

**MINUTES
REGULAR MEETING, SHALER TOWNSHIP
BOARD OF COMMISSIONERS
TUESDAY, APRIL 8, 2025**

The meeting was called to order at approximately 7:00 P.M. by Chairman David Shutter. Following a prayer by Commissioner Cross and the Pledge of Allegiance, the Chairman asked the Secretary to call the roll as follows:

PRESENT: Wagner, Mizgorski, Fisher, Iozzo, Boyle, Cross, Shutter
ALSO PRESENT: Timothy Rogers, Manager Consultant; Judith Kording, Assistant Manager; Anna Jewart, Solicitor; Sean Frank, Chief of Police; Amanda Jennings, Finance Director; David Fitzhenry, Building Inspector; Melanie Crawford, Administrative Assistant

The Chairman announced that an Executive Session was held on March 25 and this evening at 5:30 p.m. wherein the following topics were discussed: employment and personnel matters, contracts and policies, an update on potential litigation, and agency business which if conducted in public would violate a lawful privilege or lead to the disclosure of confidential information. Ms. Jewart said the session was absolutely necessary and was in full compliance with the Pennsylvania Sunshine Act.

Approval of Minutes

The first item of business was the possible approval of the Regular Meeting Minutes of the Board of Commissioners held Tuesday, March 11, 2025.

Mr. Boyle moved, seconded by Mrs. Fisher, that the Minutes of the Regular Meeting of March 11, 2025 be approved as received by each Commissioner. The motion was carried.

Planning Commission

The next item of business was the report from the Planning Commission.

Mr. Piekarski stated that at their last meeting, the first item was a lot consolidation on Grandview Avenue in Ward 7. **Mr. Piekarski** stated that this item was tabled as a representative was not present. **Mr. Piekarski** stated that the next item was the site development at Forms + Surfaces, for which they gave preliminary and final approval. **Mr. Piekarski** stated that the next item on the agenda was a review of the updated Township maps and that this item was also tabled.

Upon inquiry from **Mr. Cross**, **Ms. Jewart** stated that the applicant for the lot consolidation on Grandview Avenue has been notified that they need to appear. **Ms. Jewart** stated that if they do not attend the next meeting, she would recommend a denial.

Shaler Hampton EMS (SHEMS)

The next item of business was a report from Mr. Eric Schmidt, Director of Shaler Hampton EMS.

Mr. Schmidt reported on the call volume for the month of March.

Mr. Schmidt stated that they are in the middle of the subscription campaign. **Mr. Schmidt** stated that Shaler Hampton EMS mailed subscriptions to 12,857 addresses and they currently have a 21.9% participation rate.

Mr. Schmidt thanked everyone who attended his presentation at ALOM.

Board Appointments

Municipal Appeals Board

The next item of business was the Municipal Appeals Board Appointments.

Mr. Mizgorski moved, seconded by **Mr. Iozzo**, that **Bob Vita** be appointed as a member of the Municipal Appeals Board, for a five-year term, said term to expire December 31, 2030. The motion was carried.

Mr. Cross moved, seconded by **Mr. Boyle**, that **Justin Brantner** be appointed as a member of the Municipal Appeals Board, for a four-year term, said term to expire December 31, 2029. The motion was carried.

Mr. Iozzo moved, seconded by **Mr. Mizgorski**, that **Brennan Greene** be appointed as a member of the Municipal Appeals Board, for a three-year term, said term to expire December 31, 2028. The motion was carried.

Mrs. Fisher moved, seconded by **Mr. Boyle**, that **Andrew Barkovich** be appointed as a member of the Municipal Appeals Board, for a two-year term, said term to expire December 31, 2027. The motion was carried.

New Business

Possible Approval to Hire a Full-Time Finance Assistant

The next item of business was the possible approval to hire a Full-Time Finance Assistant.

Mr. Cross moved, seconded by **Mrs. Fisher**, that **Terri Begenwald** be hired as a Full-Time Finance Assistant effective Monday, March 31, 2025. The motion was carried.

Possible Hiring of Police Officers – Statement from John Benty, Civil Service Commission

The next item of business was the possible hiring of police officers and a statement from John Benty, Civil Service Commission.

Mr. Rogers stated that this is an unusual number of hires but is due to 2 officers retiring, 2 officers who withdrew employment from the Township, 2 officers off on injury, and 1 off on worker's comp.

Mr. Benty stated that the Civil Service Commission certified the Police Officer Eligibility List on March 20, 2025. The three names being offered from the Eligibility List are:

1. Parker Janosko
2. Justin Galati
3. Henry Sutter

Mr. Boyle moved, seconded by Mr. Cross, that Shaler Township makes a conditional offer of employment to Parker Janosko to be hired as a Shaler Township Police Officer and to be placed on the payroll at the discretion of the Township Manager Consultant, subject to and contingent upon the following conditions:

- 1. That he successfully completes the prescribed training under Act 120 and remains certified as a Police Officer;**
- 2. That he successfully passes all prescribed physical and psychological medical examinations;**
- 3. That he establishes and maintains as a condition of his employment, residency within 25 air miles of 300 Wetzel Road;**
- 4. That he successfully completes a probationary period of one year and that he has no expectation of continued employment until he successfully completes the probationary work-test period;**
- 5. That during his employment, he remains qualified under all State and Federal requirements for being a Police Officer;**
- 6. That he maintains a Pennsylvania Driver's License as a condition of employment.**

The motion was carried.

Mr. Benty stated that the Civil Service Commission certified the Police Officer Eligibility List on March 20, 2025. The three names being offered from the Eligibility List are:

2. Justin Galati
3. Henry Sutter
4. Jeffrey Bonnette

Mr. Boyle moved, seconded by Mr. Cross, that Shaler Township make a conditional offer of employment to Justin Galati to be hired as a Shaler Township Police Officer and to be placed on the payroll at the discretion of the Township Manager Consultant or his successor, subject to and contingent upon the following conditions:

- 1. That he successfully completes the prescribed training under Act 120 and remains certified as a Police Officer;**
- 2. That he successfully passes all prescribed physical and psychological medical examinations;**
- 3. That he establishes and maintains as a condition of his employment, residency within 25 air miles of 300 Wetzel Road;**
- 4. That he successfully completes a probationary period of one year and that he has no expectation of continued employment until he successfully completes the probationary work-test period;**
- 5. That during his employment, he remains qualified under all State and Federal requirements for being a Police Officer;**
- 6. That he maintains a Pennsylvania Driver's License as a condition of employment.**

The motion was carried.

Mr. Benty stated that the Civil Service Commission certified the Police Officer Eligibility List on March 20, 2025. The three names being offered from the Eligibility List are:

3. Henry Sutter
4. Jeffrey Bonnette
5. Jesse Meckler

Mr. Cross moved, seconded by Mr. Wagner, that Shaler Township make a conditional offer of employment to Henry Sutter to be hired as a Shaler Township Police Officer and to be placed on the payroll at the discretion of the Township Manager Consultant or his successor, subject to and contingent upon the following conditions:

- 1. That he successfully completes the prescribed training under Act 120 and remains certified as a Police Officer;**
- 2. That he successfully passes all prescribed physical and psychological medical examinations;**
- 3. That he establishes and maintains as a condition of his employment, residency within 25 air miles of 300 Wetzel Road;**
- 4. That he successfully completes a probationary period of one year and that he has no expectation of continued employment until he successfully completes the probationary work-test period;**
- 5. That during his employment, he remains qualified under all State and Federal requirements for being a Police Officer;**
- 6. That he maintains a Pennsylvania Driver's License as a condition of employment.**

The motion was carried.

Mr. Benty stated that the Civil Service Commission certified the Police Officer Eligibility List on March 20, 2025. The three names being offered from the Eligibility List are:

4. Jeffrey Bonnette
5. Jesse Meckler
6. Luke Meckler

Mr. Cross moved, seconded by Mr. Boyle, that Shaler Township make a conditional offer of employment to Jeffrey Bonnette to be hired as a Shaler Township Police Officer and to be placed on the payroll at the discretion of the Township Manager Consultant or his successor, subject to and contingent upon the following conditions:

- 1. That he successfully completes the prescribed training under Act 120 and remains certified as a Police Officer;**
- 2. That he successfully passes all prescribed physical and psychological medical examinations;**
- 3. That he establishes and maintains as a condition of his employment, residency within 25 air miles of 300 Wetzel Road;**
- 4. That he successfully completes a probationary period of one year and that he has no expectation of continued employment until he successfully completes the probationary work-test period;**
- 5. That during his employment, he remains qualified under all State and Federal requirements for being a Police Officer;**
- 6. That he maintains a Pennsylvania Driver's License as a condition of employment.**

The motion was carried.

Mr. Benty stated that the Civil Service Commission certified the Police Officer Eligibility List on March 20, 2025. The three names being offered from the Eligibility List:

5. Jesse Meckler
6. Luke Meckler
7. Todd Sekowski

Mr. Cross moved, seconded by Mr. Iozzo, that Shaler Township make a conditional offer of employment to Jesse Meckler to be hired as a Shaler Township Police Officer and to be placed on the payroll at the discretion of the Township Manager Consultant or his successor, subject to and contingent upon the following conditions:

- 1. That he successfully completes the prescribed training under Act 120 and remains certified as a Police Officer;**
- 2. That he successfully passes all prescribed physical and psychological medical examinations;**
- 3. That he establishes and maintains as a condition of his employment, residency within 25 air miles of 300 Wetzel Road;**
- 4. That he successfully completes a probationary period of one year and that he has no expectation of continued employment until he successfully completes the probationary work-test period;**
- 5. That during his employment, he remains qualified under all State and Federal requirements for being a Police Officer;**
- 6. That he maintains a Pennsylvania Driver's License as a condition of employment.**

The motion was carried.

Mr. Benty stated that the Civil Service Commission certified the Police Officer Eligibility List on March 20, 2025. The three names being offered from the Eligibility List are:

6. Luke Meckler
7. Todd Sekowski
8. Hunter Thompson

Mr. Iozzo moved, seconded by Mr. Mizgorski, that Shaler Township make a conditional offer of employment to Luke Meckler to be hired as a Shaler Township Police Officer and to be placed on the payroll at the discretion of the Township Manager Consultant or his successor, subject to and contingent upon the following conditions:

- 1. That he successfully completes the prescribed training under Act 120 and remains certified as a Police Officer;**
- 2. That he successfully passes all prescribed physical and psychological medical examinations;**
- 3. That he establishes and maintains as a condition of his employment, residency within 25 air miles of 300 Wetzel Road;**
- 4. That he successfully completes a probationary period of one year and that he has no expectation of continued employment until he successfully completes the probationary work-test period;**
- 5. That during his employment, he remains qualified under all State and Federal requirements for being a Police Officer;**
- 6. That he maintains a Pennsylvania Driver's License as a condition of employment.**

The motion was carried.

Mr. Benty stated that the Civil Service Commission certified the Police Officer Eligibility List on March 20, 2025. The three names being offered from the Eligibility List are:

7. Todd Sekowski
8. Hunter Thompson
9. Nicholas Deluca

Mr. Iozzo moved, seconded by Mr. Wagner, that Shaler Township make a conditional offer of employment to Nicholas Deluca to be hired as a Shaler Township Police Officer and to be placed on the payroll at the discretion of the Township Manager Consultant or his successor, subject to and contingent upon the following conditions:

- 1. That he successfully completes the prescribed training under Act 120 and remains certified as a Police Officer;**
- 2. That he successfully passes all prescribed physical and psychological medical examinations;**
- 3. That he establishes and maintains as a condition of his employment, residency within 25 air miles of 300 Wetzel Road;**
- 4. That he successfully completes a probationary period of one year and that he has no expectation of continued employment until he successfully completes the probationary work-test period;**
- 5. That during his employment, he remains qualified under all State and Federal requirements for being a Police Officer;**
- 6. That he maintains a Pennsylvania Driver's License as a condition of employment.**

The motion was carried.

Possible Approval of Crawford Pool Summer Employees

The next item of business was the possible approval of the Crawford Pool summer employees.

Mrs. Fisher moved, seconded by Mr. Cross, that the summer applicants for the Crawford Pool and Shaler Shack be hired as submitted. The motion was carried.

Possible Approval of Public Works Summer Employee

The next item of business was the possible approval of a Public Works summer employee.

Mr. Mizgorski moved, seconded by Mrs. Fisher, that Logan Douglas be hired as a summer employee for the Public Works Department. The motion was carried.

Possible Awarding of 2025 Road Paving Program

The next item of business was the possible awarding of the 2025 Road Paving Program.

Mr. Mizgorski moved, seconded by Mr. Iozzo, that the 2025 Road Paving Program be awarded to A. Liberoni Inc, they being the lowest responsible bidder with a bid of \$1,306,718.56. The motion was carried.

Mr. Rogers stated that we received 7 bids for the opening on Wednesday, April 2 at 2:00pm. **Mr. Rogers** stated the bids ranged from \$1,306,718.56 to \$1,668,372.54 and management is recommending A. Liberoni for their low bid.

Site Development – Forms + Surfaces, 1901 William Flynn Highway, Glenshaw, PA 15116, Allegheny County Lot & Block #521-N-160, Ward 4

The next item of business was the Site Development – Forms + Surfaces, 1901 William Flynn Highway, Glenshaw, PA 15116, Allegheny County Lot & Block #521-N-160, Ward 4.

Mr. Wagner moved, seconded by Mr. Boyle, that the Site Development – Forms + Surfaces, 1901 William Flynn Highway, Glenshaw, PA 15116, Allegheny County Lot & Block #521-N-160, Ward 4 be approved. The motion was carried.

Mr. Fitzhenry stated that there is a representative for Forms + Surfaces here to discuss the site development. **Mr. Fitzhenry** stated that it is a minor site development that includes changing the existing loading dock into a deck for the employees as well as adding parking.

Rebecca Mitzigar, PVE

Ms. Mitzigar stated that there is an existing loading dock at the industrial building where they want to rearrange due to new offices inside of the building. **Ms. Mitzigar** stated that they would add 4 parking spots and 1 ADA spot.

Upon inquiry from **Mr. Rogers**, **Ms. Mitzigar** stated that there are several loading docks in the back of the building so this site development would not cause any burden on the road with trucks.

Possible Approval of Acceptance of Resignation of Christopher Lovato as Township Manager and to authorize the relevant Township employees and officials to execute any and all necessary documents, and to take any and all necessary actions related to same

The next item of business was the possible approval of acceptance of the resignation of Christopher Lovato as Township Manager and to authorize the relevant Township employees and officials to execute any and all necessary documents, and to take any and all necessary actions related to same.

Mr. Cross moved, seconded by **Mr. Boyle**, to accept the resignation of Christopher Lovato as Township Manager and to authorize the relevant Township employees and officials to execute any and all necessary documents, and to take any and all necessary actions related to same. The motion was carried.

Possible Approval of Timothy J. Rogers as Manager Consultant

The next item of business was the possible approval of Timothy J. Rogers as Manager Consultant.

Mr. Cross moved, seconded by **Mr. Wagner**, to ratify the hiring of Timothy J. Rogers as a Manager Consultant for Shaler Township effective April 1, 2025. The motion was carried.

Possible Approval of Authorized Signers for All Shaler Township Banking Accounts

The next item of business was the possible approval of authorized signers for all Shaler Township banking accounts.

Mr. Boyle moved, seconded by **Mr. Iozzo**, that the following authorized signers be approved for all Township's banking accounts: President, Vice President, Assistant Secretary, and Treasurer. The motion was carried.

PUBLIC HEARING: Ordinance No. 1986 Mt. Alvernia Overlay

The next item of business was the Public Hearing for Ordinance No. 1986 Mt. Alvernia Overlay.

Please see Public Hearing Minutes from Court Reporter.

Receipts and Authorizations

The next item of business was the receipts for the month of March 2025.

Mr. Boyle moved, seconded by **Mr. Iozzo**, that the receipts for the month of March 2025 be turned over to the proper authorities for deposit. The motion was carried.

The next item of business was the authorizations for the month of March 2025.

Mr. Boyle moved, seconded by Mr. Cross, that warrants be drawn for the month of March 2025. The motion was carried.

Ordinances

Introduction of Ordinances

Ordinance No. 1988 Air Miles

The next item of business was the introduction of Ordinance No. 1988 Air Miles.

Mr. Wagner moved, seconded by Mr. Iozzo, that the proposed Air Miles Ordinance be introduced, assigned a temporary number, and tabled and a public hearing e set for Tuesday, May 13, 2025 at 7:00 PM. The motion was carried.

Commissioners Comments

Mrs. Fisher announced upcoming events including the Earth Day Cleanup, the Texas Roadhouse Fundraiser, the Polar Plunge, and Yoga in the Park.

Mr. Cross welcomed **Mr. Rogers** back.

Mr. Boyle discussed receiving monthly financial information from the Shaler North Hills Library and Shaler Hampton EMS.

Chief Frank thanked the Board for their support.

Mr. Rihn reminded everyone to be cautious while driving and walking through standing water.

Mr. Fitzhenry thanked the Board for appointing the Municipal Appeals Board so quickly.

Public Comments

There was no public comment this evening.

There being no further business, **Mr. Boyle moved, seconded by Mrs. Fisher, that the meeting be adjourned at 7:59 PM.**

Respectfully submitted,

Timothy J. Rogers, Manager Consultant
Seal

Shaler Township Commissioners Meeting
300 Wetzel Road
Pittsburgh, PA 15116

April 8, 2025

COMMISSIONERS PRESENT:
David W. Shutter, President
William Cross, Vice President
Frank Iozzo, Member
David Mizgorski, Member
Susan Fisher, Member
James M. Boyle, Member
Conrad Wagner, Member

SOLICITOR:
Anna Skipper Jewart, Esq.

TOWNSHIP MANAGER CONSULTANT:
Timothy Rogers

BUILDING INSPECTOR/ZONING CODE OFFICIAL:
David Fitzhenry

ADMINISTRATIVE ASSISTANT:
Melanie Crawford

TRANSCRIBED BY:
Noreen A. Re
Certified Realtime Reporter

EXCERPT OF PROCEEDINGS

Ordinance No. 1986 - Mt. Alvernia Overlay

P R O C E E D I N G

1
2 MR. SHUTTER: At this time we'll -- I want to
3 thank everybody for their cooperation this evening.
4 We had seven police officers that we hired. And to
5 have room for them and their families, we really
6 appreciate some of the folks going to the training
7 room. Hopefully you were able to see everything
8 there, so we didn't scare you.

9 And now we'll move ahead with the public hearing
10 and turn it over to our solicitor.

11 MS. JEWART: Thank you, Mr. Chairman. Now I'm
12 going to open the public hearing on Ordinance No. 1986.
13 This is the Mt. Alvernia Overlay.

14 A little bit of history. An initial public
15 hearing was held on the draft ordinance at your last
16 regular meeting held in March. There were some
17 discussions and receipt of both oral and written
18 public comment on the draft, which have been reviewed
19 by the Commission. And we were directed to
20 readvertise for a new public hearing due to those
21 changes.

22 So there has been readvertisement of the
23 ordinance. However, as a warning for the procedure
24 this evening, I do believe there is going to be some
25 additional public comment. There has been additional

1 written public comment that has been received. And so
2 the most likely outcome of today's public hearing is
3 that we yet again postpone and table adoption of the
4 draft ordinance to readvertise for some anticipated
5 additional changes for an additional public hearing to
6 be held in May.

7 The hope is that this will be the final round of
8 changes. But with that, we will open it up initially
9 to the petitioner for the ordinance, Q Development,
10 and their representative, followed by the
11 representative of a neighborhood community group
12 before allowing for public comment.

13 Prior to the public comment period, I would
14 request an opportunity to give some brief overviews,
15 which some of you may be familiar with, but just some
16 guidelines to make sure everything runs smoothly this
17 evening. Thank you, sir.

18 MR. McKEEGAN: Thank you. My name is Kevin
19 McKeegan. I'm a partner with Meyer, Unkovic & Scott
20 in downtown Pittsburgh. We represent Q Development
21 Company.

22 You may recall that when we left here in March,
23 we were directed by you to sharpen our pencils and
24 think about whether we could reduce the proposed
25 density for the redevelopment of the Mt. Alvernia

1 Historic District. The original proposal before you
2 last month contemplated upwards of 250 dwelling units
3 on the site.

4 We did sharpen our pencils. We went back and
5 forth with Anna, your solicitor, and with Mr. Perego,
6 representing the neighborhood group. And we were kind
7 of roughly at a number of about 215 or so dwelling
8 units on the site.

9 We thought we would be coming forward with that
10 before you this evening, which is what I think Anna
11 was referring to in terms of some initial changes to
12 the ordinance.

13 But last Wednesday night Rick met with the
14 neighborhood group and kind of cut a deal that we
15 think -- I shouldn't say "cut a deal." We reached an
16 understanding that we think is for the benefit of all.

17 So let me just quickly review the changes that
18 we've made to the ordinance, all of which have been
19 submitted to your solicitor. Since a lawyer's No. 1
20 job is to kill as many trees as possible, I have extra
21 copies here, if you need them.

22 The first thing that Q Development agreed to is
23 that the number of dwelling units on the Shaler
24 Township side of the Mt. Alvernia Historic District is
25 capped at 200. So we've come down from 250 units to

1 200 units.

2 Except for possibly -- and I underline that
3 word -- possibly replacing St. Clare Hall, no new
4 apartment buildings, as that term is defined in your
5 Zoning Ordinance, are permitted now in the overlay
6 district.

7 If St. Clare Hall is demolished, it may be
8 replaced by a new apartment building, but we've
9 specified and clarified in the text that that building
10 can be no more than four stories, 50 feet in height.
11 We provided both of those terms, and it has to have a
12 floor area of 50,000 square feet as a maximum. That's
13 consistent with St. Clare Hall as it sits today.

14 It wasn't actually discussed between Rick and
15 the community group, but there were earlier comments
16 that we should preclude PRD-type developments in the
17 overlay district. We don't have a problem with that.
18 So we've also made that clear in the text.

19 With that being said, we believe we have an
20 understanding in principle with the Hawthorne
21 Neighborhood Association regarding this ordinance. I
22 obviously don't want to speak for everybody in the
23 association, but that's the understanding I have with
24 Mr. Perego. And I think he'll address that shortly.

25 In terms of the process, your solicitor

1 mentioned, because of these changes, we do agree it's
2 necessary to readvertise for a public hearing in May.
3 We've asked the solicitor -- and I understand this
4 will also happen -- that there's a separate
5 advertising requirement before you adopt a Zoning
6 Ordinance. So that advertisement in terms of adopting
7 this ordinance will also specify May 13th.

8 So we're happy to answer questions, but we think
9 we've done what you asked us to do in March, which was
10 try to come up with something that's a little bit more
11 down the middle, so to speak. I'm happy to answer
12 questions, and I'll turn it over to Mr. Perego at this
13 point. So thank you.

14 MR. ROGERS: Before you do, Mr. Perego, hold on.
15 Mr. Belloli is here?

16 Mr. Belloli, can you confirm the representations
17 made by your attorney?

18 MR. BELLOLI: Yes. Everything Kevin said is
19 accurate.

20 MR. ROGERS: Thank you.

21 MR. PEREGO: Good evening. My name is Charles
22 Perego, P-E-R-E-G-O, 694 Lincoln Avenue in Bellevue.
23 I represent the Hawthorne Neighborhood Association.
24 And generally what Attorney McKeegan just said is
25 absolutely correct. We have now reached agreement,

1 and let's be very careful.

2 No. 1, I represent the Hawthorne Neighborhood
3 Association and its board. And we are behind this
4 agreement now. We encourage you to enact this
5 ordinance as modified.

6 This is the be-all and end-all of negotiation in
7 life. You don't win everything that you wanted. Q
8 didn't get everything it wanted; we didn't get
9 everything we wanted. But we got something that we
10 think we can represent to Shaler Township will protect
11 the community as best we can and still allow the
12 development of the Mt. Alvernia site.

13 Because, of course, as we've said all along, all
14 the meetings we've attended, we are in favor of some
15 development of Mt. Alvernia. We don't want it to stay
16 vacant, and we are in favor of keeping the daycare
17 center there.

18 So we are in favor of this draft proposed
19 ordinance. There may very well be -- I had this
20 conversation with the folks in the other room. There
21 may very well be residents in the community who want
22 to speak either for or against it. And, of course,
23 they have a constitutional right to do that. I have
24 no ability to limit or impair that and I don't intend
25 to.

1 Finally, as part of the agreement we reached
2 with Q, we will be consulted about some other further
3 developments, the actual subdivision plan, some of the
4 details. And we have reserved and not waived any of
5 our rights to comment on those further developments.
6 In fact, the right to object to them, if we feel that
7 that's necessary.

8 So you're not finished with us yet. Close.
9 This is good. Seriously. And I want to appreciate
10 and publicly comment on your solicitor. She was a
11 great help in getting this done. Thank you. Any
12 questions?

13 MR. ROGERS: Mr. Perego, just one quick
14 question. Just to confirm, you agree with the
15 representations made by Attorney McKeegan?

16 MR. PEREGO: Yes, sir.

17 MR. ROGERS: Thank you.

18 MR. McKEEGAN: If I may, I would like to add --
19 I'm sorry I didn't say this at the beginning. We
20 appreciate that Mr. Perego's clients are not waiving
21 any of their rights to further participate in the
22 specific land development processes later on. That's
23 their right, as he put it. So no objections to us on
24 that either.

25 MS. JEWART: Thank you very much. So I do want

1 to say there have been many public hearings and public
2 meetings where I wish we had the seven police officers
3 still in the front. And the meetings that have been
4 held, several meetings, there have not been. So I'm
5 going to couch that with hopefully we make it through
6 the last two on this ordinance.

7 Many of you have heard my guidelines before.
8 We're going to open this up for public comment on the
9 ordinance. We would request -- first of all, we're
10 going to try keeping an eye on the time to limit any
11 individual comments to three minutes. We'll see if I
12 have to use my timer or not. Hopefully not.

13 As always, try to be respectful. Try not to be
14 overly repetitive. In particular, if you are able,
15 keeping in mind the time, to comment specifically on
16 the changes that have been made so that the Board can
17 appreciate opinions as to what has progressed since
18 the last meeting.

19 I'm going to try to go back and forth throughout
20 the room. Again, I will have my little timer. I'm
21 going to try not to use it too much. Continue to be
22 respectful. We do appreciate that.

23 So with that, I believe I started at the front
24 last time, so I'm going to start far back left corner
25 and move down the line.

1 Moving along. Anybody along the line? By the
2 door, right-hand side, anybody in the back row?
3 Second to last row, coming back over.

4 You guys are making this too easy. Crossing
5 over. Anybody on the second to the last row on the
6 right-hand side? Left-hand side, second to the last
7 row. Any of you ladies? No? Okay.

8 Second row on the left-hand side, anybody in
9 this row that would like to comment? Second row on
10 the right-hand side, is there anybody who would like
11 to comment?

12 First row on the right-hand side, anybody who
13 would like to comment? Or the folks against the wall.
14 Okay. First on the left.

15 Sir, please come on up.

16 MR. SKELLEY: I just want -- Wayne Skelley,
17 345 Hawthorne Road, 412-822-8420. I would like, on
18 behalf of all of us, to thank all of you for your time
19 and patience, along with Q and our neighborhood. We
20 all learned a lesson of patience. But we thank you
21 for your guidance. We thank you for your concerns.

22 And this is going to be, I think, a great thing
23 for Q to come in our neighborhood and build; and I
24 think we could be a good partner with him. And I keep
25 saying Rick, but Q. But I think it's a good thing.

1 Again, I'm really happy. And, like I said, some
2 of us may not like it; some of us may love it. But
3 that's the way it is. We agree that we are in
4 agreement with Q Corporation. Thank you.

5 MS. JEWART: Okay. Anybody in the front row on
6 this left-hand side? We're moving in. I don't think
7 we have too many people in the hallway. Anybody
8 behind you, sir? Okay. Come on in.

9 Name, address, phone number, please.

10 MS. NEUMANN: Greetings. My name is Christine
11 Neumann. My address -- sorry, I was running to get
12 here -- is 239 Parker Street, Pittsburgh, PA 15223.

13 And I just want to say real quickly thank you
14 for allowing all of us to speak. I'm a licensed
15 architect. I've been practicing for 20 years, and I
16 have done a lot of preservation projects. And I
17 really can say that I think, as members of this
18 community, Mt. Alvernia is a really amazing focal
19 point. And I think it would be a big asset to have it
20 be handled in a very professional manner.

21 I think Q is very qualified for being able to do
22 this kind of project. And, obviously, by being on the
23 register already, it really has -- is a big -- a very
24 telling aspect of it that it has a lot of value.

25 From working on many professional projects, I

1 could say there is a lot of unknowns right now. But I
2 think Rick is really working with a good team to try
3 to stabilize a lot of the -- to balance a lot of the
4 different concerns.

5 And I think his engineering team can probably do
6 a good job in the long run as they work through the
7 details. I really think this is a big asset to the
8 community to have it be, you know, well-handled. And
9 I hope to see it proceed. So thank you. I was coming
10 from another meeting, so sorry I'm out of breath.
11 Thank you.

12 MS. JEWART: Is there any other public comment
13 on the ordinance? Any questions from the Board for
14 Q Development or for the community group?

15 MR. ROGERS: One comment. I have been a manager
16 for 30 years, and I have had a lot of developments
17 come through this room. I have high admiration for
18 the residents and the developer to have worked
19 together the way they did. That is a very rare thing.

20 So you are all to be commended for how you
21 handled this. This has been terrific. There is a
22 long road to go yet, of course, but you have my
23 admiration and respect for how you came together and
24 resolved these issues.

25 MR. SHUTTER: We've told you not to repeat

1 yourself, but we're going to. As chairman of the
2 Board, I would like to speak on behalf of the Board
3 that we want to thank you for the way you've handled
4 yourselves to go through some anxieties and yet act as
5 we wish people in Washington, DC, would act. They can
6 learn from you.

7 But thank you so much. And we'll pursue this,
8 and you heard the stages now. So hopefully next month
9 we'll get a resolution.

10 MS. JEWART: If there are no more comments or
11 questions from the Board, I would hear a motion to
12 close the public hearing and to recommend
13 advertisement of a new public hearing and intent to
14 adopt the revised draft Mt. Alvernia ordinance being
15 Ordinance No. 1986.

16 We can handle that at the end, should you
17 prefer, but that would be the process. The meeting at
18 which this will be considered will be May 13th.

19 MR. BOYLE: You want that motion now?

20 MS. JEWART: We can do it at your leisure.

21 MR. BOYLE: So moved.

22 MR. SHUTTER: Can I have a second?

23 MS. FISHER: Second.

24 MR. SHUTTER: Question? All those in favor, say
25 aye. Opposed? Thank you.

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(Motion passes unanimously.)

CERTIFICATE OF REPORTER

I, Noreen A. Re, do hereby certify that the evidence and proceedings are contained fully and accurately in the machine shorthand notes taken by me at the hearing of the within cause and that the same were transcribed under my supervision and direction and that this is a correct transcript of the same.

Certified Realtime Reporter

DATE: April 12, 2025