

CHESTNUTHILL TOWNSHIP SUPERVISORS
RTE 715, BRODHEADSVILLE, PA 18322
MINUTES OF MEETING – MAY 2, 2006

A regular meeting of the Chestnuthill Township Board of Supervisors was called to order at 7:00 p.m. on Tuesday, May 2, 2006, at the Municipal Building, Rte 715, Brodheads-ville. Those present were Maureen Tatu (Vice-Chairman), Leigh Kane (Supervisor) and Atty. Joseph P. McDonald, Jr. Chuck Gould (Chairman) was absent.

The **Pledge of Allegiance** to the Flag was led by Scott Schearer.

Executive Session. None.

Unit Care Agreement. None

Public Comment. None.

Minutes. The vote on the April 18th meeting minutes had to be tabled due to the fact that Leigh Kane was absent from that meeting. On motion made by Leigh, seconded by Maureen it was voted to table this until the next meeting. (2-0)

Correspondence.

Zoning Overtime. The Zoning Officers have requested overtime for May not to exceed 30 hours combined. On motion made by Leigh, seconded by Maureen it was voted to approve this request. (2-0)

Monroe County Control Center. Board of Directors minutes for all to read.

Atty. Joseph Hanyon. Correspondence from Atty. Hanyon to David Albright. Re: condemnation – gave to Atty. McDonald to review.

Pocono Health Systems. An invitation to attend a breakfast meeting in the Board room at Pocono Medical Center on one of three dates, 5/31, 6/22, or 7/20.

PSATS. News Bulletin for all to read.

State Senator Pat Brown's Office. A fax regarding Mr. Cahill becoming an American Citizen. On motion made by Maureen, seconded by Leigh it was voted to send a congratulatory letter. (2-0)

World War II Reenactment. Cpl Mark Shilling of the East Co 2nd Rangers has requested using the Romascavage property for another World War II Reenactment to be held on June 23-25th. On motion made by Leigh, seconded by Maureen it was voted to allow Mr. Shilling to hold the above requested event, subject to the same conditions as with the last event. (2-0)

Letter from Arthur Rahl. Concerning a complaint he has against Blue Ridge Cable. Leigh will look into this.

E-Mail Request. From Ms. Alma Colon who resides at 1621 Maple Road in Sun Valley. She is interested in purchasing the repository lot #349 Donald's Road behind her to enjoin to her property. She will do a reverse subdivision. On motion made by Leigh, seconded by Maureen it was voted to release this lot subject to the above conditions. (2-0)

Road master.

There were 3 bids received (2) from Hanson Aggregates and (1) from Eureka Stone Quarry as follows:

Hanson Aggregates in place paving \$273,935.25

Hanson FOB various rates per bid request – see sheet

Eureka Stone FOB various rater per bid request – see sheet.

After a review of these bids, Road master Merton Whitney recommended Hanson be awarded both bids. On motion made by Maureen, seconded by Leigh it was voted to award both bids to Hanson. (2-0)

Planning Director. None.

Old Business.

Jackson Township tax request. Mr. & Mrs. Holzschuh asked the Board to consider releasing their parcel #02635000602225 on Sherwood Forest Drive to be tax assessed in Jackson Township, as where they are building their home is clearly in Jackson Township. After several conversations and a work session with the Board, on motion made by Leigh, seconded by Maureen it was voted to release the portion of land and home that is in Jackson Township to Jackson Township and keep the portion of land that is in Chestnuthill, taxed in Chestnuthill. (2-0)

Constable Reimbursement. The Board recognizes that the Constable's do volunteer work for Chestnuthill Township and because of that on motion made by Maureen, seconded by Leigh it was voted to reimburse them for their insurance premium of \$982.75. (2-0)

New Business.

PFM – Scott Schearer and Rhodes and Sinon – David Twaddell. Were here to present to the Board the bid results from the bond sale held earlier during the day. We are obtaining another 3 million dollar bond for open space preservation and road infrastructure. Mr. Bourke and Mr. Baker spoke of their objections. After a brief discussion and review of the documentation, on motion made by Leigh, seconded by Maureen it was voted to approve and sign Bond Ordinance 2006-07. (2-0)

Next Meeting May 16th. Next meeting is on Election day and we are closed as our building is used for voting purposes, therefore, on motion made by Maureen, seconded by Leigh it was voted to cancel the meeting on Tuesday, May 16th and to hold a bill paying meeting on Tuesday, May 23rd at 7:00 a.m., and also to do the West End Ambulance settlement. (2-0)

Repository Bid – Robyn Pugh. Ms. Pugh has obtained sewage permits on repository lots 345 Donald Road in Sun Valley and 325 Maple Road in Sun Valley. On motion made by Leigh, seconded by Maureen it was voted to release these repository lots. (2-0)

Resignation of Park Committee Member. We have received a resignation from Jeanette Sanchez that she can no longer serve on the park committee. Both Leigh and Maureen said they appreciated her service on the committee. On motion made by Leigh, seconded by Maureen it was voted to accept this resignation. (2-0)

Bills. On motion made by Leigh, seconded by Maureen it was voted to pay the bills. (2-0)

Plans – Planning Director.

Effort Mini Storage Phase II (Preliminary/Final Land Development) Niclaus Engineering. In for final approval. Bob Meyer was here with the Letter of Credit and the Developer's agreement. Everything else is in order. On motion made by Maureen, seconded by Leigh it was voted to approve this plan subject to receiving all outstanding engineering review fees and the park and recreation fee's in lieu. (2-0)

Kane, Charles (Preliminary/Final Land Development) RKR Hess. In for final approval. Mr. Kane still needs his Letter of Credit and Developers Agreement. On motion made by Maureen, seconded by Leigh, it was voted to conditionally approve this plan subject to receiving the Letter of Credit, Developers Agreement, park and recreations fee in lieu and all outstanding engineering review fee's. (2-0)

There were modification waiver requests:

Section 1008.F.7 relating to discharge basins

Section 303.1 relating to storm water mgnt ordinance

Section 1008.f.4 relating to less than 10' wide berm

Section 1008.f.3 relating to spillway riprap

On motion made by Leigh, seconded by Maureen it was voted to approve these waiver requests. (2-0)

Wentz, Jessica (Preliminary Land Development Plan) Keystone Consulting. It was asked that this plan be tabled tonight. On motion made by Maureen, seconded by Leigh it was voted to table this plan. (2-0)

Mountain Crest Plaza/Superior Custom Homes. (Land Development) East Penn Engineering. Todd Holmes was present on behalf of this plan. Several issues still remain, a copy of the HOP plan is needed per Engineer McDermott. The Letter of Credit, Developer Agreement, and Sewage planning module maintenance agreement, park and recreation fee \$3,493.25, road contribution fees and all outstanding engineering review fees are required. On motion made by Leigh, seconded by Maureen it was voted to table this plan until 6/6/06. (2-0)

Two waiver requests were made:

Section 1020.c.1 relating to height of curbing

Section 502.a.2.c relating to naming this plan preliminary/final plan.

On motion made by Maureen, seconded by Leigh it was voted to approve these waiver requests. (2-0)

Emerson Chase/Joshmor, Inc (Final Major Subdivision Plan) Boucher & James, Inc. In for final approval. It was asked that this plan be tabled tonight. On motion made by Leigh, seconded by Maureen it was voted to table until 6/6/06. (2-0)

Kal-Tac Inc. (Land Development Plan/Reverse Subdivision Plan) Effort Associates. In for final approval. It was asked that this plan be tabled tonight. On motion made by Maureen, seconded by Leigh it was voted to table this plan. (2-0)

Dunkin Donuts/Baskin Robbins (Land Development) Kenderian-Zilinski. In for final approval. It was asked that this plan be tabled tonight. On motion made by Leigh, seconded by Maureen it was voted to table this plan. (2-0)

Dunkin Donuts/Baskin Robbins (Minor Subdivision) Kenderian-Zilinski. In for final approval. It was asked that this plan be tabled tonight. On motion made by Leigh, seconded by Maureen it was voted to table this plan. (2-0)

Chestnut Hill Manor Senior Housing (Preliminary/Final Land Development) in for final approval. David LaSota was present on behalf of this plan. He made a request for a waiver of section 1020.c.1 relating to curbing height. On motion made by Maureen, seconded by Leigh it was voted to approve this waiver request. (2-0) on motion made by Leigh, seconded by Maureen it was voted to approve the planning module with the opportunity to revisit the maintenance agreement in the future. Resolution 2006-08. (2-0) A lengthy discussion ensued on the plan and on motion made by Leigh, seconded by Maureen it was voted to conditionally approve this plan subject to addressing the following: (2-0)

- a. Engineering comment letter dated 4/12/06
- b. Zoning comments # 6& 8
- c. Saldo comments # 15, 26, and 29
- d. Storm water comment # 4
- e. General comment #10
- f. Traffic contribution in the amount of \$18,450.00 Engineer letter dated 12/5/05.
- g. Developer and maintenance agreements
- h. Letter of Credit
- i. All outstanding engineering review fees
- j. \$200.00 per unit x 5 years subject to the provisions of Ordinance 2006-04, section 2, when the first unit is occupied.

Adjournment. There being no further business, on motion made by Leigh, seconded by Maureen it was voted to adjourn at 9:37 p.m. (2-0)

Respectfully submitted,

Cathy A. Baker
Recording Secretary