

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

MINUTES OF THE MONTHLY MEETING OF APRIL 13, 2021

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

Township elected officials and personnel present included: Chairman Silveti; Supervisor Paul Amigh II; Supervisor Robin Cadwallader, Ph.D.; Secretary/Treasurer, Betty Robertson; Chief of Police, Roger White; Highway Foreman, John Reed; Township Engineer, Eric Banks; and Township Solicitor, Patrick Fanelli. Building Code and Ordinance Enforcement Officer, Donald Ott attended via teleconference.

There were no other visitors to the meeting, in person or by teleconference.

Chairman Silveti announced a Public Hearing for the purpose of accepting public comment regarding the request by Curry Realty Two, LLC, for Blair Township to legally vacate Watco Lane. Curry Realty Two, LLC, the owner of the facility and property through which Watco Lane traverses, has requested that the Township vacate the section of roadway known as Watco Lane, also referred to as Route 260, located in Blair Township, which runs next to the JLC property, and from there continuing through the Curry property. Watco Lane bisects property owned by Curry Realty Two. Solicitor Fanelli advertised the Public Hearing in the *Altoona Mirror* and prepared and circulated the hearing notice, as well as a draft Agreement, to each of the concerned parties. He commented that the update is incomplete, as all parties have not responded. Curry Realty Two had no concern with acknowledging no harm or claims against Blair Township. Solicitor Fanelli proceeded to conduct the hearing. He noted that vacating Watco Lane extinguishes public rights to use the lane, but it does not extinguish private rights; in other words, this does not guarantee that others cannot use Watco Lane. Solicitor Fanelli, after confirming that no public was present, and thus no public comment was offered, concluded the hearing.

Supervisor Amigh made a motion to conclude the Public Hearing. Supervisor Cadwallader seconded the motion. The motion to conclude the Public Hearing passed with a unanimous vote. The Hearing concluded at 7:09 p.m.

Chairman Silveti made a motion to amend the minutes of the March 9, 2021 Monthly Business Meeting, referring to the subject matter reported under the Other Business section as shown in the draft minutes. Supervisor Amigh seconded the motion. Following discussion, the draft minutes were amended as follows to better explain the subject matter: "It subsequently became apparent that this residential building was housing three unrelated parties. The rental arrangements remain unclear, but the one rental unit in question (i.e., the "mother-in-law suite") had been advertised as a distinct rental unit, as reported by the builder's owner. Moreover, the owner/developer had solicited and received from the designated Blair County office a third address for this building, adding to the question of what constitutes approved and (UCC)

inspected housing units.” The motion to approve the amended minutes of the March 9, 2021, Business Meeting passed with a unanimous vote.

Disbursements for the month of March were reviewed. Secretary-Treasurer Betty Robertson presented the report as follows: Payroll totaled \$32,310.12; General Fund disbursements and payroll liabilities for the month of March totaled \$50,615.62; Liquid Fuels, \$9,169.61; Capital Reserve, \$450.00, and Local Services Tax, \$4,073.90. As budgeted in 2021, \$50,000.00 was transferred from the Act 32 Account and deposited in the Capital Reserve Account on March 31, 2021; this was a transfer between Township owned accounts.

Supervisor Cadwallader made a motion to approve total March disbursements in the amount of \$87,449.64. Supervisor Amigh seconded the motion. The motion to approve the total March disbursements in the amount of \$87,449.64 passed with a unanimous vote.

Supervisor Cadwallader made a motion to approve the Treasury Balance for March 2021 of \$1,327,696.05, as presented. Supervisor Amigh seconded the motion. The motion passed with a unanimous vote.

Supervisor Cadwallader made a motion to approve the “Specific Services Investment Account Funds” Treasury Balance for March 2021 of \$128,614.09 as presented. Supervisor Amigh seconded the motion. The motion passed with a unanimous vote.

Chairman Silvetti called for public comment. There being none, he proceeded with the agenda.

Solicitor Fanelli reviewed elements of the Agreement between **Curry Realty Two, LLC**, and the Township. He confirmed that the Attorney representing Curry Realty Two, LLC is satisfied with the draft Agreement, as presented. Curry agrees to pay all fees relative to vacating Watco Lane, as well as to the ‘no harm or claim’ understanding as outlined in the Agreement. Acknowledgement of the County-owned bridge bordering Blair and Frankstown Townships was noted; Blair Township has no ownership responsibilities in this regard. The purpose of the proposed Agreement is to confirm that the requester (Curry) is responsible for any fees incurred in the vacating of Watco Lane, to confirm that no claims for loss or harm will be filed because of this action (to vacate Watco lane), and to acknowledge a thirty-day period for any interested parties to file a petition.

Another property fronting on Watco Lane and Scotch Valley Road is owned by JLC Holdings. This **JLC property**, addressed as 420 Scotch Valley Road, has 157.67 feet of frontage along Watco Lane in Blair Township. Solicitor Fanelli spoke with the JLC Office Manager, confirming also by formal notice receipt, that Mr. Crossman is aware of the intent to vacate Watco Lane. To date, Mr. Crossman of JLC has not responded to a request to sign the Agreement. Solicitor Fanelli discussed options regarding the **Watco Lane Agreement**, specifically, either waiting until the guarantee is received from JLC, or assuming a Supervisors’ comfort level of consent if no petition is filed within thirty-days, the process could proceed without the Crossman signature.

Supervisor Amigh made a motion to accept the Agreement, as presented. Supervisor Cadwallader seconded the motion. The motion to **accept the Agreement**, as prepared and presented by Solicitor Fanelli, passed with a unanimous vote.

Supervisor Amigh made a motion to approve Ordinance No. 2021-01 to Vacate Watco Lane. Supervisor Cadwallader seconded the motion. The motion to **approve Ordinance No. 2021-01**, passed with a unanimous vote.

Bids were opened for the Township's **2021 Liquid Fuels Road Paving Project**. The New Enterprise Stone & Lime Co., Inc. bid was \$84,435.00; the Grannas Bros. Stone & Asphalt Co., Inc. bid was \$85,540.00; and the Glenn O. Hawbaker, Inc. bid \$89,765.00. Supervisor Amigh made a motion to accept the low bid in the amount of **\$84,435.00** as submitted by **New Enterprise Stone & Lime Company, Inc.**, pending the Solicitor's review of the bid's compliance with bid documents and requirements. Supervisor Cadwallader seconded the motion. The motion passed with a unanimous vote.

The developer for the Hollidaysburg Family Dental Preliminary Land Development Plan has not submitted new or additional information. On the related issue of a sidewalk being mandated, Chairman Silvetti commented that he was unsuccessful in his attempt to contact Allegheny Township to discuss a joint request for PA DOT to extend sidewalk north from its terminus across Juniata Street from PA DOT toward the intersection with Plank Road. In lieu of a mandate that a sidewalk be placed as part of this project, he has suggested that the developer agree not to place any permanent structures in the area where a sidewalk may be placed, thus reserving space for future sidewalk development. Supervisors Amigh and Cadwallader agreed. Supervisor Amigh made a motion to **table the Hollidaysburg Family Dental Preliminary Land Development Plan**. Supervisor Cadwallader seconded the motion. The motion to table the plan passed with a unanimous vote.

Eric Banks addressed the Dallas & Susan Robinson Lot Merge Plan as submitted by Andrew Ebersole of Keller Engineers. Eric stated that this is a simple lot merge located off Newry Lane on Moore Lane. County and Township planning reviews are done, and all engineering comments have been addressed. Supervisor Amigh made a motion to **approve the Dallas & Susan Robinson Lot Merge Plan**. Supervisor Cadwallader seconded the motion. The motion to approve the plan passed with a unanimous vote.

Eric Banks presented the **Bruce S. & Carl J. Wyant Subdivision Plan** as prepared by Andrew Ebersole of Keller Engineers. A review letter was received from the BCPC. The BTPC recommended approval of the Planning & Non-build waiver for the agricultural portion, but recommended conditional approval of the subdivision, separating the farmhouse from the residual agricultural land. The farmhouse portion of the subdivision is served with public sewage.

Supervisor Amigh made a motion to approve signing the Planning and Non-building Waiver. Supervisor Cadwallader seconded the motion. The motion to **approve the Request for**

Planning Waiver & Non-Building Declaration for the residual agricultural area of the **Wyant Subdivision** plan passed with a unanimous vote.

Supervisor Amigh made a motion to conditionally **approve** the **Bruce S. & Carl J. Wyant Subdivision plan, conditioned** on the Township's receipt from **DEP** for the **Planning and Non-building Waiver Submission**. Supervisor Cadwallader seconded the motion. The motion for conditional approval passed with a unanimous vote. The municipal review period will end on July 14, 2021.

Chairman Silveti made a motion to **approve advertising** to solicit bids for the **2021 Pricing of Anti-Skid, 2A stone and Aashto #1**. Supervisor Amigh seconded the motion. The bids will be opened and reviewed, and a vendor approved at the May 11th Supervisors' Meeting. Supervisor Cadwallader requested clarification as to the use of the specific material being bid. John Reed, Highway Foreman, explained, noting that to benefit from the use of Liquid Fuel funds, the Township must first advertise to solicit bids. The motion to approve advertising the 2021 Stone Pricing passed with a unanimous vote.

Chairman Silveti stated that the County had prepared and distributed CDBG-related income surveys for the Fort Fetter Park area. Two meetings were scheduled for and held the preceding weekend for residents to attend an informal gathering at the **Fort Fetter** proposed park site to gather ideas and reactions to the draft design of the proposed park. There was a reasonable turnout. Suggestions offered were diverse. Major concerns noted were security and vandalism, flooding, and mosquitoes breeding in any standing water, such as the proposed rain garden area. Many of the residents do not look favorably on creating a park on the vacant site. Paths and trees appear to be the most acceptable idea, eliminating any proposed structures. Chairman Silveti suggested that a working group be formed to continue discussions on the proposed park; such a committee would include residents as well as a Blair Township Police Officer. Eric Banks reminded the Supervisors that any proposed structure would first need to be approved and permitted by DEP, due to the area being designated a floodplain. It was noted that residents are more concerned with flood mitigation than the development of a park.

The **American Rescue Plan Act** was discussed. This Plan includes Federal money that is earmarked and allocated to all states, counties, and municipalities, with 50% of the allocation to be received by June 30, 2021, and the remaining 50% in 2022. All funds must be spent by 12/31/2024. Chairman Silveti suggested that the Township wait on guidance from DCED before attempting to interpret the spending rules. He provided a draft application intended to have entities requesting these funds from Blair Township provide the specifics of their requests. Chairman Silveti stated his preference that the money be spent on capital projects that will benefit and are under ownership of the Township.

The **William D. Hite Subdivision Plan** was conditionally approved on March 9th, 2021, pending DEP review and approval. To date, DEP has not responded to the submission. Supervisor Amigh moved to table the discussion, pending DEP notification. Supervisor Cadwallader seconded the motion. The motion to table the discussion passed with a unanimous vote.

Supervisor Cadwallader made a motion to approve Blair Township Resolution No. 2021-03 that waives and exonerates all Blair Township taxpayers for and from any interest and penalties that otherwise would be assessed for the failure to file a 2020 Earned Income Tax and Flat Rate Occupation Tax return after April 15, 2021, if the taxes are filed by May 17, 2021. Supervisor Amigh seconded the motion. The motion to approve **Resolution No. 2024-03** passed with a unanimous vote.

Other Business and Informational Items:

Chairman Silvetti commented that Paul and Dodie Amigh had approached him with reference to a 1 ½ acre site located in **Brooks Mill** and questioned its potential as a community park. The site was formerly owned by a local 501 (C) (3) non-profit group. SAP&DC indicated that DCNR planning grants are scheduled to reopen in the fall. It was suggested that ideas be studied while waiting for planning grant availability. A demographic survey would prove helpful in the planning process.

Residential addressing as it pertains to the UCC Occupancy Permits and the water/sewer EDU designations was discussed. Solicitor Fanelli commented that “single-room occupancy” is generally addressed through Zoning. He further stated that the City of Altoona and Logan Township might have good definitions of single-room occupancy due to their having Zoning Ordinances.

Chairman Silvetti called for further business. There being none, Supervisor Cadwallader made a motion to adjourn the meeting. Supervisor Amigh seconded the motion. The motion to adjourn passed with a unanimous vote. The meeting adjourned at 8:47 p.m.

Respectfully Submitted by

Betty Robertson
Secretary