

TOWNSHIP OF STROUD
BOARD OF SUPERVISORS
MEETING MINUTES
October 15, 2024, at 7:00 P.M.

The Regular Meeting of the Stroud Township Board of Supervisors was called to order by Chairwoman & Secretary, Jennifer Shukaitis at 7:00 P.M., Also present were Vice Chairman & Ass't. Treasurer, Edward Cramer; Supervisor/Ass't. Secretary, Susan Lyons; Township Manager, Daryl A. Eppley; Township Engineer, Chris McDermott, of Reilly Associates; Township Solicitor, Deb Huffman; and Recording Secretary, Janice Willey. Ms. Shukaitis began the meeting with the pledge of allegiance.

Approve Regular Meeting Minutes: October 1, 2024. Mr. Cramer made a motion to **approve Regular Meeting Minutes for October 1, 2024.** Ms. Lyons seconded the motion. All voted aye, motion carried 3-0.

Approve Payment of Bills: General Fund: \$61,440.63. Ms. Lyons made a motion to **approve Payment of Bills from the General Fund in the amount of \$61,440.63.** Mr. Cramer seconded the motion. All voted aye, motion carried 3-0.

Approve Payment of Bills: Golf Course Fund: \$6,878.70. Mr. Cramer made a motion to **approve Payment of Bills from the Golf Course Fund in the amount of \$6,878.70.** Ms. Lyons seconded the motion. All voted aye, motion carried 3-0.

Treasurer's Report: Month of September, 2024. Ms. Lyons made a motion to **accept the Treasurer's Report for the Month of September, 2024.** Mr. Cramer seconded the motion. All voted aye, motion carried 3-0.

Manager's Report: Mr. Eppley reported the DEP recycling grant reimbursement for the new loader has been received and the Mervine Road bridge grant reimbursement is in progress with PennDOT's central office. The contractor for the Green Light-Go project on Route 611 has received the antennas which were not delivered with the PennDOT modems. The contractor is expected to complete the project before the end of November. Preliminary engineering by American Engineers Group continues on the Lessig Lane bridge and Croasdale Road bridge replacement projects. The Environmental Advisory Council recently toured one of timber-harvested properties and support forest management plans on both timber-harvested properties. The Northgate Estates paving project is substantially complete. E.F. Possinger and Sons are almost completed with the demolition and disposal project. The Police Commission meets next week and will forward the draft 2025 police budget to the member municipalities. Construction of the new Starbucks on 9th Street and Budget self-storage in Plaza 611 are underway. Kelly Hyundai expects to get paving done before the plants close for the year.

Public Works Dept. Report: Mr. Eppley read from Josh Cramer's report. The Road Crew has been busy with hauling material from Brodhead Creek Park to make room for the dredging project. They have started tree trimming on Totts Gap Hill Road and removing dead trees from the parks. There has been some planting of native bushes and trees at Pinebrook Park and Brodhead Creek Park that we got from the 10 Million Trees Grant. Leaf collection has started and we continue to work on Request for Action forms.

Police Report: Lieutenant Sampere attended the meeting, asked the board if there were any questions for him. Ms. Shukaitis asked for an update on any ongoing homeless camps, he said they are continuing to escort them from private properties as needed.

Solicitor's Report: Ms. Huffman said she has nothing to report.

Engineer's Report: Mr. McDermott summarized the Engineer's report and gave updates on ongoing projects.

Fire Department Report: Brian McCartney summarized the fire department monthly report and thanked the board for their help with the LSA grant application. He commented the paving at the Arlington Fire House looks great and he said he received some information regarding the piece of property next to the Arlington Fire House and Raymour and Flanagan that was previously discussed.

Old Business:

- 1. AutoZone Retail Auto Parts Store Land Development Plan – SALDO #2023-11, 1610 N 9th Street – Parcel ID# 17.17.1.34 – Planning Commission Recommendation; Action Deadline: October 29, 2024.** To discuss the plan with the board was Chris Peters, MDM, LLC., who represented the applicant. Mr. Cramer made a

motion to grant waiver requests Section 22-302.13.G – regarding the reduction of the required driveway separation distances intersecting; Section 22-306.3.C(1) – regarding curb construction to be roll-over type curb and gutter within the limits of the private parking lot areas; Section 22-309.4.A(9) – regarding the reduction of the required amount of parking lot trees from the required 30 to 16; Section 27-801.D – regarding a reduction in the required parking from 37 spaces to 30 spaces. Ms. Lyons seconded the motion. All voted aye, motion carried 3-0. Mr. Cramer made a motion to approve the AutoZone Retail Auto Parts Store Land Development Plan – SALDO #2023-11, 1610 N 9th Street – Parcel ID# 17.17.1.34 conditioned upon the following, addressing any outstanding comments from township engineer’s review letter; review and approval of the final plan with notes by the township solicitor; adequate developer’s agreement and posting of adequate security for required improvements; approval from all other outside agencies; payment of any outstanding engineer review fees; and fees in lieu of open space and recreation in the amount of \$3,000.00. Ms. Lyons seconded the motion. All voted aye, motion carried 3-0.

2. **Planning Commission Recommendation - Request by E 611 LLC to consider amending the Zoning Ordinance to increase the maximum allowable ground coverage from 60% to 75% in the C-2 Zoning District.** Mr. Cramer made a motion to table at the applicant’s request the E 611 LLC to consider amending the Zoning Ordinance to increase the maximum allowable ground coverage from 60% to 75% in the C-2 Zoning District. Ms. Lyons seconded the motion. All voted aye, motion carried 3-0.

New Business:

1. **Reehl Request For Township To Consider Increased Multifamily Density In Certain Areas.** Nate Oiler, PE from RKR Hess representing John and Christine Reehl. The discussion included why they are interested in this change, where the property is located (144 Tanite Road and 115 Penn Craft Road – zoned R-2) and their plan for the future with these 2 properties. They want to see if the township would be interested in providing for a higher density of multi-family dwellings particularly in these transitional zones between intense commercial and residential zoning districts. Ms. Lyons made a motion to refer the Reehl Request To Consider Increased Multifamily Density In Certain Areas to the Township Planning Commission. Mr. Cramer seconded the motion. All voted aye, motion carried 3-0.
2. **Approve Distribution of \$215,481.00 For 2024 Minimum Municipal Obligation For Township Pension - \$113,247.99 From State Aid and \$102,233.01 From General Fund - Budget Line Item #487.130.** Mr. Cramer made a motion to approve Distribution of \$215,481.00 For 2024 Minimum Municipal Obligation For Township Pension - \$113,247.99 From State Aid and \$102,233.01 From General Fund - Budget Line Item #487.130. Ms. Lyons seconded the motion. All voted aye, motion carried 3-0.
3. **Approve Partial Payment #1 of \$51,145.20 To E.F. Possinger & Sons, Inc. Towards Penn Hills Demolition and Disposal Project – Payable From American Rescue Plan Account.** Ms. Lyons made a motion to approve Partial Payment #1 of \$51,145.20 To E.F. Possinger & Sons, Inc. Towards Penn Hills Demolition and Disposal Project – Payable From American Rescue Plan Account. Mr. Cramer seconded the motion. All voted aye, motion carried 3-0.
4. **Approve Partial Payment #14 In The Amount of \$19,382.91 To American Engineers Group For Engineering Services From September 1 To September 28, 2024 Towards Lessig Lane Bridge Replacement Project – Budget Line Item #438.453.** Mr. Cramer made a motion to approve Partial Payment #14 In The Amount of \$19,382.91 To American Engineers Group For Engineering Services From September 1 To September 28, 2024 Towards Lessig Lane Bridge Replacement Project – Budget Line Item #438.453. Ms. Lyons seconded the motion. All voted aye, motion carried 3-0.
5. **Approve Partial Payment #2 In The Amount of \$10,516.32 To American Engineers Group For Engineering Services From July 1 To September 28, 2024 Towards Croasdale Road Bridge Replacement Project – Budget Line Item #438.453.** Ms. Lyons made a motion to approve Partial Payment #2 In The Amount of \$10,516.32 To American Engineers Group For Engineering Services From July 1 To September 28, 2024 Towards Croasdale Road Bridge Replacement Project – Budget Line Item #438.453. Mr. Cramer seconded the motion. All voted aye, motion carried 3-0.
6. **Approve Signing Letter of Amendment To Add The Additional Federal Lands Access Program Funds Received For Preliminary Engineering To Total \$348,200.00 Pertaining To Croasdale Road Bridge Replacement Project.** Mr. Cramer made a motion to approve Signing Letter of Amendment To Add The Additional Federal Lands Access Program Funds Received For Preliminary Engineering To Total

\$348,200.00 Pertaining To Croasdale Road Bridge Replacement Project. Mr. Cramer seconded the motion. All voted aye, motion carried 3-0.

7. **Approve Signing and Entering Into Consulting Service Agreement With Municipal Code Solutions LLC For Building Code Services and Zoning and Code Enforcement Services.** Ms. Lyons made a motion to **approve Signing and Entering Into Consulting Service Agreement With Municipal Code Solutions LLC For Building Code Services and Zoning and Code Enforcement Services.** Ms. Lyons seconded the motion. All voted aye, motion carried 3-0.
8. **Approve Payment of \$108.93 To James Decker For Volunteer Service Tax Credit – Budget Line Item #411.543.** Ms. Lyons made a motion to **approve Payment of \$108.93 To James Decker For Volunteer Service Tax Credit – Budget Line Item #411.543.** Mr. Cramer seconded the motion. All voted aye, motion carried 3-0.
9. **Approve Advertising For Sale The 2001 Ford Ranger As-Is On Muncibid.** Mr. Cramer made a motion to **approve Advertising For Sale The 2001 Ford Ranger As-Is On Muncibid.** Ms. Lyons seconded the motion. All voted aye, motion carried 3-0.
10. **Authorize Manager To Advertise For 2025 Budget Workshops With The Supervisors.** Ms. Lyons made a motion to **authorize Manager To Advertise For 2025 Budget Workshops With The Supervisors.** Mr. Cramer seconded the motion. All voted aye, motion carried 3-0.
11. **Acknowledge Application To PA State Veterans’ Commission For Real Estate Tax Exemption By Donald Lemmey, 5595 Olde Mill Run.** Acknowledged.

Public Comments: (Non-Agenda Items) Johanda Valazquez submitted a letter to discuss and request a zone change for 1409 Route 611, 17.11.1.2-1. It will directly be impacted by the proposed Route 80 project and they would like to sell it. It is zoned now as C4 which makes it difficult to sell, they are requesting it to be changed to C2 for more options when selling. The board advised them to submit an application to formally meet for a hearing to do so.

Executive Session: Mr. Cramer made a motion to **go into executive session at 8:16 P.M. to discuss litigation, real property, personnel and security matters.** Ms. Lyons seconded the motion. All voted aye, motion carried 3-0. Mr. Cramer made a motion to **return to regular session at 8:37 P.M.** Ms. Lyons seconded the motion. All voted aye, motion carried 3-0. Ms. Shukaitis said that the Board discussed personnel and litigation matters in executive session and she asked if there were any motions. There were none.

There being no further business, Mr. Cramer made a motion to **adjourn the meeting at 8:37 P.M.** Ms. Lyons seconded the motion. All voted aye, motion carried 3-0.

Respectfully Submitted,
Janice Willey
Administrative and Recording Secretary