

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

MINUTES OF THE MONTHLY MEETING OF JULY 13, 2021

Chairman Edward Silvetti 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 Silvetti; Supervisor Paul Amigh II; Supervisor Robin Cadwallader, Ph.D.; Secretary/Treasurer, Betty Robertson; Chief of Police, Roger White; Building Code and Ordinance Enforcement Officer, Donald Ott; Highway Foreman, John Reed; Township Engineer, Eric Banks; and Township Solicitor, Patrick Fanelli.

Visitors to the meeting included Leslie Ventre and Carol Dannenberg.

Public comment is welcome and invited in accordance with the Township of Blair policy and the Commonwealth of Pennsylvania's Right-To-Know provisions and the Sunshine Act. Chairman Silvetti stated that Pennsylvania's Open Meetings Law, also known as the Sunshine Act, has been amended to require that agendas be made available to the public at least 24 hours before a public meeting. Solicitor Fanelli stated that the revised law also states that the Township cannot act on anything that is not on a published agenda. Chairman Silvetti commented that all agenda items should be made available for placement on agenda by Thursday or Friday of the preceding week.

Supervisor Cadwallader made a motion to approve the minutes of the Monthly Business Meeting of June 8, 2021. Supervisor Amigh seconded the motion. The motion to approve the minutes of the June 8, 2021, Business Meeting passed with a unanimous vote.

Disbursements for the month of June were reviewed. Secretary/Treasurer Betty Robertson presented the report as follows: Payroll totaled \$31,643.89; General Fund disbursements and payroll liabilities for the month of June totaled \$72,770.59; Liquid Fuels, \$1,466.04; Capital Reserve, \$3,962.00; and Local Services Tax, \$2,267.85.

Supervisor Cadwallader made a motion to approve total June disbursements in the amount of \$112,110.37. Supervisor Amigh seconded the motion. The motion to approve the total June disbursements in the amount of \$112,110.37 passed with a unanimous vote.

Supervisor Cadwallader made a motion to approve the Treasury Balance for June 2021 of \$1,419,275.22, 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 June 2021 of \$92,058.09 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.

Eric Banks confirmed that no new information was received for the **Hollidaysburg Family Dental Preliminary Land Development Plan**.

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. The municipal review period will now end on September 10, 2021.

Eric Banks introduced the **WD Real Estate Holdings, LP Subdivision and Lot Merger Plan** as submitted by Andrew Ebersole of Keller Engineers. The property lies in both Blair and Freedom Townships. Eric explained that Lot 1 is the Walmart site, Lot 2 & Lot 3 were conveyed to PennDOT for right-of-way purposes and Lot 4 is owned by Atlantic Broadband. The remaining land will be divided into lots 5, 6, and 7. Lot 7 lies primarily in the 100-year floodplain and is partially located in Blair Township. The BTPC recommended conditional approval of the waiver requests and the subdivision and lot merger plan. The request for Planning and Non-Building Declaration is subject to Freedom Township review and execution. The municipal review period will end on October 12, 2021.

The Developer is requesting a waiver to Section 350-24 for the plan to be drawn at 1" = 150'. Eric stated that no exception is taken to the request, noting the plan is legible as presented. Chairman Silvetti made a motion to grant the waiver to Section 350-24. Supervisor Amigh seconded the motion. The motion to **approve the waiver to Section 350-24** passed with a unanimous vote.

The Developer also is requesting a waiver to Section 350-23. B (2) requiring ground contours to be shown on the plan. Eric stated that no exception is taken to the request, noting there is no proposed development; therefore, contours are not necessary. Supervisor Amigh made a motion to accept the waiver to Section 350-23. B (2). Supervisor Cadwallader seconded the motion. The motion to **approve the waiver to Section 350-23. B (2)** passed with a unanimous vote.

Supervisor Amigh made a motion to recommend conditional approval of the WD Real Estate Holdings, LP Subdivision and Lot Merger Plan contingent on Freedom Township executing the Non-Building Waiver and the owner executing the ownership certification on the plan and forwarding it to Blair Township for signature. Supervisor Cadwallader seconded the motion. The motion to **recommend conditional approval** of the **WD Real Estate Holdings, LP Subdivision and Lot Merger Plan** passed with a unanimous vote.

Supervisor Amigh made a motion to approve Ordinance No. 2021-02, Amending Blair Township's Swimming Pool Ordinance. Supervisor Cadwallader seconded the motion. The motion to **approve Ordinance No. 2021-02** passed with a unanimous vote.

A **LOMA-F review** as submitted by Teddie Kreitz of Keller Engineers was discussed. The application indicates that past fill placement on Tax Parcel #04.00-06.-025.01-000 located in Blair Township along Poplar Run, just South of Newry Borough, may have elevated the surface above the FEMA-determined base flood elevation. A Letter of Map Amendment (LOMA) could be requested from FEMA, removing the parcel from the Flood Zone. Eric Banks reviewed the request and submitted a letter to the Township, copying Teddie Kreitz on July 7, 2021, suggesting that prior to the Township signing the documents, several items need to be discussed., such as who placed the fill and when and whether the fill meets the specific requirements as

outlined in section 227-24. A of the Floodplain Ordinance. Form 1 & 2 associated with form MT-1 need to be reviewed by the Township Engineer as well as documentation showing compliance with section 9 and 10 of the Endangered Species Act. Chairman Silvetti noted that this is complicated and suggested requesting a meeting with Teddie Kreitz to address the issues outlined by Eric Banks, but after the foregoing questions are answered.

Supervisor Amigh made a motion to **table the LOMA-F review, Tax Parcel #04.00-06.-025.01-000**. Supervisor Cadwallader seconded the motion. The motion to table the review passed with a unanimous vote.

The Phennecie and Yancey Variance Agreement request was discussed. The owners propose to place a shed within the setback, requesting a seven-foot variance from the rear setback and a ten-foot variance from the side setback. The property is located at 1107 Newry Lane. The neighboring property owners have executed the Variance Agreement.

Chairman Silvetti made a motion to **approve the Phennecie and Yancey Variance Agreement contingent** on the property owners providing **proof of having recorded the proposed Agreement**. Supervisor Amigh seconded the motion. The motion passed with a unanimous vote.

Cheryl Ebersole of **Anterior Marketing Solutions** provided a one-year renewal contract for hosting of the Township's website. The contract formerly provided by Headline Marketing is now provided by the same people, but under the name of Impel Web Development. The renewal cost, as well as the services provided, remains the same as previous years. The contract period is from July 1, 2021, through June 30, 2022.

Supervisor Cadwallader made a motion to approve the website hosting renewal contract as provided by Cheryl Ebersole of Anterior Marketing Solutions on behalf of Impel Web Development. Supervisor Amigh seconded the motion. The motion to **renew the website hosting Contract** passed with a unanimous vote.

Brendan and Maria Leppert of 1203 Newry Lane petitioned the Township a few months ago through a letter from their attorney, Traci Naugle. The Lepperts are requesting a **variance to the setback** regulation to construct a pool, pool house, and a shed on their property. The placement of the proposed improvements violates two setbacks with the neighboring property. The neighboring property owners have not agreed to the variance request, thus halting the variance procedure. Attorney Naugle in a letter requested that a hearing be held on the matter similar to that which occurs with zoning issues. Chairman Silvetti commented that he is not comfortable voting to approve simply by the neighbors' non-action. He asked if a schematic of the lot in question could show how placement of the proposed structures could allow them to be constructed without violating the Township's setback ordinance and infringing on the neighbor's rights. A letter will be drafted to Attorney Naugle in this regard.

Chairman Silvetti made a motion to **approve the Agreement and Addendum #1** to the IT & Phone System Upgrade as prepared by Michael Snyder. Supervisor Amigh seconded the motion. The motion to approve the IT and Phone System Upgrade passed with a unanimous vote.

The **2021 Mill Road Paving Project is complete.** The amount due is **\$85,950.28** payable from the **Liquid Fuels Account; 23.33T of additional material** was needed to complete the project **adding \$1,515.28** to the original contract amount (\$84,435.00). For informational purposes only.

Leslie Ventre of 116 Ventre Lane addressed the Board to discuss the **Gretka Real Estate Partnership Development** being proposed in the Borough of Hollidaysburg. Ms. Ventre's property adjoins the Borough of Hollidaysburg property. Chairman Silvetti confirmed that the Borough of Hollidaysburg did provide information regarding the Zoning Board Hearing that was convened to discuss the proposed zoning change from Roadside Commerce to Residential. The parcel is in the Borough of Hollidaysburg and the Township of Blair has no say in what happens with it. Ms. Ventre states that her concern is the potential storm water runoff created by the number of homes and apartments being considered. She stated that two sides of the proposed development will border on Blair Township. She is also concerned with the increased amount of traffic on First Avenue from the development. Chairman Silvetti stated that he spoke with the Borough, and they appear to be planning to re-zone the parcel. Eric Banks stated that because the storm sewer does appear to drain into the Township the Township would need to review the stormwater plans to be certain that they comply with the Stormwater Ordinance. It is assumed that the driveways will ingress and egress from Holiday Hills Drive, which is in the Borough of Hollidaysburg.

John Reed commented that the **310SJ Backhoe** is routinely requiring major repair. Most recently it was taken for service, due to a hydraulic pump issue, to Foster Wineland. The repair bill is \$5,091.45. It was determined in conversation that the machine is due to be replaced. John Deere provided a trade-in quote for a 2022 John Deere 310SL. The cost new is \$190,653.00. Deducting the Costars pricing and the trade value, the bottom line to purchase a new backhoe with trade is \$76,561.39. John Deere has also agreed to waive the repair bill and to allow the highway department to continue to use the machine while waiting on the new one. The attachments currently used on the backhoe are adaptable to the 2022 backhoe.

Supervisor Amigh made a motion to **approve accepting the quotation from Foster Wineland** for the new John Deere 310SL the \$76,561.39 will be payable with Liquid Fuels Funds. Supervisor Cadwallader seconded the motion. The motion to **purchase the JD 310SL** passed with a unanimous vote.

Chairman Silvetti called for further business. There being none, the Board meeting was recessed for an Executive session. Following the Executive Session, the Board meeting reconvened. There being no further business, Supervisor Amigh made a motion to adjourn the meeting. Supervisor Cadwallader seconded the motion. The motion to adjourn passed with a unanimous vote. The meeting adjourned at 7:42 p.m.

Respectfully Submitted by

Betty Robertson
Secretary