

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

MINUTES OF THE MONTHLY MEETING OF APRIL 10, 2018

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

In attendance were: Chairman Silveti and Supervisors Palmer Brown and Paul Amigh II; Secretary/Treasurer Betty Robertson; Police Chief Roger White; Building Code and Ordinance Enforcement Officer Donald Ott; Road Foreman John Reed; Chris Dutrow, PE of Stiffler, McGraw & Associates; and Solicitor Michael Rouch.

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

Supervisor Brown made a motion to approve the minutes of the Monthly Business Meeting of March 13, 2018. Supervisor Amigh seconded the motion. The motion passed with a unanimous vote.

Disbursements for the month of March: Payroll and payroll liabilities totaled \$70,110.58; General Fund disbursements for the month of March totaled \$26,563.23; Liquid Fuels disbursements totaled \$2,488.76; Local Services Tax disbursements totaled \$24,103.62; and Capital Reserve disbursements totaled \$4,987.25. Supervisor Amigh made a motion to approve total disbursements in the amount of \$128,253.44. Supervisor Brown seconded the motion. The motion to approve the total disbursements in the amount of \$128,253.44 passed with a unanimous vote.

Supervisor Amigh made a motion to approve the Treasury Balance for March 2018 as \$952,192.06. Supervisor Brown seconded the motion. The motion passed with a unanimous vote.

Supervisor Amigh made a motion to approve the "Specific Service Investment Account Funds" Treasury Balance for March 2018 as \$80,012.68. Supervisor Brown seconded the motion. The motion passed with a unanimous vote.

Chairman Silveti announced that anyone wishing to address the Supervisors may do so now.

Sheldon Gray addressed the assembly with reference to his March Meeting comments regarding parking on cul-de-sacs. Supervisor Brown stated he is in the process of drafting an Ordinance to address this, noting he is waiting for the adoption of the Township's (Ordinances) Codification prior to presenting an Ordinance relating to parking on cul-de-sacs. Not all Township cul-de-sacs are in compliance with the current SALDO 80-foot diameter requirement. Supervisor Brown will continue to work on the Ordinance to restrict parking.

Jim Gregory introduced himself, noting he was a 20-year resident of Blair Township. Mr. Gregory is running for the office of PA State House Representative, currently held by Judy Ward. He is asking for support in the Primary Election May 15th and is in the process of visiting local municipal governments and attending town meetings in an effort to secure support.

Chairman Silvetti proceeded with the agenda.

Chris Dutrow updated the **O'Reilly Auto Parts Subdivision**, as submitted by David K. Hines of Control Point Associates, Inc.

It was noted that the developer is required to submit the **DEP Sewage Planning Module and obtain DEP approval prior to any Land Development or Subdivision submission being considered for approval by the Township**. The DEP submission has not been submitted to date. The developer may move forward in submitting the Land Development plan while awaiting DEP approval. All comments from the engineer's review letter of February 16th must be satisfied.

Supervisor Brown made a motion to **table the O'Reilly Auto Parts Subdivision plan**. Supervisor Amigh seconded the motion. The municipal review period will end on 06/11/2018. The motion to **table the O'Reilly Auto Parts Subdivision plan** passed with a unanimous vote.

The William R. & Susan J. Smith Lot Line Change plan, as submitted by Gerald Pastva was discussed. Chris Dutrow stated that the plan is clear and proposes no building, rather only a lot line change.

Waivers requests include: (1) **§403 Plan Scale**, plan is drawn 1" = 60'. Supervisor Brown made a motion to approve the plan scale as presented. Supervisor Amigh seconded the motion. The motion to waive §403 passed with a unanimous vote.

(2) **§403. B.2. Contour Lines**. Since no construction or earthmoving activities are proposed on the plan, the engineer takes no exception to the Supervisors supporting the waiver request. Supervisor Amigh made a motion to **grant the waiver to §403. B.2**. Supervisor Brown seconded the motion. The motion passed with a unanimous vote.

(3). **§508. A.1 & §508. B.1 15-foot Public Road Frontage**. Chris Dutrow explained that there are no conforming lots, and they are not creating any new lots. The access easement displays evidence of both ingress and egress for the parcels. Supervisor Brown made a motion to **grant the waiver**. Supervisor Amigh seconded the motion. The motion passed with a unanimous vote.

Supervisor Brown made a motion to approve the **William R. & Susan J. Smith Lot Line Change and Right of Way Agreement**. Supervisor Amigh seconded the motion. Solicitor Rouch, at the advice of Todd Holes of Stiffler and McGraw, advised the Smith representatives to have the owners create deeds to themselves to prompt the Blair County Tax Assessment Office to complete the ownership transfers. This would help avoid future issues should the land owners decide to sell the property. The motion to **approve the William R. & Susan J. Smith Lot Line Change and Right of Way Agreement** passed with a unanimous vote.

Mark Haefner of Keller Engineers, and **Joe Crossman** addressed the Supervisors regarding the **Snare property on North Juniata Street**. The revised informal design was discussed, including the requested waivers. Without the assigned address, the setback waivers can only be assumed at this point. The layout of the building indicates it would front on Jefferson Street, which by County regulation would prompt a Jefferson Street address and would also determine the building setbacks. It was suggested that a two-story structure may better serve the parcel, but is not being considered by the developer. A lengthy discussion took place. The adjacent neighbor must grant approval with reference to any setback waivers, this being standard Township procedure. Solicitor Rouch commented that if the signature cannot be obtained, the developer would then need to present proof of an undue hardship. Supervisors Silveti and Brown informally agreed that approval from the adjacent land owner is necessary. Supervisor Amigh commented that he is all for progress and is fine with the plan, as presented. Chris Dutrow stated that in general terms, it is not uncommon to have the Board look favorably or unfavorably during the draft plan process. Solicitor Rouch stated that there really is nothing to vote on, noting this is not a formal submission, but is intended to solicit an indication of how the Board is leaning, stating that due process offers the right to reject.

Chairman Silveti announced that the Blair Township **Code of Ordinances** is ready for adoption, following the required **advertisement** for the public comment period. Solicitor Rouch will place the very lengthy, legal advertisement. Supervisor Brown made a motion to approve advertising for adoption, Ordinance No. 2018-01. Supervisor Amigh seconded the motion. The Supervisors anticipate adopting the Codification (Ordinance No. 2018-01) at their May 8th meeting. Chairman Silveti stated that it has taken 2 ½ years to complete the process. He again noted that the Code is highly indexed, making it easy to find subject matter. He also commented that General Code did an exceptional job. The motion to **advertise for adoption of Ordinance No. 2018-01**, passed with a unanimous vote.

A request was received by **Giant Food Stores, LLC (a/k/a Martin's Food)** for approval of Inter-Municipal Transfer of **Restaurant Liquor License**. Solicitor Rouch will organize the Public Hearing, to include the Court Reporter. Martin's Foods will reimburse the associated costs. Supervisor Brown made a motion to advertise for the Public Hearing to be held on Tuesday, May 8th at 6:30 p.m. Supervisor Amigh seconded the motion. The motion to hold the **Public Hearing** for Giant Food Stores, LLC (a/k/a **Martin's Food**) Inter-Municipal Transfer of **Restaurant Liquor License on May 8th at 6:30 p.m. passed** with a unanimous vote.

Chairman Silveti stated that he and Betty are meeting with **Dave McFarland, Blair County Planning Commission**, on Wednesday to go over their role in the **LUCA (Local Update of Census Addresses)** process.

Supervisor Brown stated that he, Supervisor Amigh, Highway Foreman John Reed, and Code Officer Donald Ott participated in an all-inclusive **Township road inspection** on March 16th. Mill Road will need paved following the conclusion of the Sunoco project. Supervisor Brown made a motion to advertise the **2018 Paving Project** to include Robin Lane, Meadow Lane and Pennington Drive. Supervisor Amigh seconded the motion. The motion to contact Mike Bowser of PA DOT and proceed with advertising the **2018 Paving Project** to include **Robin and Meadow Lanes and Pennington Drive passed** with unanimous vote.

Other Business:

Chairman Silveti announced that the **Department of Environmental Protection** has reviewed the **Notice of Intent (NOI)** for Blair Township to operate under **PAG-13 General NPDES Permit, granting Blair Township coverage under the statewide General Permit.**

Chairman Silveti, following the annual **DCED Audit**, met with **Brad Koontz of Ritchey, Ritchey and Koontz** and Betty. He reported this as a **clean audit**. The Auditor did suggest a cafeteria plan could off-set payroll tax for both the Township and the employees. The Pension Plans, both Police and Nonuniformed, remain fiscally sound; however, Chairman Silveti noted that anticipated retirements in the not-too-distant future could impact the Township's annual Minimum Municipal Obligations, requiring much larger contributions.

Solicitor Routch commented on the **Crossman/Snare** project discussed earlier. He noted that it is important that Blair Township hold to their standards and procedures as a rule and not permit developers to interfere with the law of the Township. Chris Dutrow noted that there are provisions to grant waivers and that, generally speaking, financial hardship does not qualify as an undue hardship. Solicitor Routch stated that some waivers are more insignificant than others and that the neighboring property owner has a 30-day right to appeal following the granting of a waiver.

Chairman Brown reminded everyone that **PA DOT Outreach** is scheduled for Wednesday, 04/11/18 at 1:30 p.m.

Chairman Silveti called for an **Executive Session** to discuss a legal issue. The business meeting recessed at 8:21 p.m. and reconvened at 8:28 p.m.

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

The meeting adjourned at 8:29 p.m.

Respectfully Submitted by:

Betty Robertson
Secretary