



COLLIER TOWNSHIP

2418 Hilltop Road, Suite 100 • Presto, Pennsylvania 15142 • 412.279.2525 • Fax 412.279.2380

COLLIER TOWNSHIP - BOARD OF COMMISSIONERS

REGULAR MEETING MINUTES

March 23rd, 2026

5:30 P.M.

I. CALL TO ORDER – Please mute all cell phones, pagers, and devices with ringtones.

A. PLEDGE OF ALLEGIANCE

B. ROLL CALL

The following Commissioners were present for this meeting:

Commissioner MaryAnn Cupples, President of the Board
Commissioner Tim Downey Jr., Vice President of the Board
Commissioner Dawnlee Vaughn
Commissioner Gabriel Benvenuti
Commissioner Julie Murphy

Additionally present were the following members of Township staff:

George Macino, Township Manager
Amy Medway, Township Secretary
Robert Caun, Planning Director
Robert Shazer, Parks and Recreation Director
Shawn Wingrove, Township Engineer
Michaels Santicola, Township Solicitor

C. EXECUTIVE SESSION

No executive session was held before this meeting.

II. Board Discussions for Committees (2026)

A. Administration/Public Affairs (Dawnlee Vaughn and Tim Downey Jr.)



COLLIER TOWNSHIP

2418 Hilltop Road, Suite 100 • Presto, Pennsylvania 15142 • 412.279.2525 • Fax 412.279.2380

- B. Building/Codes (Mary Ann Cupples and Tim Downey Jr.)
- C. Council of Governments (Julie Murphy and Tim Downey Jr.)
- D. Finance (Julie Murphy and Gabe Benvenuti)
- E. Parks & Recreation (Dawnlee Vaughn and Mary Ann Cupples)
- F. Planning/Zoning (Mary Ann Cupples and Gabriel Benvenuti)
- G. Public Safety (Julie Murphy and Dawnlee Vaughn)

Inquiry received from resident was brought up concerning a sign stating “No Tractor Trailers Beyond This Point” to prevent tractor trailers from attempting to utilize Dorrington Road. Inquiry received from a different resident was made concerning stop signs on Hilltop Road where drivers on Hilltop are not required to stop, while other drivers at certain intersections may not be aware that this traffic has no stop signs. Mr. Macino will investigate.

- H. Public Works (MaryAnn Cupples and Dawnlee Vaughn)
- I. Sewer Department (Gabriel Benvenuti and Tim Downey Jr.)
- J. 2026 Goals and Objectives

Note was made that full list of goals and objectives will be reviewed at April Workshop meeting.

III. Public Comment/Comment on Agenda Items only

Brian Profeta of 21A 5th Street: Ten copies of a speech and a 25-page packet were received from Mr. Profeta and were disseminated to the Board after the meeting. Mr. Profeta reviewed several aspects of the tentative approval of the Nixon/Collier Ridge Development that he believes provides grounds for denial. In summary for the record, the packet maintains that the Nixon/Collier Ridge Development Plan is inconsistent with the Township’s comprehensive plan (comp plan), that the plan does not meet the 20 percent commercial space requirement, that the plan is a danger to public safety, that similar plans have been rejected statewide, that senior citizens and the school district will be heavily impacted, and that the developer does not have a legitimate hardship.

Abby Kessner of 39 Mondine Lane: Mentioned concerns regarding zoning noncompliance items as seen in Mr. Profeta’s presented packet and the current state of affairs around her property caused by housing plans.



COLLIER TOWNSHIP

2418 Hilltop Road, Suite 100 • Presto, Pennsylvania 15142 • 412.279.2525 • Fax 412.279.2380

Russ Grunbach of 285 Ewing Road: Mentioned concerns regarding the adequacy of public services as seen in Mr. Profeta's presented packet and expressed concerns regarding the provision of space for students in the school district and how that capacity may be exceeded.

John Rattenni of 375 Baldwin Road: Expressed concerns regarding certain roads around the Nixon/Collier Ridge Development that will see minimal to no improvements before their traffic loads are significantly increased with the construction of the plan. Requested information concerning the traffic study on the development.

Matthew Rieder of 155 Centennial Drive: Representative of Collier Baseball and Softball Association, ready to start season with 295 participants. Expressed support for the baseball field project as the association has had to utilize other communities' fields for the season due to lack of availability and poor field conditions.

David Nixon of 251 Ewing Road: Longtime resident of Collier and one of the owners of the Nixon/Collier Ridge property. Expressed concern about closing off southeast access of Fort Pitt Road.

Sarah Costlow, Allegheny Land Trust: Discussed flooding problems and other problems created by large-scale developments and advocated for conservation of property coupled with responsible development. Noted that the property to be developed is a wetland that houses multiple endangered and protected species and that provides ecological benefits that a retention pond does not. Expressed concern about the development's intention to proceed without a complete application package.

Bill Bane of 107 Cowan Road: Expressed his appreciation for how Collier has grown and has given Allegheny Land Trust 30 acres of land to preserve for future generations. Encourages preservation of green space over developer priorities.

Ann Kelly of 304 Sunset Place: Concerned about the waiver of sidewalks on Noblestown Road and believes that they should be included as part of a thoughtful and safe design for pedestrians on Noblestown Road. Stated that a walking trail is not an adequate substitute for the installation of sidewalks.

Ryan Brashear of 304 Sunset Place: Stated that there is no real need to waive sidewalks and for pedestrian and resident safety these should be included and not left out due to a perceived hardship.



COLLIER TOWNSHIP

2418 Hilltop Road, Suite 100 • Presto, Pennsylvania 15142 • 412.279.2525 • Fax 412.279.2380

Kathleen Fotovich of 2727 Hilltop Road: Expressed how Collier Township has changed over the years and how these developments have caused hardships like damage, flooding, and pest infestations. Strongly encouraged the board to follow the zoning ordinance stringently with no exceptions or preferential treatment to developers.

Steve Regan, Allegheny Land Trust: Legal counsel for Allegheny Land Trust. Maintained that this is not a mixed-use development and cited uses by right and certain aspects of the plan that have not been identified and uses that have been proposed but are not permitted in the PED District.

VI. New Business

1. Consider action to grant Preliminary and Final Major Land Development approval to Who Brew, LLC, d/b/a Seven Brew Coffee, with the condition of satisfactorily addressing all items in the Township Engineer's review letter dated February 25, 2026. The Planning Commission has reviewed and recommends approval.

Motion to approved made by Commissioner Vaughn, seconded by Commissioner Cupples. All ayes, motion carries.

2. Consider action to grant Preliminary Major Subdivision approval to Collier Ridge Development with the condition of satisfactorily addressing all comments in the Engineers review letters. The Planning Commission has reviewed and recommends approval.

It was established that this motion is to split this parcel into five separate parcels, which is separate from the approval of the development. Commissioner Downey abstained due to being familiar with the property owner and having hunted on this property for over a decade.

Motion to approve made by Commissioner Cupples, seconded by Commissioner Vaughn. Four ayes, one abstention, motion carries with the following votes:

Commissioner Cupples: Aye
Commissioner Downey Jr.: Abstain
Commissioner Benvenuti: Aye



COLLIER TOWNSHIP

2418 Hilltop Road, Suite 100 • Presto, Pennsylvania 15142 • 412.279.2525 • Fax 412.279.2380

Commissioner Vaughn: Aye
Commissioner Murphy: Aye

3. Consider action to grant Tentative PRD approval to Nixon Collier Development, LLC, also known as Collier Ridge Development with the following conditions.

It was confirmed by Mr. Caun that PRD is a conditional use in the PEDD zoning district. Commissioner Downey abstained due to being familiar with the property owner and having hunted on this property for over a decade.

Motion to approve with listed conditions made by Commissioner Vaughn, seconded by Commissioner Cupples. Three ayes, one nay, one abstention, motion carries with the following votes:

Commissioner Cupples: Aye
Commissioner Downey Jr.: Abstain
Commissioner Benvenuti: Aye
Commissioner Vaughn: Aye
Commissioner Murphy: Nay

a. Satisfactorily addressing all comments in the Engineers review letters.

Mr. Caun confirmed for the Board that the letter sent by the County is separate from the Engineer's review letters. The County's letter is purely advisory stating what the plan should contain and showing how the tentative PRD plan meets the requirements of and fits in with the Township's comprehensive plan, which this plan does having been in the comp plan for the prior 35 years and being specifically noted in different iterations of the plan over the years. Discussion was held concerning the County's letter and how the letter is advisory in nature.

Condition approved, three ayes, one nay, one abstention, motion carries with the following votes:

Commissioner Cupples: Aye
Commissioner Downey Jr.: Abstain
Commissioner Benvenuti: Aye
Commissioner Vaughn: Aye



COLLIER TOWNSHIP

2418 Hilltop Road, Suite 100 • Presto, Pennsylvania 15142 • 412.279.2525 • Fax 412.279.2380

Commissioner Murphy: Nay

b. The granting of a modification to allow single family dwellings in the PEDD District.

Mr. Caun confirmed that the Board has the authority to grant these kinds of modifications and that currently only townhouses and up to 8-story apartments are permitted in this PEDD district. The development's intent is to construct 6 units per acre, which is within the zoning allowance of 16 units per acre.

Condition approved, three ayes, one nay, one abstention, motion carries with the following votes:

Commissioner Cupples: Aye

Commissioner Downey Jr.: Abstain

Commissioner Benvenuti: Aye

Commissioner Vaughn: Aye

Commissioner Murphy: Nay

c. A limitation on the number of units in Phase 5 to be not greater than 27 units.

There are currently no units in Phase 5 due to natural barriers in the area. The original application showed 833 units, and the current plan shows 806 units. This is a stipulation included by the Township to limit the number of units if the development intends to expand in the future.

Condition approved, three ayes, one nay, one abstention, motion carries with the following votes:

Commissioner Cupples: Aye

Commissioner Downey Jr.: Abstain

Commissioner Benvenuti: Aye

Commissioner Vaughn: Aye

Commissioner Murphy: Nay

d. The addition of recreation amenities in Phases 2-4, to be reviewed with final application of each Phase.



COLLIER TOWNSHIP

2418 Hilltop Road, Suite 100 • Presto, Pennsylvania 15142 • 412.279.2525 • Fax 412.279.2380

Phase 1 of this plan has recreational activities for the apartment units to be constructed. One member of the Board was hopeful that the developer would be amenable to the addition of recreational facilities for other phases as well.

Condition approved, three ayes, one nay, one abstention, motion carries with the following votes:

Commissioner Cupples: Aye
Commissioner Downey Jr.: Abstain
Commissioner Benvenuti: Aye
Commissioner Vaughn: Aye
Commissioner Murphy: Nay

e. Cul-de-sac installation and the installation of electric gates with a siren activated opener, creating an emergency access at the South-East section of Fort Pitt road that enters into the Fort Pitt neighborhood, with consultation and approval from the local Fire Dept. and Police, prior to the issuance of any building permit.

To accommodate resident concerns about increased traffic, it was suggested that since there will be a new road into the development, this portion of Fort Pitt Road could be closed to residential traffic while being accessible by emergency services or used as an evacuation route in case the need arises. Discussion was held concerning the possibility of alternative options on the road access, such as making such a narrow and winding road a one-way street. Mr. Santicola advised that this is one condition that may not prevail if it were to be litigated in court. The attorney for the Nixon/Collier Ridge Development concurred citing that this is currently a public road and this would be forcing improvement of offsite conditions, and cautioning closure of the road will affect both the residents' access and the liquid fuels income for the Township and may open the Township up to liability.

Condition reviewed and removed by the Board, three ayes, one nay, one abstention, motion carries with the following votes:

Commissioner Cupples: Aye
Commissioner Downey Jr.: Abstain
Commissioner Benvenuti: Aye
Commissioner Vaughn: Aye
Commissioner Murphy: Nay



COLLIER TOWNSHIP

2418 Hilltop Road, Suite 100 • Presto, Pennsylvania 15142 • 412.279.2525 • Fax 412.279.2380

f. Grading with invasive brush and dead trees removal along the length of Noblestown Road with proper seeding, for the safety of the traveling public, with the depth of tree and brush removal approved by the Township Engineer.

Due to the condition of the hillside along Noblestown Road and the amount of grading that will be done in this location, it was proposed that the developer can also clear the hillside.

Condition approved, three ayes, one nay, one abstention, motion carries with the following votes:

Commissioner Cupples: Aye

Commissioner Downey Jr.: Abstain

Commissioner Benvenuti: Aye

Commissioner Vaughn: Aye

Commissioner Murphy: Nay

g. The waiver request for the installation of sidewalks along the property line of Noblestown and Scott Run Roads, is granted conditioned upon the applicant making a good faith effort to provide an overhead connector to the Panhandle Trail across Noblestown Road, and to revise the PRD Tentative Plan to include the trail connectivity as depicted on the Trail Exhibit attached hereto. If the good faith effort and overhead connector is unsuccessful, the Developer shall make a contribution of \$375.00 per unit, to be paid per phase at the execution of the Developers agreement and prior to the issuance of any building permit in such phase, to contribute to the future trail expansion and/or connection to the Panhandle Trail.

The Planning Commission has reviewed the plan and recommends approval.

The aim of this request was to allow access to this neighborhood access to the Panhandle Trail without forcing pedestrians to directly cross Noblestown Road to access it. The required sidewalk is about 2 miles, but the revised walking trail schedule presented by the developer is about 3 miles in length. The proposition is instead to locate a point along Noblestown Road to construct an overhead walking trail bridge or connector. If this cannot be done, the contribution shall be made instead in an amount deemed fit by the Board. Discussion was held concerning the potential difficulties of implementing an overhead connector. A plan was presented for the Board showing the current plan and where the



COLLIER TOWNSHIP

2418 Hilltop Road, Suite 100 • Presto, Pennsylvania 15142 • 412.279.2525 • Fax 412.279.2380

proposed walking trail extension would be located. The cost estimate for the installation of the sidewalks was discussed, as was the provision of access to Scott's Run Road, the widening of Fort Pitt Road, and potential changes in the amount of the contribution. A point was put forward by the attorney for the Nixon/Collier Ridge Development that requiring \$1.7 million in sidewalks was not a reasonable condition and not economically feasible and that the sidewalk waiver requirement stands on its own. The contribution to the trail connection is entirely voluntary.

Condition amended by the Board as follows: The waiver request for the installation of sidewalks along the property line of Noblestown and Scott Run Roads, is granted conditioned the Developer making a contribution of \$500.00 per unit, to be paid per phase at the execution of the Developers agreement and prior to the issuance of any building permit in such phase, to contribute to the future trail expansion and/or connection to the Panhandle Trail or sidewalk installation that the Township undertakes. Condition amended by three ayes, one nay, one abstention, motion carries with the following votes:

Commissioner Cupples: Aye
Commissioner Downey Jr.: Abstain
Commissioner Benvenuti: Aye
Commissioner Vaughn: Aye
Commissioner Murphy: Nay

4. Consider action to approve the final plan for the Collier Park Improvement ballfields project and direct the manager to proceed with funding options.

Motion to approve made by Commissioner Cupples, seconded by Commissioner Vaughn. All ayes, motion carries, discussion listed below.

Review and presentation made by Mr. Wingrove and Mr. Macino concerning three available options for the ballfield improvements, including \$600,000 in anticipated "soft costs" that would not be awarded but would be reserved for unforeseen, emergency, or overage circumstances. Option 1 is to would be awarding the base bid but removing the batting tunnel, storage building, and bleachers and maintaining natural grass and dirt for two smaller fields while keeping artificial turf on the larger ones. Option 2 would be awarding the base bid but removing the batting tunnel, storage building, and bleachers and keeping turf on the two smaller fields in addition to artificial turf on the larger fields.



COLLIER TOWNSHIP

2418 Hilltop Road, Suite 100 • Presto, Pennsylvania 15142 • 412.279.2525 • Fax 412.279.2380

Option 3 is to include everything and with artificial turf on all fields. This project is being awarded in three pieces: Plumbing, to cover plumbing and sanitary costs from the sanitary sewer fund; Electrical, to separate the electrical costs and fund these from the capital improvement fund; and General, to cover the cost of the remainder of the project from the capital improvement fund. Discussion was held concerning specific cost amounts as listed and confirming conservative estimates for project as it is currently presented, the benefits of turf over natural grass, and the age groups that these fields are geared towards.

Commissioner Vaughn expressed support for Option 2. Commissioner Murphy noted that she would prefer the lower cost of \$8 million that was originally budgeted and thus will vote nay on this motion. Commissioner Benvenuti stated that he would have preferred an incremental approach on the ballfields, but since taxes have been raised to generate some revenue for the ballfields it would be unfortunate to not utilize the raised funds for that purpose.

Motion updated to read as follows: Consider action to approve the final plan for the Collier Park Improvement ballfields project and direct the manager to proceed with funding options under Option 2. Motion made by Commissioner Vaughn, seconded by Commissioner Cupples. Three ayes, two nays, motion carries with the following votes:

Commissioner Cupples: Aye
Commissioner Downey Jr.: Nay
Commissioner Benvenuti: Aye
Commissioner Vaughn: Aye
Commissioner Murphy: Nay

5. Motion to approve Resolution No. 03-23-2026-13 authorizing President Mary Ann Cupples-Wisniowski to sign a Community Conservation Partnerships Program grant application with the PA Department of Conservation and Natural Resources. All awarded grant funds will be used to replace and renew the Collier Park playground equipment, surface, parking area, and pathways and to ensure ADA compliance for the access and inclusion of all adults and children. All awarded grant funds will be allocated in accordance with the terms of the grant agreement.

Motion to approve made by Commissioner Murphy, seconded by Commissioner



COLLIER TOWNSHIP

2418 Hilltop Road, Suite 100 • Presto, Pennsylvania 15142 • 412.279.2525 • Fax 412.279.2380

Vaughn. All ayes, motion carries.

6. Consider action to approve Resolution No. 03-23-2026-14 authorizing the destruction of old administrative and sewer department records in accordance with the Pennsylvania Municipal Records Retention Schedule.

Clarification was provided for the Board concerning how long records are retained for and how the Township follows the Records Retention Schedule established by the state for municipal records retention.

Motion to approve made by Commissioner Benvenuti, seconded by Commissioner Vaughn. All ayes, motion carries.

7. Consider action to approve meeting regular meeting minutes from February 2nd, 2026, and February 23rd, 2026.

Motion to approve made by Commissioner Vaughn, seconded by Commissioner Downey, all ayes, motion carries.

VII. Approval of General, Sewer and Capital Account items.

Invoices Paid, Checks Written and Bills Requested from March 7th, 2026, to March 20th, 2026:

- General Fund in the amount of \$686,222.25
- Capital Fund in the amount of \$1,213.15
- Sewer Fund in the amount of \$1,303.75

Motion to approve payment of bills made by Commissioner Downey, seconded by Commissioner Benvenuti. All ayes, motion carries.

VIII. Adjournment

Motion to adjourn made by Commissioner Vaughn, seconded by Commissioner Benvenuti. All ayes, meeting adjourned at 7:39 PM.