

CHESTNUTHILL TOWNSHIP SUPERVISORS
ROUTE 715, BRODHEADSVILLE, PA 18322
MINUTES OF MEETING – APRIL 4, 2006

A regular meeting of the Chestnuthill Township Board of Supervisors was called to order at 7:00 p.m. on Tuesday, April 4, 2006, at the Municipal Building, Rte 715, Brodheads-ville. Those present were Chuck Gould (Chairman), Maureen Tatu (Vice-Chairman), Leigh Kane (Supervisor) and Atty. Joseph P. McDonald, Jr.

The **Pledge of Allegiance** to the Flag was led by Dave Albright.

Executive Session. Was held on March 21, 2006 on a personnel issue.

Unit Care Agreement. None.

Public Comment.

Resident Al Bourke. I read in the Pocono Record that we are selling aluminum can bails. I thought Burnley received the recyclables. Burnley receives compensation on an hourly basis. The Township markets the recyclables.

There is a Zoning Hearing Board meeting on March 20th. At our last meeting the Zoning Hearing Board Atty. Resigned. Chuck said the Board has not heard anything on this is-sue. Chuck suggested Al talk to the Chairman of the Zoning Hearing Board.

Resident Albert Van Houten. He is involved with the little league and the PV cubs and was wondering if there are any plans for football fields? Dave Albright said we have just received proposals for a master site plan which includes areas of active recreation. We will be reviewing and selecting a consultant. The planning is a 9-month process, and will include a multi purpose site and several fields are proposed.

Minutes. On motion made by Leigh, seconded by Maureen it was voted to approve the minutes of the March 21st meeting, as distributed. (3-0)

Correspondence.

Letter from Christine Gallagher. Regarding her parent's property in Maltese Estates.

Eagle Scout. William Schafer will be making his Eagle Scout on Tuesday, April 18th. The Board cannot attend due to a conflict with the supervisors meeting. We will send a resolution.

PSATS. 2006 proposed resolutions for the State Conference and the News Bulletin.

MCCC. Agenda and minutes for all to read.

PIC Committee. Neil Boyce was present and he is a member of the PIC Committee, they had their first clean up. Only about 7 people showed up, they are having another clean up this Saturday, April 8th and could use more help if anyone is available.

COG. March minutes for all to read.

Road master.

Request to bid road materials FOB and request to bid road materials in place. On motion made by Maureen, seconded by Leigh it was voted to approve the request to bid these materials. (3-0)

Planning Director. All business under Plans on the Agenda.

Old Business.

Jackson Township tax request. The Board still has concerns with this property being split between Jackson/Chestnuthill Township. It was suggested we contact the property owner and ask them to come into a workshop to discuss this issue. On motion made by Maureen, seconded by Leigh it was voted to table this request. (3-0)

Aquashicola/Pohopoco donation request. This was tabled from the last meeting, until Chuck brought in the Brodhead Watershed request. After a brief discussion, on motion made by Leigh, seconded by Maureen it was voted to give Aquashicola/Pohopoco and Brodhead Watershed each a \$250.00 donation. (3-0)

ESSA Revised Note. This is a revised note for our \$200,000.00 line-of-credit we are currently using to acquire equipment at the transfer station while we are waiting for grant reimbursement to come in. It just needed signatures of Chuck and Cathy.

New Business.

PFM – Scott Schearer-Bond Issue. Scott made a presentation on the issuance of a bond in the amount of \$3,165,000.00. This bond would be used for open space and road construction projects. The amount of the bond after all fees are paid is \$3,002,810.49. It would be a 30-year bond, which is best for our budget for now. After a brief discussion, on motion made by Maureen, seconded by Leigh it was voted to have Scott proceed with the bond paperwork and to get in touch the Rhodes and Sinon Bond Council to see if their fee would be the same, if it is a substantial difference, Scott will seek bids for Bond Council. Scott will work the Cathy on these issues. (3-0)

Proposal for a Nuisance Ordinance. A proposal has been received from Community Planning & Management, Carson Helfrich. It is for the preparation of a nuisance ordinance. The cost will not exceed \$2,400.00 and will include drafts, final documents, and attendance at workshop meetings, public meetings and hearings. On motion made by Leigh, seconded by Maureen it was voted to approve this proposal request. (3-0)

Reduction of Greer Letter of Credit. Engineer Chris McDermott reviewed this request and it was his opinion to reduce the letter of credit and to release \$64,371.36 and to retain \$8,703.14. This would be for the cost of 2 light fixtures, landscape trees and 10% on all improvements. On motion made by Maureen, seconded by Leigh it was voted to approve this recommended release. (3-0)

Bills. On motion made by Maureen, seconded by Leigh it was voted to pay the bills. (3-0)

Plans.

Effort Mini Storage Phase II (Preliminary & Final Land Development) Niclaus Engineering. In for final approval upon receipt of Developers Agreement and Security Bond in accordance with Engineer's approval. It was requested that this plan be tabled tonight. On motion made by Leigh, seconded by Maureen it was voted to table this plan. (3-0)

Kane, Charles (Preliminary & Final Land Development) RKR Hess. In for final approval. A brief discussion ensued on the issue of vacating the cul-de-sac and the future placement of water tanks. The Township would like the right to install the water tanks at a later date. Atty. McDonald said we can vacate the bulb of the cul-de-sac on Firehouse Lane by agreement according to Section 2311 of the Township code. On motion made by Maureen, seconded by Leigh it was voted to table this until the May 2nd meeting to give Atty. McDonald and Engineer McDermott time to prepare the documents for vacating. (3-0)

Wentz, Jessica (Preliminary Land Development Plan) Keystone Consulting Engineers. Eric Snyder of Keystone was present and asked that this plan be tabled. On motion made by Leigh, seconded by Maureen it was voted to table this plan. (3-0)

Mountain Crest Plaza/Superior Custom Homes (Land Development) East Penn Engineering. It was asked that this plan be tabled tonight. On motion made by Maureen, seconded by Leigh it was voted to table this plan. (3-0)

Paradise Estates (Minor Subdivision Plan) Niclaus Engineering. Marv Walton was present on behalf of this plan. A brief discussion ensued and the review of Engineer McDermott's letter dated April 4th was discussed. Waiver requests are: SALDO Sec 1004.A.5 sufficient right-of-way along all street frontages that is owned by the Applicant. The applicants do not own all the right of way along Sonya Lane. SALDO Sec 1006.D – Side lot lines shall be at approximate right angles to street. On motion made by Leigh, seconded by Maureen it was voted to approve these waiver requests. (3-0)

A \$600.00 open space and recreation fee is due as well as all outstanding engineering fees.

On motion made by Leigh, seconded by Maureen it was voted to exercise the option to purchase the conservation easement on Lot 3 subdivision plan of 4/4/06. (3-0)

On motion made by Leigh, seconded by Maureen it was voted to approve this plan with the outstanding fees being deducted off of the final payment of the purchase of conservation easement from the Township to Mr. Rylka. (3-0)

Emerson Chase/Joshmor, Inc (Final Major Subdivision Plan) Boucher & James, Inc. In for final approval. It was asked that this plan be tabled until the April 18th meeting. On motion made by Maureen, seconded by Leigh it was voted to table this plan. (3-0)

Chestnut Hill Manor Phase I (Resubdivision/Adjoining Land Merger)

Chestnut Hill Manor Phase II (Preliminary Plan Everett Subdivision)

Both of these plans are in for final approval. Engineer McDermott's comment letters of April 4th were reviewed. A brief discussion ensued, on motion made by Maureen, seconded by Leigh it was voted to **conditionally approve** both of these plans with the following items being addressed (3-0):

- A. Owners statement and certifications need to be executed
- B. Plans to show revision dates
- C. Residual testing being satisfactorily resolved & confirmed by SEO
- D. Any and all comments of the Engineer's letters dated April 4, 2006

Bush, Zachary (Minor Subdivision) Keystone Consulting Engineers. Eric Snyder of Keystone was present on behalf of this plan. A brief discussion ensued and it was recommended by Fire Chief Brian Snyder that a turn around for emergency vehicles be installed for safety. We will ask Brian to meet with Zach to determine the best area for the turn around. On motion made by Leigh, seconded by Maureen it was voted to **conditionally approve** this plan subject to the following being addressed (3-0):

- A. The turn around being installed
- B. Planning Module be approved by SEO
- C. Outstanding Engineering fees being received
- D. Open Space and Recreation fees being received

Kal-Tac Inc. (Land Development Plan/Reverse Subdivision Plan) Effort Associates.

A lengthy discussion ensued on the HOP application for Penn-Dot. (The Township needs to sign off on the application because we own the road) There was a discrepancy in the classification of the stores. It has been determined to be a specialty retail center. Engineer McDermott agrees with the traffic generated numbers from this classification. The traffic study shows a left hand turn lane is warranted at the intersection of Rte 115 and Jenna Drive, and Engineer McDermott agrees with this study. The developer wants to submit the HOP application without the left turn lane and let Penn-Dot decide if they need one, however, the Township Board wants to submit with the left hand turn lane since the traffic study shows it is warranted and the Engineer concurs in the interest of safety. The Board was all in agreement this is the way this should be presented to Penn-Dot; the Developer was in disagreement and therefore, left the meeting. On motion made by Leigh, seconded by Maureen it was voted to table the Land Development Plan for final approval. (3-0)

Adjournment. There being no further business, on motion made by Leigh, seconded by Maureen it was voted to adjourn at 9:18 p.m. (3-0)

Respectfully submitted,

Cathy A. Baker
Recording Secretary