Mr. Dunlap commended Officer Zola for his hard work and briefly discussed with him the patterns of drug use in Hampton Township.

OTHER PUBLIC SAFETY BUSINESS

Mr. Son praised the Hampton Township Police Officers who worked at the July 3rd event. Mr. Dunlap noted that several Hampton residents expressed to him that the Police Department did an excellent job at this event.

DISCUSSION REGARDING THE STORMWATER DETENTION POND MAINTENANCE PROGRAM – BID AUTHORIZATION

Mr. Son stated that this item is standard operating procedure for the Township. Mr. Zarenko noted that there are six ponds on the list for maintenance in 2016. He reported that, once the bids have been returned, he will be making a recommendation to Council. The program will run from October 1st through December 16th. Mr. Lochner and Mr. Zarenko discussed the possibility of adding the pond in The Glades to the list.

DISCUSSION REGARDING THE COMMUNITY CENTER FALL HOURS OF OPERATION

Mr. Son stated that this item is standard operating procedure for the Township and the hours will be the same as they have been in past years.

OTHER COMMUNITY SERVICES BUSINESS

Mr. Son asked that Mr. Zarenko pass along his thanks to the DCS employees who worked the July 3rd event. He stated that it was a wonderful event from start to finish and the staff did a fantastic job. Mr. Zarenko thanked Council and the Manager's office for their support during this event. He estimated that the crowd was the largest it has ever been for the July 3rd celebration.

O'REILLY AUTOMOTIVE REVISED SITE PLAN (16-04)

The applicant, O'Reilly Automotive Stores, Inc., is proposing to develop the lot located at 5044 Route 8 to allow for the construction of an 11,306 square foot automotive parts retail store in an

MINUTES
AGENDA MEETING

HAMPTON TOWNSHIP COUNCIL
WEDNESDAY JULY 13, 2016

HC zoning district. The applicant has granted an extension to the Township through June 30, 2016.

Mr. Orban provided a summary of the application and remarked that the Environmental Advisory Council and Planning Commission are both recommending approval with conditions. He commented that the majority of the engineering items have been addressed and he anticipated that everything would be in order for Council to vote on this application during their Regular Meeting. Mr. Speakman asked if they will be renovating the existing building or removing it. Mr. Orban replied that he believes they will be demolishing the existing structure and replacing it with a new building.

UHL CONTRACTOR'S STORAGE YARD CONDITIONAL USE (16-07)

The applicant is seeking approval to locate a contractor's storage yard located at 4537 Wildwood Sample Road in a Light Industrial Zoning District. Contractor storage yards are a conditional use in a light industrial zoning district and must be granted by Township Council.

Discussion regarding this item took place during the Public Hearing that preceded the meeting.

UHL CONTRACTOR'S STORAGE YARD SITE PLAN (16-08)

The applicant is proposing to construct a paved parking and storage pad to support a contractor's storage yard and future 10,000 square foot building on a 15.5 acre Wildwood Sample Road site previously used for residential purposes. The existing non-conforming single story barn will remain as part of the storage yard use. The applicant is also proposing to use the existing residential structure as a rental unit.

Discussion regarding this item took place during the Public Hearing that preceded the meeting.

HAMPTON SHOPPES/STARBUCKS CONDITIONAL USES (16-09)

The applicant is seeking approval to construct a 2,000 square foot coffee shop building with a drive-through service in the southeast corner of a parcel located at Oxford Blvd. & Route 8. Multiple businesses and drive-through services are conditional uses in a Highway Commercial zoning district and must be granted by Township Council.

Discussion regarding this item took place during the Public Hearing that preceded the meeting.

HAMPTON SHOPPES/STARBUCKS REVISED SITE PLAN (16-10)

The applicant, Sirera Properties, L.P., is proposing to construct an additional 2,000 square foot building on their lot located at the corner of Route 8 and Oxford Blvd. Current parking and other

MINUTES
AGENDA MEETING

HAMPTON TOWNSHIP COUNCIL
WEDNESDAY JULY 13, 2016

zoning requirements must be met when additional structures are erected in a Highway Commercial Zoning District.

Discussion regarding this item took place during the Public Hearing that preceded the meeting.

HAMPTON PLAZA REVISED SITE PLAN AND LOT CONSOLIDATION (16-11)

The applicant, Rt. 8 Holding Company, Inc., is proposing to consolidate two adjacent lots and construct a new entrance along with additional parking at 4700 Route 8 in an HC zoning district.

Mr. Orban provided a summary of the application and noted that the applicant has granted an extension to the Township through August 31, 2016.

HTSD PARKING LOT EXPANSION REVISED SITE PLAN (16-12)

The applicant is seeking approval to expand the parking area located off Topnick Drive in a Conservation A zoning district.

Mr. Orban reviewed the details of the application and remarked that it has been reviewed by the Environmental Advisory Council and the Planning Commission. Both the EAC and PC both placed numerous conditions on their recommendation for approval. Mr. Orban remarked that there are still revisions that need to be made to the stormwater plan, however, the Township received revised plans prior to the meeting, which will hopefully address those items. He anticipated recommending conditional approval of this application at Council's Regular Meeting.

OTHER BUSINESS

Mr. Lochner reported that Kevin Corace, Director of Facilities for Hampton Township, will be present at Council's Regular Meeting on July 27, 2016 to present an update on the Honeywell project.

There being no further items for discussion, Mr. Son adjourned the Agenda Meeting at 7:59 pm.

Susan A. Bernet,
Clerk of Council

Victor D. Son,
President of Council