

**BLAIR TOWNSHIP BOARD OF SUPERVISORS  
375 CEDARCREST DRIVE  
DUNCANSVILLE, PA 16635**

**MINUTES OF THE MONTHLY MEETING OF AUGUST 09, 2016**

Chairman Richard Lasek called the meeting to order at 7:00 p.m. and led the assembly in the salute to the flag.

In attendance were Chairman Lasek and Supervisors Palmer Brown and Edward Silvetti, Secretary/Treasurer Betty Robertson, Police Chief Roger White, Building Code and Ordinance Enforcement Officer Donald Ott, Acting Road Foreman Denver Dick, Teddie Kreitz, representing Keller Engineers, and Acting Solicitor Chris Jancula.

An Executive Session was held at 6:00 p.m. this evening to discuss a legal issue. A personnel issue was also to be discussed but time did not permit. Chairman Lasek confirmed it would convene later this evening.

The Blair Township Citizens Advisory Committee will meet Wednesday, August 10<sup>th</sup> at 7:00 p.m.

The next Public Work Session date is Tuesday, August 23<sup>rd</sup>, 2016 at noon.

The FY 2016 CDBG Grant, First Public Hearing will be held at the Municipal Office on Tuesday, September 13, 2016 at 6:30 P.M.

Chairman Lasek announced: "Public comment is both welcome and invited. Any persons wishing to speak on an agenda item or during the public comment period will be limited to five minutes per person." Attendees were asked to silence their cell phones.

Supervisor Brown made a motion to approve the minutes of the Monthly Business Meeting of July 12, 2016. Supervisor Silvetti seconded the motion. The motion passed with a unanimous vote.

Supervisor Brown made a motion to approve the minutes of the Work Session of July 26, 2016. Supervisor Silvetti seconded the motion. The motion passed with a unanimous vote.

Payroll and payroll liabilities for the month of July totaled \$59,806.13. General Fund disbursements for the month of July totaled \$36,582.61. Local Services Tax disbursements totaled \$2,178.65. Chairman Lasek made a motion to approve total disbursements in the amount of \$98,567.39. Supervisor Silvetti seconded the motion. The motion passed with a unanimous vote.

Chairman Lasek made a motion to approve the Treasury Balance for July 2016 as \$988,969.81. Supervisor Brown seconded the motion. The motion passed with a unanimous vote.

Chairman Lasek made a motion to approve the “Specific Service Investment Account Funds” Treasury Balance for July 2016 as \$162,921.12. Supervisor Silveti seconded the motion. The motion passed with a unanimous vote.

Acting Solicitor Jancula explained the revised Draft Developer’s Agreement for the **Pleasant View Phase 6 Subdivision** plan. He noted that all references to “shared” driveways were changed to “common” driveways for the sake of uniformity in the Agreement. Supervisor Silveti stated that was not a problem as long as the MPC definition of both shared and common were the same. Also, commenting that he is still concerned with the proposed ½ mile common driveway length, questioning verbiage in the Agreement requiring the PV Phase 6 residents to unanimously agree to share the cost involving the common driveway issues, stating that Mr. Holtzinger has more faith in human nature than he does. Following approval of the subdivision, any and all changes to the grading plan would necessitate going back to the Blair County Planning Commission for review and approval. The property owners would need to agree to submit a plan to the Township prior to any specific changes to the Land Development Plan.

Mr. Holtzinger requested that the project completion date be extended to July 31, 2017 in order to protect the Subdivision and Land Development Ordinance rules from changes in the interim. It was reaffirmed that lots cannot be sold and ownership cannot be transferred based on Preliminary Plan approval. In the event of a property sale, the parcel in its entirety would require a new Developer’s Agreement, to include the signature(s) of purchaser(s).

Supervisor Silveti questioned the covenant for the Authority’s infrastructure, noting the need for an engineer’s certification of a generator. He also expressed his concern with the provision for a (no higher than) 50 foot high multi-family unit with 1,600 square foot/each of livable space. Commenting that the Agreement also allows for horses and goats. Mr. Holtzinger stated that the 6 to 10 acre sized lots would be conducive for livestock and that the multi-family unit would be designed for high-end housing. Supervisor Silveti noted that in the absence of zoning, the Township offered no protection from either of the proposed uses of the development. Mr. Holtzinger commented that the proposed lots are 8 to 10 times larger than that of previous Pleasant View Developments allowing for a broader range of options.

Following a lengthy discussion, the Supervisors and Mr. Holtzinger agreed to make certain amendments to the draft **Developer’s Agreement**: changing the completion date from 12/31/16 to 07/31/2017, removing the horse/goat verbiage, and restricting any multifamily housing to Lot 7 located at the west end of the 45 acre parcel. The Agreement is to be clear that the Township will not be taking over the roadway.

Acting Solicitor Jancula will prepare the revised Pleasant View Phase 6 Developer’s Agreement for review prior to the September 13<sup>th</sup> Supervisors Meeting.

Supervisor Brown made a motion to **table the Pleasant View Phase 6 Developer’s Agreement**. Supervisor Silveti seconded the motion. The motion to table the Developer’s Agreement passed with a unanimous vote.

Supervisor Brown made a motion to **table the Pleasant View Phase 6 Common Driveway Agreement**. Supervisor Silveti seconded the motion. The motion to table the Developer’s Agreement passed with a unanimous vote.

Supervisor Brown made a motion to **table the Pleasant View Phase 6 Subdivision** plan. Supervisor Silveti seconded the motion. The motion to table the plan passed with a unanimous vote. The current municipal review period will end November 19, 2016.

The **D. C. Ventre Brothers Property Subdivision** plan as prepared by Stan Kimberly, P.L.S. was discussed. A waiver to SALDO §508.B Lot 3 and Lot 4, due to non-conforming minimum lot size and width requirements for public water and sewer is requested, but determined as unavoidable due to pre-existing lot sizes. A waiver to SALDO §508.C Lot 3 and Lot 4 due to encroachment of building set back lines is unavoidable due to pre-existing structures. Conversation confirmed that once the development is complete, all parcels would be served by public sewer. Currently no development is planned for the subdivision. Once a plan is determined, the developer will proceed with submitting it to the Township for review and consideration. It was noted that S & A, adjoining from the Harvest Glen Development, is in the process of negotiating with the developer in an effort to connect the respective roadways.

Supervisor Silveti made a motion to **approve the waiver to SALDO §508.B Lot 3 and Lot 4**, lot size and width. Supervisor Brown seconded the motion. The motion passed with a unanimous vote.

Supervisor Silveti made a motion to **approve the waiver to SALDO §508.C Lot 3 and Lot 4**, lot line setback encroachment. Supervisor Brown seconded the motion. The motion passed with a unanimous vote.

Supervisor Silveti made a motion to **approve the D. C. Ventre Brothers Property Subdivision** plan. Supervisor Brown seconded the motion. The motion to approve passed with a unanimous vote.

Dick Furmanchik had prepared and advertised for **RFPs** covering two **CDBG-funded components**, commenting further that ten RFP packets have been requested, for either or both the engineering and bidding work with reference to the Greendown Acres Paving Repair and for an Architect to address the A.D.A. improvements at the Municipal Building. Responses to the RFPs are due to be received by the Township office no later than Friday, August 12<sup>th</sup>. Supervisor Silveti commented that following review of the proposals, an engineering firm selection, possibly two, would be made. Due to the time frame, the actual work may not be bid until spring of 2017.

The **CDBG** funded **demolition** project for **2198 Reservoir Road** was bid. One proposal was received from Earthmovers, Inc. in the amount of **\$12,258.00**. Supervisor Brown made a motion to accept the proposal as submitted by Earthmovers, Inc. and proceed with the demolition project. Supervisor Silveti seconded the motion. The motion passed with a unanimous vote.

The proposed **Municipal Services Mutual Aid Agreement** is temporarily on hold, pending amendments being requested by neighboring municipalities.

Proposals were requested from three line painting vendors for the **2016 Line Painting** project. Alpha Space Control Co., Inc. provided the low and only proposal in the amount of \$10,291.62.

The other vendors did not submit proposals. Supervisor Brown made a motion to accept the bid as provided by **Alpha Space Control Co., Inc.** for **\$10,291.62**. Supervisor Silveti seconded the motion. The motion passed with a unanimous vote.

Supervisor Brown presented a proposed **Weight Limit Ordinance** for Township roads; **T-588, Mill Road** and **T-375, Monastery Road**. Supervisor Brown made a motion to advertise the Ordinance for passage at the September Meeting. Supervisor Silveti seconded the motion. The motion passed with a unanimous vote.

Acting Solicitor Jancula was approached by Newry Borough Solicitor Michael Emerick, requesting Blair Township develop their Weight Limit Ordinance in cooperation with **Newry Borough**. The Supervisors did not look favorably on the idea at this juncture. Supervisor Brown will address this with both Newry Borough and Allegheny Township in reference to T-588 Mill Road. It was noted that signs depicting the weight restriction would be placed well in advance of the Blair Township line. Acting Solicitor Jancula will address the issue with Solicitor Emerick, noting that Blair Township cannot be accountable for the section of roadway in Newry Borough.

A flat fee proposal in the amount of **\$7,900** was received from the **Cohen Law Group** to negotiate a new Franchise Agreement with Atlantic Broadband. The current Agreement expires April 10, 2017.

Supervisor Silveti moved to **approve** signing the **Cohen Law Group, Inc.** proposal, relative to negotiating a new **Franchise Agreement** with **Atlantic Broadband**. Supervisor Brown seconded the motion. The motion passed with a unanimous vote.

Supervisor Silveti made a motion to approve appointing **Laurie Davis** to the **Citizen's Advisory Committee**. Supervisor Brown seconded the motion. The Citizens Advisory Committee is scheduled to meet Wednesday evening August 10<sup>th</sup> at 7:00 p.m. The motion passed with a unanimous vote.

Following a brief discussion regarding the long overdue need for a revised **Fee Resolution**, no action was taken. More review time is needed in order to incorporate existing schedules into one and to add items, such as the Outdoor Furnace Ordinance.

An employee's request to **extend** the paid benefit period for **Employee Disability** past the current 12 week policy was discussed. Blair Township's full time employees receive 35 weeks of Disability Income benefits. Knepper Insurance, the Township's broker, is currently searching for a STD/LTD plan that would better serve the Township. The current policy benefit is poor. The Board agreed to consider a better Short/Long Term Disability plan but as of right now, **not to extend any benefit policy periods**.

**Headline Marketing and Communication** has set an approximate launch date of the week of August 15<sup>th</sup>, for the new and improved [www.blairtownship-pa.org](http://www.blairtownship-pa.org) website. Supervisor Silveti stated that staff is scheduled to be trained next week and then the site is planned to be introduced to the general public at the September 13<sup>th</sup> Supervisors Meeting.

Teddie Kreitz reviewed the MS-4 Raingarden Project that was recently bid. Grant sponsors, the Alliance for the Bay, directed the Township to get a design in place in June, months before the grant was to expire. The goal was to achieve competitive bids, allowing the project to begin quickly. Unfortunately, the bids came in way over budget, caused in part on the time frame and also on the mandated federal Davis Bacon Wage Rate requirement. She stated that other sources of funding need to be explored, such as Penn Vest and the County of Blair. Teddie stated that she will continue to look for additional components and also the possibility of additional funding.

Chairman Lasek called for **Other Business**.

Supervisor Silveti stated that administrative **expectations** placed on the **Secretary/Treasurer** are **ridiculously excessive**. For the three years since he has held an active role as Supervisor, following his retirement from SAP&DC, he has spent a large amount of time in the General Office. He has noticed that the day to day activities require a high level of attention and expertise. He advised his fellow Supervisors that there needs to be an understanding of the staffing needed in order to effectively carry on the day to day business in the Township. Supervisor Silveti suggested budgeting a **Manager** within the last 6 months of 2017, this in anticipation of the Secretary's planned 2018 retirement. Chairman Lasek and Supervisor Brown agreed that more staffing is needed, but neither committed to the need for a Manager. Supervisor Silveti cited Antis Township as a good example.

Chairman Lasek called for anyone not on the agenda that wished to speak. He announced for the record, an **Executive Session** will be called following the close of public comment in order to address a personnel issue. The meeting will reconvene following the Executive Session.

Don Tantius of 253 Hamer Drive addressed the Supervisors. Mr. Tantius was unhappy with previous discussion regarding the **Pleasant View Phase 6** plan. He noted the number of lots off of the common driveway, requesting a copy of the deed restrictions and covenants proposed for Phase 6. He is also dissatisfied with the plan because it includes a multiple housing unit. Supervisor Silveti assured Mr. Tantius that the Supervisors, due to no Zoning, are very limited in their ability to restrict use of private property. Mr. Tantius expressed his displeasure in the cutting of the trees which caused the area in his opinion to look like a warzone. He commented on rain storms on July 30<sup>th</sup> that caused the runoff to be diverted onto their property, noting that the E & S provisions are not met. Also, Mr. Tantius does not feel the need to listen to the contractor run his equipment until 9:00 p.m. Teddie Kreitz assured Mr. Tantius that the Conservation District continues to monitor the progress, due to the multi-phases of the Pleasant View Development. She also reminded him that the contractor has assured the Development would only attract the discriminating buyers.

Mark Loucks of 254 Hamer Drive addressed the Supervisors. He feels that the **Pleasant View Phase 6** project needs to move faster, noting it is a complete waste of time and energy. He commented that due to heavy rains in June, clay had entered the basement of his new home and he is concerned with black mold. He also is not in favor of a multifamily unit being constructed in Phase 6, noting the increased traffic it would generate on Hamer Drive. Mr. Loucks stated that if this development is approved the September Supervisors Meeting would be contentious, he doesn't understand why certain issues should even need to be debated as they are not conducive to the Pleasant View Development. He is tired looking at the destruction to the

landscape day after day, commenting it looks as if a bomb has gone off. He envisions reoccurring problems as the development proceeds. The request for the Phase 6 Deed Restrictions outlined the possibilities of farm animals and also the multifamily housing, thanking Supervisor Silvetti for making the specifics of the document known.

Mr. Loucks thanked the Supervisors for their active involvement with the **Sunoco** situation. Supervisor Silvetti confirmed that Sunoco has proven to be very cooperative with the Township.

Chairman Lasek called for a temporary adjournment of the Regular Business Meeting. An Executive Session was called to discuss a personnel issue. (8:50 p.m.)

9:04 p.m. The Regular Monthly Meeting was called back in session.

Chairman Lasek moved to offer the **Temporary Road Foreman** position to **John Reed**. Supervisor Brown seconded the motion. The hourly rate offered is \$20.57, this reflects a 10% increase from John's current hourly rate. Assuming he accepts the position, it will take affect beginning with the next pay period of August 13, 2016. The motion passed with a unanimous vote.

Chairman Lasek made a motion to approve paying **Denver Dick** a **\$2.39** premium for each hour he served as **Temporary Road Foreman**, previous to the appointment of John Reed. Supervisor Brown seconded the motion. This reflects a 10% increase to his regular hourly rate. The motion passed with a unanimous vote.

Chairman Lasek called for anyone not on the agenda that wished to speak.

There being no further business, Supervisor Silvetti made a motion to adjourn. Supervisor Brown seconded the motion. The motion passed with a unanimous vote.

The meeting adjourned at 9:07 p.m.

Respectfully Submitted by:

Betty Robertson  
Secretary/Treasurer