

PETERS TOWNSHIP – ENGINEERING DEPARTMENT



Peterswood Field #1 - April 2025

ANNUAL REPORT 2025

2025 ENGINEERING DEPARTMENT STAFF

Mark A. Zemaitis, P.E. - Director of Engineering

Jason R. DiLoreto, E.I.T. - Assistant Township Engineer

Vinh Q. Ly - Geographic Information Systems (GIS) Coordinator

Jeff Wilmot - Right-of-Way Inspector (Part-Time)



PREFACE

The Engineering Department is primarily responsible to design and manage certain capital projects involving Township facilities & infrastructure, manage engineering consultants, provide support to other departments (such as Planning & Building Inspection, Public Works, Parks & Recreation and Administration), and represent the Township on various regulatory issues.

In 2025, construction on two major Township projects was completed, namely, improvements to baseball fields 1 & 2 in Peterswood Park (an Expansion/Upgrade) and Phase 1 of the Rolling Hills Park Aquatics Center (a New Facility). Both of these large projects received significant grant funding from the state of Pennsylvania. The ballfields were open to play in April and the Aqua Center received its first patrons in August. The design of Rolling Hills Park Phase 2 was completed in 2025, but, the construction was deferred until retirement of a portion of the Township's debt service makes a new bond issue more feasible.

In addition to these Township projects, PennDOT completed construction of the intersection upgrade at Bebout/East McMurray/Thompsonville, including a complete replacement of the existing traffic signal and the addition of left turn lanes in both directions on East McMurray Road. As is typical, 2025 marked another year filled with contractual replacement and maintenance of existing public infrastructure for which Peters Township is responsible and included resurfacing of twenty four (24) roadway segments, the rejuvenation of thirty-six (36) roadway segments, cured-in-place lining of an existing storm sewer system on Center Church Road, rehabilitation of three (3) stormwater management ponds, and the repair of two (2) collapsed storm sewers on an emergency basis.

Looking ahead at 2026, Private Land Development within the Township is still strong, with several major housing plans under construction and others being proposed. Design is underway for replacements of four (4) traffic signals along the Route 19 corridor and for replacement of the small vehicular bridge on Oakwood Road. Numerous major utility company projects and PennDOT projects within the Township are also planned for 2026, particularly along Route 19. Based on the magnitude and scope of approved Capital Projects for 2026, the number and size of private development projects under construction and in the pipeline, and the ever-increasing demand for customer service, this coming year (and every year for the foreseeable future) will be a challenging one.

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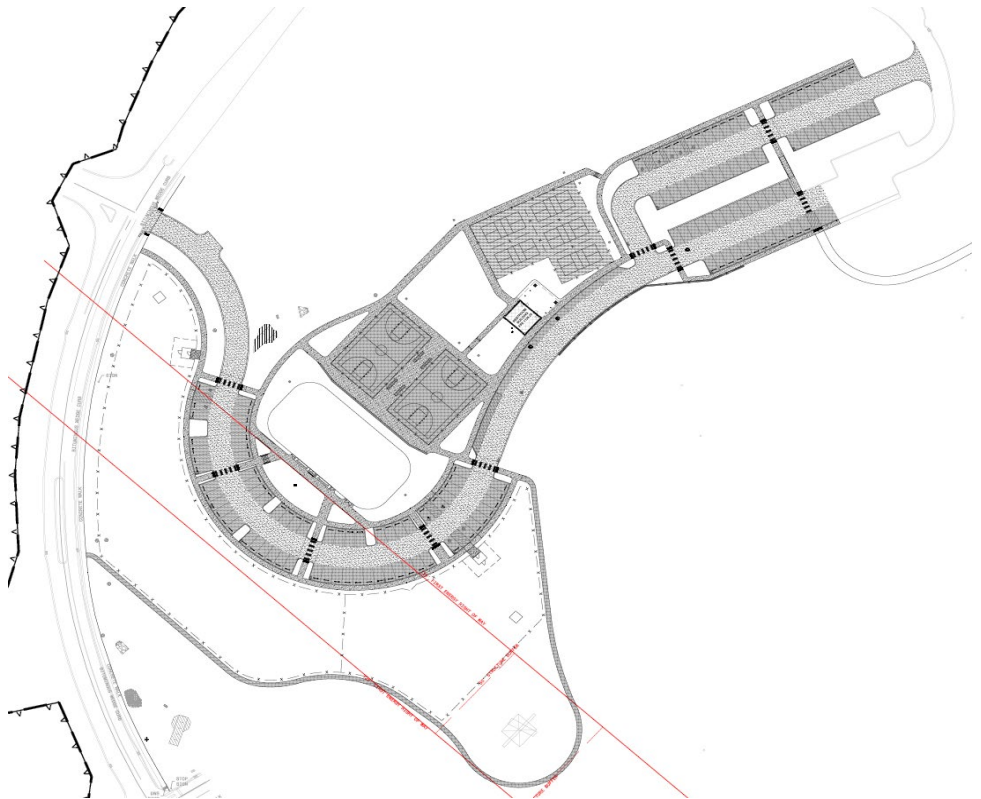
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Design, Permitting, & Construction (new facilities/assets)

Rolling Hills Park – Phase 2

In 2025, The Gateway Engineers completed the design & permitting of Phase 2 of the park, which will consist of a lighted deck hockey court, two (2) lighted basketball courts, five (5) lighted pickleball courts, a dog park, a restroom, and additional parking. During the development of the 2026 Budget, the decision was made to defer construction until such time as a portion of the Township's existing debt service is retired. Current cost estimates put construction in the neighborhood of \$7.5 million +/-.



Rolling Hills Park - Phase 2 Layout

Rolling Hills Park Aquatics Center Phase 1:

Construction of Phase 1 of the Aquatics Center, consisting of two splash pads, support building, parking lot, and associated infrastructure was completed in summer 2025 by Massaro Corporation at a cost of roughly \$6.5 million. Construction began in late-2024, and, patrons were using the facility on August 4th.



Rolling Hills Park Aquatics Center - Phase 1 (Splash Pad)

Design, Permitting, & Construction (expansions/upgrades)

Intersection Improvements – Bebout/E

McMurray/Thompsonville

Road:

PennDOT and their contractor, Plum Contracting, completed construction this project in late-summer 2025. The project involved the installation of turning lanes at both approaches on East McMurray Road and slip ramps from Bebout onto East McMurray and Bittersweet onto East McMurray. A new traffic light with modern equipment and intersection lighting was also installed as part of this project.

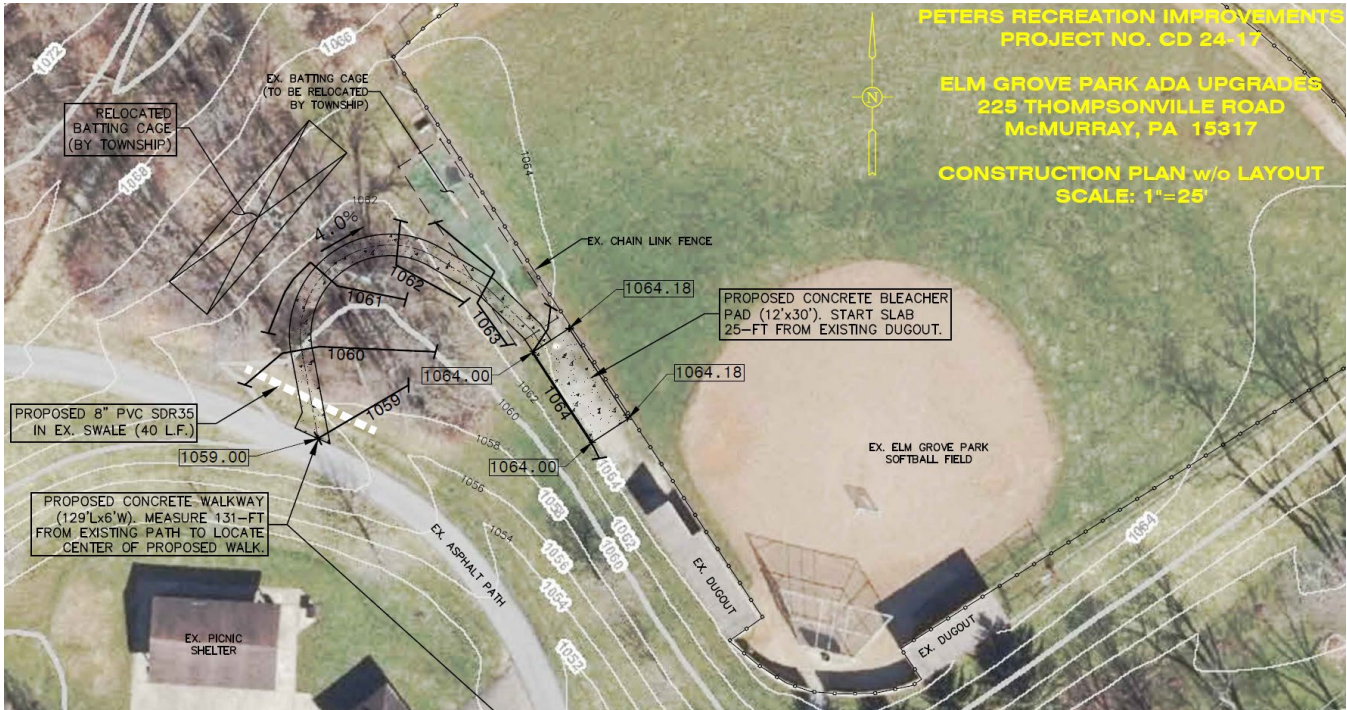


Peterswood Park Baseball Field #1 - April 2025

Improvements to Peterswood Park Baseball

Fields #1 & #2: In spring 2025, the construction of two artificial turf fields, storm drainage, new dugouts, and new press boxes was completed by Raffle Construction and Force Turf Solutions. This project received significant grant funding from the State to assist with the overall cost of roughly \$2.5 million dollars. The high school team was able to play a regular season game on the new field on May 5th.

Elm Grove Park ADA Walkway: Peters Township received a Community Development Block Grant (CDBG) grant from the Redevelopment Authority of the County of Washington (RACW) to provide handicapped access to the existing softball field at Elm Grove Park. The project was designed in-house with an ADA accessible concrete walkway and bleacher pad from the existing pathway to the field, as well as relocation of the existing batting cage. It was issued for bid in early 2025. The successful bidder, Stonemile Group, contracted with RAWC and completed the project in June.



Elm Grove ADA Improvements construction plan (above) - Photo during construction (June 2025, below)



Design, Permitting, & Construction (replacements)



Paving at the bottom of Brookdale Road - July 2025

Street Resurfacing Program: All or portions of twenty four (24) different streets were paved by Mele & Mele & Sons, Inc. in 2025, totaling roughly 5.5 miles. Also, Bruni Drive into Peterswood Park was paved by the Developer of Pemberley Manor (who was reimbursed by the Township) and Utility companies (PAWC & Columbia Gas) resurfaced another roughly 0.6 miles, bringing the total 2025 resurfacing to 6.3 +/- miles of roadway. As part of the resurfacing effort, work to rehabilitate deteriorating catch basins and CMP cross-pipes was performed where necessary. Project design and management was done in-house by the Assistant Township Engineer, who is NECEPT certified in asphalt inspection. Total project cost was approximately \$2.0 million, which includes the extension of Bruni Drive to Sugar Camp Road and crack filling with mastic prior to overlays.

Street Rejuvenation Program: The rejuvenator program was continued in 2025 at a cost of \$ 175,000. The work performed in August by Pavement Technology Inc. included the application of Reclamite on all or portions of 36 roadways paved in 2022 and 2024 (1-year and 3-year cycle), totaling 11.0 miles of roadway and 147,000 square yards of pavement.

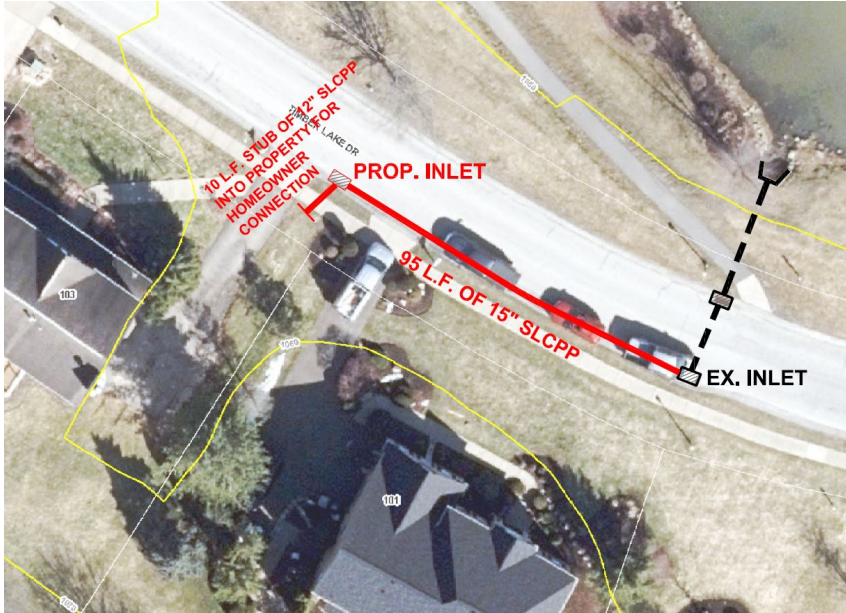
Crack Sealing Program: None in 2025.

Utility Company projects 2025

Public utility companies in Pennsylvania are regulated by the PA Public Utility Commission (PUC). And although utility projects are funded and managed by the utilities companies themselves, these infrastructure replacements can consume a significant portion of Township staff time on construction coordination, communications to the public, and spot inspection of the street openings and other project components within the public rights-of-way. Recently, a part-time right-of-way inspector was hired to keep up with the demands of the many projects that are occurring within the Township. The contracted inspector's wages are paid by the utility companies through Street Opening Permit fees.

Gas main replacements 2025: In summer 2025, Columbia Gas began Phase 1 of gas main replacement on Route 19. This Phase included main and service line replacement from the Upper St. Clair border southward to Valley Brook Road. Phase 2 is scheduled for 2026 and will pick up at Valley Brook and move southward to roughly Maple Lane.

Water main replacements 2025: It was a very busy year for Pennsylvania American Water Company. They replaced portions of mains on 11 roads: Robinhood Drive, Canterbury Lane, Squire Lane, Pinewood Drive, Hidden Valley Road, Bebout Road, Manor Way, Center Church Road, Waterdam Road, Spring Street, and High Streets.



Timber Lake storm sewer extension sketch plan

Storm sewer projects:

Timber Lake storm sewer extension:

In 2025, the Engineering Department worked with property owners on Timber Lake Drive to solve a chronic drainage issue affecting the roadway. In summer 2025, the Public Works Department constructed a 110 foot storm sewer extension which involved pipe laying, asphalt roadway restoration, and concrete sidewalk restoration.

Emergency storm sewer repairs:

Unfortunately, in summer 2025, the Engineering Department managed the repair of two (2) critical storm sewer collapses: one on Singletree Drive and one on Sussex Way. Both of these collapses occurred on pipe systems with significant contributing watershed and needed immediate repair. Singletree was completed by Slusarczyk Excavating in June and Sussex was completed by Strnisha Excavating in July. Both projects involved substantial property restoration. These unplanned projects took a significant amount of time and effort on the part of the Engineering Department.

Sussex Way emergency repair - July 2025



Cured-in-Place storm sewer lining:

In fall of 2025, the Engineering Department prepared bidding documents for the cured-in-place lining of a deteriorated corrugated metal pipe system on Center Church Road. In November, Insight Pipe Contracting completed the lining of this system using Cured-in-Place Pipe trenchless technology. This method of lining drastically reduced the project footprint and amount of disturbance. Approximately 370 of lining was completed at a cost of \$ 68,000.



Center Church Road cured-in-place lining - November 2025



Colony Manor detention pond (north) - demolition/removal of CMP outlet pipe

Detention Pond Rehabilitations 2025:

Typically, the Township strives to rehabilitate several older publicly-owned stormwater detention ponds annually. These facilities tend to accumulate sediment over time and become choked in with vegetation if not maintained. In 2025, the Engineering Department prepared bidding documents for the rehabilitation of three (3) ponds, two in the Colony Manor Plan of Lots & one in Stonehenge Phase 8. This year's work included the replacement of deteriorated CMP outlet pipes from the three ponds. Slusarczyk Excavating completed the work in October.

Regulatory Compliance



Peters Lake Spillway - Oct 2025

Peters Lake Dam inspection: Due to its size and hazard potential classification, the Peters Lake dam requires annual inspection by the PaDEP and was inspected by the Engineering Department in October 2025. A report filed with the DEP stated that no significant deficiencies were found.

MS4 Permit: The PaDEP came to the Township's offices and conducted an inspection of the Township's MS4 Program in March 2024. The inspection included a review of the Township's documentation of compliance with the six Minimum Control Measures (MCMs) required by the Permit and a discussion of the Township's progress with respect to the TMDL requirements on Brush Run. The PaDEP found no fault with the MCMs, but, did inform the Township that a Notice of Violation would be issued for failing to implement the Brush Run TMDL project (Briarcliff Floodplain Restoration) within the prescribed timeframe. Township Staff made PaDEP aware that grant applications have been made to offset the high cost of the Briarcliff project, but, to date, funding has not been secured. Also, the required Annual Report summarizing MS4 activities for the previous year was transmitted to PaDEP in September 2025. Routine activities to support the six 'minimum control measures' were completed throughout 2025, including screening of outfalls, inspection of stormwater detention ponds and underground tanks, street sweeping, employee training, ...etc.

PennDOT Liquid Fuels Mileage Additions: In 2025, the public improvements in the Westbury Plan Phase 2 and Hamlet of Springdale Plan Phase 6 were accepted by the Township. Knight Bridge Drive, Buckingham Drive, Winthrop Drive, and White Cliff Drive totaling **0.50 miles**, were adopted and filed at the County courthouse. Paperwork was submitted to PennDOT for these roads to be eligible for liquid fuels tax reimbursement.

Major Initiatives - 2025

Geographic Information System (GIS): The Township’s GIS Coordinator maintained and updated many important geo-databases and tracked and mapped assets in 2025. The GIS Coordinator assisted Fire, Police, Public Works, Engineering, Parks & Recreation, and Administration with mapping and data visualization throughout the year. In 2025, GIS data, parcel data, and permit data were migrated from the expiring GeoPlan software platform to the new Spatial Data Logic platform. A full rollout of the SDL platform should occur in early-2026.

Traffic Calming: As is typical, many requests to investigate speeding issues and for traffic calming of certain streets and neighborhoods occurred in 2025. The Township’s Traffic Calming Policy (adopted 2017) allows for consideration and study of requests if a petition of 20 valid signatures is received within the study area. There were approximately nine (9) requests from residents for traffic calming made to the Chairman of the Traffic Calming Committee in 2025, with one (1) of these requests having the necessary traffic speed and volume counts to proceed to further study. Throughout the spring and fall (while school was in session) the Township’s consulting traffic engineer conducted traffic volume and speed counts on Williams Avenue, Hill Place Road, Springdale Road, and Oakwood Road.

In summer 2025, the approved traffic calming plan for Brookwood Road was implemented by a joint effort between the paving contractor (Mele & Mele & Sons, Inc.) and the Public Works Department. In late-2025, a draft calming plan was prepared by TPD for discussion with the Committee in early-2026.



Excerpt from Brookwood Road Traffic Calming Plan – implemented August 2025

Departmental Support

Street Opening Permits: A substantial amount of utility replacements occurred in 2025. Approximately one hundred nine (109) permits were issued in 2025 with total fees collected of approximately \$ 15,600. Columbia Gas had twenty-five (25) permits issued, Pennsylvania American Water had eighty (80), Peoples Gas had three (3), West Penn Power had one (1), while communications companies plus Private Contractors totaled zero (0). The part-time Right-of-Way Inspector spent a significant amount of time in 2025 maintaining liaison with the utility company superintendents and resolving day-to-day issues.

Database updates / Asset management: Databases for storm sewer outfalls, SWM facilities, traffic signs, and pavement management were updated and maintained in 2025.

Excerpt from pavement management database

Land Development Permits & Reviews: One of the roles of the Engineering Department is to assist the Planning Department with the administration of the subdivision and land development ordinance. Residential land developments with significant action in 2025 were Fife Farm, Courtyards at Valleybrook, Westbury, Lutz Farm, Camden Village, Tuscany II, Brookwood Place, Brookwood Village, Pemberley Manor, Waterdam Apartments, Sherwood Pond, Justabout Farms, and Sugarbrooke. Commercial land developments with significant action in 2025 were 3836 Washington Road, 4100 Washington Road, Valley Brook Country Club, Rite Aid modifications, and Coughlin’s Law restaurant. In addition to the above, numerous Grading Permits and On-Lot SWM Approvals were reviewed in-house and issued for single-family residential construction and many pre-application conferences for proposed development within the Township were held.

Customer Service: Current and prospective residents and business owners, builders, developers, real estate agents, public utilities, other government bodies and regulatory agencies are some of the ‘customers’ of the Township whose needs consume a significant portion of Staff time and resources. Customers needs can be many and varied but typically involve the Engineering Department when they concern grading, drainage, infrastructure, construction projects, property lines, zoning & land development matters, property maintenance, mining, floodplains...etc. As the Township continues to grow, customer service will continue to become more time-intensive.

As always, the Engineering Department worked in-hand with the Township Public Works, Planning, and Park & Recreation Departments to diagnose and solve drainage-related issues, pavement problems, code violations, and other resident's concerns involving Township infrastructure and park upgrades.

Licensing & Continuing Education

The State requires Professional Engineers to complete 24 Professional Development Hours (PDH) every two years to maintain their license. The Director's license was renewed in September 2025 and will be up for expiration in 2027. The Director will attend seminars and continuing education events as time permits to meet the necessary PDH requirements for the period from 2025 to 2027.

Outside Consulting

The Gateway Engineers: Appointed as the Primary Consulting Engineer for the Township, the Gateway Engineer's primary role in 2025 was to review subdivision and land development plans to determine compliance with Township ordinances and inspect the installation of public improvements as those developments are constructed. Gateway was primarily involved with construction at Woodbriar, Brookwood Place, Tuscany II, and Westbury Plan of Lots during 2025. In 2025, Gateway also completed contracted design & permitting services for Rolling Hills Park Phase 2 and the Peterswood Fields 1 & 2 Renovations project.

Traffic Engineer - Traffic Planning and Design (TPD): Appointed as official Township Traffic Engineer, TPD performed several Township-requested studies of traffic issues, stop sign warrant studies, speed and volume counts, general review of traffic issues involving land developments, assistance with ordinance updates, and completed work to update the traffic impact fee program.

Lennon, Smith, Souleret Engineering (LSSE): Appointed as the Alternate Consulting Engineer for the Township, LSSE provides review of Gateway Engineer's work if they elect to work for a private entity within the Township or is assigned review of land development plans or given projects at Staff's discretion. In 2025, LSSE was involved with Pemberley Manor and the Valley Brook Country Club expansion.

Kimmel Bogrette Achitecture + Site: K-B was engaged as the design consultant for the Rolling Hills Aquatic Center Phase 1 (Splash Pad) project. They completed the design and bidding of the project in 2024 and assisted with construction administration during 2025 as the project was being built.

Spatial Data Logic: They assisted with support for the migration from GeoPlan to SDL.

Lab 8 Designs: Provided architectural services for several renovation projects at Township-owned facilities.