MINUTES
Cecil Township Board of Supervisors Meeting
Tuesday, September 6th, 2011
7:00 P.M.

Call to Order:

The September 6th, 2011 Board of Supervisors Meeting was called to order at 7:17 pm.

Members in attendance included:
- Supervisor Michael Debbis
- Supervisor Kevin Camerson
- Supervisor Andrew Schrader
- Supervisor Frank Ludwin
- Supervisor Tom Casciola

In addition:
- Donald A. Gennuso, Township Manager
- Police Chief John Pushak
- Bruce Bosle, Zoning Officer
- Dan Dieseroth of The Gateway Engineers
- Attorney John Smith
- 42 Township Residents

Citizens' Comments:
- Ken Komoroski, Range Resources
  - Recommended tabling the ordinances regarding gas drilling and the implementation of an overlay district for further discussion

Announcements:
- Supervisor Ludwin presented the Board with an atlas and documentation of Cecil Township found by Ralph Rogers and framed by Bill Capp

Township Reports:

- Township Manager:
  - Mr. Gennuso provided the board with information packets
  - Recommended setting public hearing dates for the model ordinances written by the Washington County Tax Collection District which will alter the way the earned income taxes and local services taxes are collected per state law
    - The Board set the public hearing date for 6:15 PM on Monday, October 3rd
  - Mr. Gennuso was contacted by Jeff Leithauser from the Washington County Planning Commission

        - Mr. Leithauser requested an audience with two board members and a representative for the DEP to discuss the Act 537 Act
        - Supervisor Casciola and Supervisor Debbis stated they would attend
        - Mr. Gennuso and Supervisor Debbis stated the meeting did not need to be public as the meeting is not a negotiation but rather a directive by the state
    - Mr. Gennuso confirmed with Supervisor Camerson the budget meetings would be set during the October meeting

- Police Report
    - Chief Pushak submitted his report for the month of August
    - Chief Pushak noted the Mylan Classic was well attended and a success
    - Supervisor Camerson stated he had received compliments for the police department, EMS, and the fire departments during the Mylan Classic
    - Supervisor Debbis read a letter from Robert Sowinski commending the response of Southbridge EMS and Sergeant Charlie Herdman during his recent emergency

- Building/Zoning
    - Mr. Bosle recapped his previously submitted reports for the month of August

- Public Works
    - Mr. Gennuso stated the Public Works Department was preparing for the upcoming paving, particularly focusing on inlet repair in Georgetown Estates
        - Paving work should begin within a week or a week and half
    - The repairs were completed on the Antil Street Bridge
    - The Oak Street Bridge was paved and rails were installed
    - The Elgin sweeper was delivered and placed in service
    - Mr. Gennuso stated the repairs to Mawhinney Road would begin shortly and the follow-up correspondence has been sent
    - A request was sent to residents to vacate an alley in Southview between Antil Avenue and Carlisle Avenue, however, Mr. Gennuso has received numerous calls in opposition to close the alley
        - Mr. Gennuso requested direction from the board to reopen the alley which has been closed for approximately two months
        - The neighbors in opposition to the closure are in close proximity to the alley
        - Mr. Smith explained the process for closing the alley and the rights of the residents who have used the alley over time
            - Mr. Gennuso noted the alley belonged to the township through the "Twenty-One Year Rule"
            - Mr. Smith stated the township usually only closes roads if the surrounding properties are in unison
            - Mr. Gennuso stated the road would be restored if it were to be reopened
            - Supervisor Schrader noted the complaints regarding the alley were concerns over water issues

- Mr. Gennuso stated he would poll the residents in regards to reopening the alley
  - Mr. Gennuso stated the Public Work Department's pickup truck was in need of a new bed, and a replacement bed had been found for $2200

- 166-2011: Approve the purchase of a replacement truck bed for the Public Works Department in the amount of $2,200
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- **Motioned by**: Mr. Ludwin **Seconded by**: Mr. Casciola
- **Voted Yes**: Mr. Debbis, Mr. Camerson, Mr. Schrader, Mr. Ludwin, Mr. Casciola
- **Voted No**: None

- Engineer's Report
  - Mr. Deiseroth recapped the engineer's report for the month of August
    - Alto Piano is on the agenda for a bond release
    - The Oakbrook plan is completed with phases one and two, and they're working on phase 3, but they are seeking acceptance for winter maintenance for this year
      - Mr. Bosle and Mr. Deiseroth are in talks with Dan Caste to discuss what would be necessary for acceptance
    - Timber Run is completing phase three, and Mr. DeNardo is requesting a bond release, though Mr. Deiseroth recommended holding the funds until the sidewalks are completed
    - The plan for Timber Run Phase 4 was rejected due to the vertical curve requirement, and Mr. Deiseroth stated a revised plan might be presented during the October meeting
    - Mr. Deiseroth met a representative from the County Conservation District, and the storm water plan was approved for the Klinger Park Project, and the final comments and the permits should be received by the end of September
      - Supervisor Schrader noted the Klinger Park committee was pushing to begin a project for the fall so as not to lose any more time
      - Supervisor Schrader addressed comments from the audience regarding available grant monies and any applications for grant money
      - Mr. Deiseroth inquired of the intentions of the Board for grading and seeding of the Klinger Park field and if the Board wished for a private firm to do the work
        - If so, Mr. Deiseroth inquired of any bids which would need placed for the work (bulk grading, storm sewers, erosion and sedimentation control, totaling approximately $130,000
        - Mr. Smith recommended the board vote to put bids out for the park's dirt moving and seeding
        - Supervisor Schrader noted the committee was waiting for the proper permits before deciding the extent of work to be done,

and Mr. Deiseroth stated the bid could be structured for the maximum amount of work done
- Supervisor Debbis suggested bidding the project so the committee could have options, and Mr. Smith stated the bids could be rejected if volunteers were recruited at a later date

167-2011: Authorize the Klinger Park Planning Committee to acquire bids not to exceed the prescribed budget of $130,000 for grading work to be done on the future soccer fields

Motioned by: Mr. Schrader **Seconded by**: Mr. Ludwin
Voted Yes: Mr. Debbis, Mr. Camerson, Mr. Schrader, Mr. Ludwin, Mr. Casciola
Voted No: None

- The Southpointe Boulevard widening project is moving along, and the extension of Woodcliff Drive is continuing
- Supervisor Camerson inquired of the dirt moving along Woodcliff Drive, and Mr. Deiseroth noted the dirt was the result of the widening as well as the preparation of two lots
  - The work was including in their grading permit
- The materials for Birch Way are ready for delivery and the contractor is prepared to start this week
  - Gateway has met and held a preconstruction meeting with the paving company and the contractor
  - Mr. Deiseroth noted Mr. Sites has been in communication with the residents regarding the proper timetable
  - Kim Rozanc volunteered to speak with her neighbors regarding the start date of the project, but she noted she had not received any information
    - Mr. Dieseroth stated he would be in contact with her tomorrow regarding the details of the plan
- The 2011 Paving Project is progressing, and Shield's Asphalt and Paving is prepared to begin the paving and should be beginning the project within the next few weeks
- Georgetown Road Salt Storage Area
  - Mr. Deiseroth noted the property was difficult to develop due to poor sight distance and a nearby watershed which would require piping the stream which could be a six to eight month process involved with the DEP
  - He recommended searching for a different property
- Cumer Road was reviewed and Mr. Deiseroth offered the Board a sketch representing potential improvements which could cost in excess of $20,000 with the assistance of an outside contractor
  - Once the road's drainage is improved the road could then be paved

        - Mr. Deiseroth discussed Swihart Road and the preparation for the project including Highway Occupancy permits and utility work
            - Supervisor Camerson inquired of the engineering plans needed for the work, and Mr. Dieseroth addressed his comments
            - Mr. Gennuso noted the Public Works Department would need a more detailed construction plan before determining if the work was something the department could do
        - Mr. Dieseroth stated he spoke with Mr. Fleeher regarding the dumping site previously cited by the township, and he directed Mr. Fleeher to contact Bruce regarding his plans to close the site
        - Mr. Deiseroth stated he would also inspect the Heirendt Plan of Lots once more
- Solicitor's Report
    - Solicitor Smith noted his items would be addressed during the agenda items

- Frank Sarris Public Library Report
    - Andrea Raymer
        - Provided the Board with a copy of the library's activities published in the Observer Reporter
        - Ms. Raymer detailed the progress the library made within the past two months and the available classes

- Fire Departments' Reports
    - Toni Zombeck, Muse VFD #2
    - Recapped the department's calls-to-date: 252 calls
        - November 5th Cash Bash will be held in the station
            - $20.00 per ticket, doors open at 6:00
        - Will be attending a class next week regarding life flight landing zone instruction
    - Dennis Berty, Cecil VFD #3
        - The carnival was a success
        - ISO requested a fire hydrant map, and Mr. Deiseroth stated he could provide a map
        - Mr. Berty noted grants were coming due, and Supervisor Camerson encouraged the department to seek the volunteered assistance of Jesse White's office

Announcements:

- The Lawrence VFW #8308, located at 446 Georgetown Road, will sponsor a 9/11 Flight 93 First Responders Memorial Fundraiser on Sunday, September 11th, 2011 at 9:30 AM. The public is invited

- The 24th Annual Cecil Township Fall Festival will be Saturday and Sunday, September 24th and 25th, 2011

Resolutions

144-2011: Approve the General Fund invoices from August 1st through August 31st, 2011

APPROVED

145-2011: Accept the minutes of the Monday, August 1st, 2011, Board of Supervisors' Regular Monthly Meeting

ACCEPTED

146-2011: Enact Ordinance #2-2011 to amend the Township of Cecil Unified Development Ordinance, No. 5-00 and the Cecil Township Zoning Map to create a natural gas development overlay district

- The purpose of the ordinance is to create a Natural Gas Development Overlay District
- Supervisor Debbis noted the ordinance would be amended to ensure the waiver for buildings would be included
- Mr. Smith explained the waiver would permit drilling within 500 feet of resident's structures provided the location did not infringe on another resident's 500 feet boundary
    - The 500 feet would be measured from a non-inhabited structure
    - Mr. Smith noted the language would be drafted within to reflect the waiver for non-inhabited structures
- Supervisor Casciola inquired of the GIS program's ability to pinpoint structures, and Mr. Deiseroth explained the various functions and specifications of the software with regards to mapping
    - The map was available from a 2006 State sponsored fly-over
    - Supervisor Camerson and Mr. Deiseroth noted the map was merely a guideline as, when an application would be received, the township would need to inspect the site in person
    - Mr. Smith stated the waiver would allow the overlay to become less restrictive as the mapping software designed a buffer around every structure without filter

Motioned by: Mr. Schrader **Seconded by**: Mr. Debbis
Voted Yes: Mr. Debbis, Mr. Camerson, Mr. Schrader, Mr. Ludwin, Mr. Casciola
Voted No: None

147-2011: Enact Ordinance #3-2011 to revise and amend the Cecil Township Zoning Ordinance No 2-2010, providing for the zoning of oil and gas drilling operations

- The purpose of the ordinance is to amend the current ordinance regulating oil and gas drilling from a permitted use in the township to a conditional use in the township
- Mr. Smith drafted two separate ordinances, one which would follow the traditional channels of a conditional use ordinance, and one which would "fast-track" the ordinance
    - Mr. Smith advised Supervisor Camerson add his suggestions to a separate ordinance
    - Mr. Smith noted a provision could be included which would create a time-table for the Board and applicants, but warned it might not be consistent with other ordinances
    - Mr. Smith explained the time table for the application process, and Supervisor Debbis expressed his concerns with the Board's obligation to decide upon the applications should the industry not provide adequate information
        - Mr. Smith acknowledged the conditional use hearings are permitted to be continued if the questions are not answered to the satisfaction of the Board
- Supervisor Debbis addressed a question from the audience
- Supervisor Casciola inquired of the GIS program's ability to pinpoint structures, and Mr. Deiseroth explained the various functions and specifications of the software with regards to mapping
- Supervisor Casciola stated the Board would need to be dedicated to meeting if the ordinance included a timeframe
- The Board included language within the ordinance which stated the Board would make a decision within sixty days upon receipt of a completed application

Motioned by: Mr. Camerson **Seconded by**: Mr. Schrader
Voted Yes: Mr. Debbis, Mr. Camerson, Mr. Schrader, Mr. Ludwin, Mr. Casciola
Voted No: None

148-2011: Consider the adoption of an Ordinance entitled, "An Ordinance of the Township of Cecil, Washington County, Pennsylvania, Providing for the Zoning of Natural Gas Compressor Stations.

- The Ordinance's purpose is to amend the Cecil Township Unified Development Ordinance to provide for the placement of Natural Gas Compressor Stations as a Conditional Use in all parts of the Township as part of the Oil and Gas Overlay District

TABLED

149-2011: Set a special meeting date of the Board of Supervisors regarding the Township's guarantee of a 2011 Bond Refinancing, as requested by the Cecil Township Municipal Authority

- The meeting is set for September 26th at 6:00 PM
- Mr. Gennuso stated the meeting would allow for additional items to be discussed
  - Supervisor Casciola noted he wished to amend an ordinance to address number of signatures required for mylars to ease the application process for developers and resident
  - The mylar would require the signature of the Board of Supervisors' chairman, the township manager, and the zoning officer
  - The meeting will be held on October 3rd at 6:15

150-2011: Approve Application #2011-020 – Southpointe II Conditional Use Application

- The Washington County Authority is requesting a Conditional Use of a vacant, residentially zoned parcel to be changed to a commercial SD Zoning District
- The property's parcel ID is #140-015-000-0011-00
- Mr. Deiseroth noted it was simply a change in the master plan of Southpointe, and the testimony from the public hearing noted they wished only to change to address the pressure of the current market, and he had no technical comments

Motioned by: Mr. Casciola **Seconded by**: Mr. Schrader
Voted Yes: Mr. Debbis, Mr. Camerson, Mr. Schrader, Mr. Ludwin, Mr. Casciola
Voted No: None

151-2011: Approve Application #2011-021 – Southpointe Development, LP Conditional Use Application

- Southpointe Development, LP Conditional Use Illustrative Site Plan for Southpointe Town Center
- The property is adjacent to Town Center Boulevard
- The property's parcel ID #140-015-00-00-0011-17
- The property is in a SD Zoning District
- Mr. Deiseroth noted he had no technical comments
- The Board noted that Horizon Vue Drive was marked as private

Motioned by: Mr. Casciola **Seconded by**: Mr. Camerson
Voted Yes: Mr. Debbis, Mr. Camerson, Mr. Schrader, Mr. Ludwin, Mr. Casciola
Voted No: None

152-2011: Approve Application #2011-022 – Southpointe Development, LP Conditional Use Application

- Southpointe Development, LP Conditional Use Illustrative Site Plan for Southpointe Town Center Overlay District

- The property is adjacent to Town Center Boulevard
- The property's parcel ID #140-015-00-00-0011-17
- The property is in a SD Zoning District
- Mr. Deiseroth noted he had no technical comments
- Supervisor Cameron inquired if the roundabout was designed for four roads, and Mr. Deiseroth confirmed it was

Motioned by: Mr. Camerson **Seconded by**: Mr. Schrader
Voted Yes: Mr. Debbis, Mr. Camerson, Mr. Schrader, Mr. Ludwin, Mr. Casciola
Voted No: None

153-2011: Approve Application #2011-024 – Southpointe Development, LP Conditional Use Application

- RIZ Consulting & Management/R.A. Smith National, Conditional Use Illustrative Site Plan for Southpointe II
- The property is adjacent to Town Center Boulevard
- The property's parcel ID #140-015-00-00-0011-17
- The property is in a SD Zoning District
- Mr. Deiseroth noted he had no technical comments
- The application is for the office building, and the site plan is on the agenda for later this night
- Supervisor Camerson encouraged the Washington County Authority would examine the lot to ensure the curb was finished near the entrance to Southpointe Boulevard
- Supervisor Schrader suggested future developments consider the addition of a police substation within Southpointe

Motioned by: Mr. Camerson **Seconded by**: Mr. Schrader
Voted Yes: Mr. Debbis, Mr. Camerson, Mr. Schrader, Mr. Ludwin, Mr. Casciola
Voted No: None

154-2011: Approve Application #2011-013 – Investment Ltd. Partnership/Champion Moving Site Plan Revision (Parking Lot Expansion)

- The property is located at 1 Champion Way in a SD Zoning District
- The Planning Commission has recommended approval and the Township Engineer's comments have been addressed
- Mr. Deiseroth noted the plan was located in Southpointe One, and the board approved the plan previously, though the plan has been revised since approval to a more scaled down version
- Champion Moving has received approval through the Southpointe Homeowners Association, Horizon Properties, and the Municipal Authority for their revisions
- The storm water system is addressed

- The plan complies with the township's ordinances regarding parking lot screening

Motioned by: Mr. Ludwin **Seconded by**: Mr. Casciola
Voted Yes: Mr. Debbis, Mr. Camerson, Mr. Schrader, Mr. Ludwin, Mr. Casciola
Voted No: None

155-2011: Consider Application #2011-027, presented by Maple Leaf Homes, Inc, for the Maple Ridge P.R.D. (Master Plan Revision)

- The property is located off of Morganza Road at Maple Ridge Drive in a R-1/P.R.D. Zoning District
- The Planning Commission has recommended approval
- Mr. Jim Ventura and Mr. Foltz addressed the board regarding the application
- This is the second revision to the PRD for Maple Ridge
- Mr. Foltz elaborated on the plan's changes which included an extension of the road to a neighboring properties and cul-de-sacs, redesigning certain units to a smaller size, and altering the location of the retention pond
- Supervisor Camerson inquired of the potential traffic situation created by the joint use of a road between the Maple Ridge subdivision and the proposed Cool Valley plan
  - Mr. Deiseroth stated a note was added to the master plan that further development would be permitted to access Maple Ridge Drive from adjoining developments unless approved by the Board of Supervisors and that any all traffic improvements at the intersection of Maple Ridge Drive and Morganza Roads are installed at the developers expense based upon a traffic study and an upgraded Highway Occupancy Permit as approved by PennDOT
  - Mr. Foltz notified residents of the Maple Ridge plan of the change to the master plan, and the Gateway Engineers have a letter on file from Mr. Sabintino acknowledging the plan and agreement with the cul-de-sac
  - Mr. Deiseroth noted the plan added ten additional units, and Supervisor Camerson inquired of off-street parking
    - Mr. Foltz stated the number of parking spaces were increased, and Mr. Ventura detailed the location of the parking spaces from the site plan
- Supervisor Debbis clarified that no additional development would be added if the traffic study failed
- Mr. Foltz elaborated on the location of the new units
- Supervisor Casciola inquired if the home owners association were in support of the change, and Mr. Foltz said there was no formal agreement, but there were no objections to the plan
  - Mr. Foltz stated Mr. Sabintino's property was planning a large residential area in the location of the proposed shared cul-de-sac

    - Mr. Foltz stated the neighborhood could be used as a secondary route to any potential commercial development, but he believes allowing the connection between the two properties would serve as an emergency egress and create a natural transition between the developments
  - A resident of Maple Ridge stated he believed the agreement was to create an emergency access point, like a dirt road, between the developments
  - Mr. Deiseroth stated he believed Mr. Sabinito was attempting to "jump-start" his development through Maple Ridge Drive until enough homes were built to justify the residents using an alternate route
  - Mr. Smith inquired of the other developments were clauses were including in the deed to inform residents of the potential link between the subdivision and a commercial district, though Supervisor Casciola stated the subdivision in question included the clause in the deed before any people had moved into the homes
  - Mr. Foltz and Mr. Ventura presented a map to the Board detailing the location in question
  - The Board discussed their concerns with the use of the road as a cut-through for local traffic
  - Mr. Deiseroth stated the master plan would need revised which could delay the construction of Phase Five

TABLED

156-2011: Approve Application #2011-028, presented by Maple Leaf Homes, Inc, for the Maple Ridge Phase 5 Plan of Lots (Subdivision)

- The property is located off of Morganza Road at Maple Ridge Drive in a R-1/P.R.D. Zoning District
- The Planning Commission has recommended approval, and the Township Engineer's comments have been addressed
- The Board discussed the length of road and an appropriate location for snow removal
- The approval includes the addition of extra lots which will be revised in the master plan but does not approve the connection between the Maple Ridge subdivision and Mr. Sabitino's property

Motioned by: Mr. Camerson **Seconded by**: Mr. Ludwin
Voted Yes: Mr. Debbis, Mr. Camerson, Mr. Schrader, Mr. Ludwin, Mr. Casciola
Voted No: None

157-2011: Approve Application #2011-029, presented by Mark West Liberty Midstream and Resource, for the Mark West Railroad Spur (Subdivision)

- The property is located on Southview Road in a R-1 Zoning District
- The Planning Commission has recommended approval
- Mr. Deiseroth stated the Board could consider this a subdivision

- One parcel will be divided into three parcels for a suitable location for the rail connection, and smaller tracks of land will be subdivided primarily for parcel ID number from Washington County
- Mr. Deiseroth noted they have not received any plans for the railroad, and that the plan was basically an establishment of the right-of-way
- Supervisor Casciola stated Mark West intended to meet with residents in the surrounding properties to explain their plan, though residents have not received any information regarding the surveying which was occurring since earlier this year
- Mr. Deiseroth stated approving the plan does not constitute an approval of the railway
- Mr. Deiseroth addressed Supervisor Camerson's inquires of the adjoining properties

Motioned by: Mr. Camerson **Seconded by**: Mr. Schrader
Voted Yes: Mr. Debbis, Mr. Camerson, Mr. Schrader, Mr. Casciola
Voted No: None
Abstained: Mr. Ludwin

158-2011: Approve Application #2011-030, presented by Southpointe Development, LP (Site Plan/Land Development), for the Town Center Main Street Design

- RIZ Consulting & Management/R.A. Smith National
- The property is located adjacent to Town Center Boulevard in the SD Zoning District
- The property's parcel ID #140-015-00-00-0011-17
- The Planning Commission has recommended approval, and the Township Engineer's comments have been addressed
- Mr. John Frydrych from R.A. Smith National addressed the board regarding the plan
- Horizon Vue Drive to Southpointe Boulevard
- The application accounts for the grading and initial infrastructure of the development
- Mr. Frydrych elaborated on the specific details of the plans
- Supervisors Casciola and Camerson inquired of specific details of the site grading, and Mr. Frydrych addressed their comments
- The board discussed the grade of the road
- Mr. Frydrych provided the board with a document detailing the phased improvements including landscaping, lighting, and sidewalks
- Mr. Deiseroth recommended designing a master plan to ensure consistency with the future additions, and Mr. Frydrych stated the plan was likely to shift according to the stores and buildings which would occupy the main street, complicating the placement of sidewalks and lighting ahead of time
- Mr. Bosle noted the improvements could become part of a developer's agreement and bonded to ensure installation

- Mr. Mark Koontz, Horizon Properties, addressed the board's concerns

Motioned by: Mr. Casciola **Seconded by**: Mr. Ludwin
Voted Yes: Mr. Debbis, Mr. Schrader, Mr. Ludwin, Mr. Casciola
Voted No: Mr. Camerson

159-2011: Approve subdivision application #2011-031, presented by RIZ Consulting and Managements and R.A. Smith National, for the Corporate Office Building (Site Plan Land Development)

- The property is located adjacent to Southpointe Town Center in the SD Zoning District
- The property's parcel ID #140-015-00-00-0011-17
- The Planning Commission has recommended approval
- Mr. Frydrych addressed the board and detailed the plan
- Mr. Deiseroth stated he had no additional comments and noted the plan was simply a subdivision to create the Mylan lot
- Mr. Frydrych then elaborated on an item which was not included in the agenda

Motioned by: Mr. Casciola **Seconded by**: Mr. Schrader
Voted Yes: Mr. Debbis, Mr. Camerson, Mr. Schrader, Mr. Ludwin, Mr. Casciola
Voted No: None

168-2011: Approve the plan presented by RIZ Consulting and Managements and R.A. Smith National for the Site Plan of the Corporate Office Building (Site Plan Land Development) on the condition the curbs are installed up to the entrance of the driveway prior to occupancy and completed within twelve months after occupancy

- Mr. Frydrych elaborated upon the scope of the building, the parking lot and spaces, the access to the site, and other details including storm water management, landscaping, grading, and refuge storage
- Mr. Deiseroth stated curbs and other safety-tie ins could be included as part of a conditional approval
- Mr. Bill Sember addressed Supervisor Camerson's concerns, and Mr. Koontz detailed the use of asphalt curbs for the plan and requested the board's consideration in not requiring a curb until Mylan formally occupies the building
- The board discussed ownership of roads and the various uses and heights of curbs
- The Board discussed the current status of the catch-basins and adopting roads before completion
- Mr. Smith recommended adding a time table on the rest of the curb after completion of Mylan
- Mr. Koontz stated the curb could be completed from the radial to the driveway by the time of Mylan's occupancy, though he requested an additional twenty-four months to place the final concrete curbs

- Mr. Koontz estimated Mylan would be occupied in the first quarter of 2013
- Supervisor Casciola stated his concerns with removing the curb and damaging the road
- Mr. Debbis amended Mr. Casciola's original motion, and the motion failed, though the motion was reintroduced and passed

Motioned by: Mr. Debbis **Seconded by**: Mr. Camerson
Voted Yes: Mr. Debbis, Mr. Camerson, Mr. Schrader, Mr. Ludwin, Mr. Casciola
Voted No: None

160-2011: Approve a holding tank agreement for a commercial property owned by Dale Wauthier and Thomas Dille known as Southpointe Square

- The property is located at 657 Morganza Road
- The required payment of the $1,500 escrow fee has been submitted
- The plan was previously approved by the board, though the plan included the requirement for a holding tank

Motioned by: Mr. Ludwin **Seconded by**: Mr. Camerson
Voted Yes: Mr. Debbis, Mr. Camerson, Mr. Schrader, Mr. Ludwin, Mr. Casciola
Voted No: None

161-2011: Approve the request of JND Properties for release of funds in the amount of $218,557.91 as recommended by the Township Engineer for Public Improvements in the Timber Run Plan of Lots, Phase III

- The road is paved, and the installation of utilities and lot grading is still taking place
- A total of $89,650.34 will remain for bonding on the project
- Mr. Deiseroth stated it was a partial reduction
- Mr. Deiseroth confirmed the street lights were required even due to the grade of the road, and he spoke with their electrical engineer regarding the issue
- Supervisor Casciola suggested Mr. Deiseroth inspect the catch basins

Motioned by: Mr. Camerson **Seconded by**: Mr. Casciola
Voted Yes: Mr. Debbis, Mr. Camerson, Mr. Schrader, Mr. Ludwin, Mr. Casciola
Voted No: None

162-2011: Approve the request of William Graziani for release of funds in the amount of $245,518.75 as recommended by the Township Engineer for Public Improvements in the Alto Piano Plan of Lots, Phase 3, 6, 8, and 9

- The road is paved, and the installation of utilities is complete
- A final punch list has been prepared
- A total of $270,865.64 will remain for bonding on the project

Motioned by: Mr. Camerson **Seconded by**: Mr. Casciola
Voted Yes: Mr. Debbis, Mr. Camerson, Mr. Schrader, Mr. Ludwin, Mr. Casciola

Voted No: None

163-2011: Set a Public Hearing for Application #2011-032 – Miller Centrifugal

- The applicants—William Miller and Joseph Cerenzia are applying for a change of the property's Zoning District Use Classification from C-2 Zoning District to I-2 Zoning District
- The property is located at 110 Centrifugal Court
- The property's parcel ID #140-006-0080-01, 140-006-0080-02, and 140-006-0080- 00
- The Planning Commission has recommended approval
- Mr. Bosle stated the board needs only to set a public hearing
- Mr. Miller addressed the board and answered their inquiries
- The public hearing is set for October 10th, 2011 at 6:00 PM

Motioned by: Mr. Casciola **Seconded by**: Mr. Ludwin
Voted Yes: Mr. Debbis, Mr. Camerson, Mr. Schrader, Mr. Ludwin, Mr. Casciola
Voted No: None

164-2011: Hire Rich Kotar as Muse School Crossing Guard to fill the vacancy created by Albert Summers' departure

- The position pays $30/hour—the school district splits the cost with the township

Motioned by: Mr. Camerson **Seconded by**: Mr. Casciola
Voted Yes: Mr. Debbis, Mr. Camerson, Mr. Schrader, Mr. Ludwin, Mr. Casciola
Voted No: None

165-2011: Approve the transfer of $130,000 from the Liquid Fuels Fund to the General Fund

- This is a budgeted item

Motioned by: Mr. Camerson **Seconded by**: Mr. Schrader
Voted Yes: Mr. Debbis, Mr. Camerson, Mr. Schrader, Mr. Ludwin, Mr. Casciola
Voted No: None

Adjournment:

- With no further business to come before the Board, the meeting was adjourned by Chairman Debbis at 10:19 PM.