

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

**MINUTES OF THE MONTHLY MEETING OF AUGUST 8, 2023**

Chairman Paul Amigh II called the meeting to order at 6:00 p.m. and led the assembly in the salute to the flag.

Township elected officials and personnel included Chairman Paul Amigh, II; Supervisor Brad Germaux; Supervisor, Lou Lusk; Secretary/Treasurer, Kami Bilek; Police Chief, Roger Peacock; Road Foreman, John Reed; Assistant Secretary/Treasurer, Kami Bilek; representing Stiffler McGraw, Eric Banks, and Solicitor Patrick Fanelli, Esq.

**ANNOUNCEMENT:** An executive session is scheduled to be held at the conclusion of the Supervisor's meeting to discuss a personnel issue and a legal matter. An executive session is to be held to discuss the Blair Township Police Department Collective Bargaining Agreement.

Visitors present were Blair Township Patrolmen James Brantner, Nathan Hale, Matthew Fleck, and Eric Calhoun; Joe Sanchez from Teds Way, Duncansville; Dodie Amigh, representing the Mountain Home Community Center; Adam Long from Keller Engineers representing the Green Bean Coffee House; Katie and Travis McCabe, owners of the Green Bean Coffee House; Carl Cann regarding Stuckey Subaru parking lot plan; and John Sepp, regarding proposed construction of apartment complex in Mattern Orchard.

Public comment is welcome and invited in accordance with the Township policy and the Commonwealth of Pennsylvania's Right-To-Know provisions and the Sunshine Act.

Chairman Amigh invited public comment. John Sepp representing developer Jeff Long reported that Jeff Long proposes the building of a five-story apartment building on the twenty acres along Newry Lane, between Newry Lane and an existing stream. Mr. Sepp reported that Mr. Long currently has a rough layout of the complex, but states that the developer will likely be submitting a waiver of the current parking ordinance requiring three parking places per unit. Eric Banks stated that a waiver could be considered if the complex was for fifty-five and older and the plans were in line with the other Graystone apartment complexes in the area, and providing justification was submitted, Mr. Sepp stated that the plan for the apartment complex is not to rent to 55 and older, but to rent to the general public at fair market rent and suggests that 1.5 parking stalls per unit would be sufficient; However, he stated that the developer is prepared to provide justification and a proposal for the waiver. Chairman Amigh stated that the developer would need to submit preliminary plans, along with the justification and proposal for the waiver for the Supervisors and Engineer to review prior to determining if the parking ordinance waiver could be reviewed. Chairman Amigh questioned if there would be any Section 8 apartments, and Mr. Sepp stated that all apartments would be at fair market rent, and there would be no Section 8 vouchers. Chairman Amigh stated that the developer should submit the waiver when the development plans for the project are submitted. Mr. Sepp confirmed that the next step would be to complete and submit development plans for the project. No formal action was taken at this time.

Supervisor Germaux made a motion to **approve the minutes of the Monthly Business Meeting of July 11, 2023**. Supervisor Lusk seconded the motion. The motion to approve passed with a unanimous vote.

Minutes of Monthly Meeting August 8, 2023

Blair Township Supervisors

Disbursements for the month of May: Payroll \$41,458.46; General Fund disbursements and payroll liabilities \$122,933.44; Liquid Fuels \$77,820.17; and Local Services Tax, \$13,504.76.

Supervisor Germaux made a motion to **approve the total June disbursements in the amount of \$255,176.83**. Supervisor Lusk seconded the motion. The motion passed with a unanimous vote.

Supervisor Germaux made a motion to **approve the Treasury Balance for July 2023 of \$2,006,181.54**. Supervisor Lusk seconded the motion. The motion passed with a unanimous vote.

Supervisor Germaux made a motion to **approve the “Specific Service Investment Account Funds” Treasury Balance for July 2023 of \$129,014.27**. Supervisor Lusk seconded the motion. The motion passed with a unanimous vote.

Joe Sanchez, a resident of Teds Way, presented a request for a safety abatement along Forsht Drive between Edgewood Drive and Meadow Lane due to concerns of increased cyclist and pedestrian activity along that road. Mr. Sanchez stated that he was representing concerned community members and asking that a berm for pedestrians be added. Mr. Sanchez stated that he understands that it would be difficult to widen the road along the side where there is a drop-off, but suggested milling or placing cinders along the other side of the road, to allow pedestrians or cyclists to get off the road when needed. When questioned by Chairman Amigh, Chief Peacock stated that there have been a few motor vehicle accidents along that road over the years but does not recall any accidents involving pedestrians or cyclists. He stated that the speed limit along that road is thirty-five (35) miles per hour. Road Foreman John Reed stated that a traffic and cost study had been completed in 2018 to move guiderails, and at that time was determined that it would not be cost effective to move guiderails to widen the road. The other side of the road is private property and would require it to be taken by eminent domain. Chairman Amigh stated that the cost would likely have doubled from the 2018 estimates. John Reed stated that he will reach out to PSATS (Pennsylvania State Association of Township Supervisors) for information on completing a new traffic survey which includes speed monitoring, as well as purchasing signage to place along Forsht Drive to alert motorists of pedestrians and cyclists. Chairman Amigh stated that the Township can investigate available grants at a later date for potential funding to widen a portion of the road. No formal action was taken at this time.

**Stuckey Subaru Parking Lot Stormwater Plan** as prepared by Ken Szala of P. Joseph Lehman Engineers was discussed. Mr. Carl Cann was present to discuss the parking lot located at the intersection of Lincoln Avenue and Blair Street. Eric reported that the parking lot is approximately 113’ x 85’ of paved area, along with a rain garden and detention area. He stated that the lot is across two parcels with access off Lincoln Avenue and a sidewalk running parallel to Lincoln Ave. Eric Banks reported that there are still outstanding Engineering comments, which include making the easements clearer, signing and completing operation and maintenance agreement. Eric stated that the developer is asking for a waiver on Submitting plans to Blair County Conservation District, but suggests that a waiver not be granted, as it sets precedence to future builders. He suggests a conditional approval, pending the engineer’s comments of the Stiffler McGraw letter of August 7, 2023 be addressed, and BCCD submission of the plan are completed.

Supervisor Germaux made a motion to **conditionally approve the Stuckey Subaru Parking Lot Stormwater** plan. Supervisor Lusk seconded the motion. The motion passed with a unanimous vote.

Chief Roger Peacock presented a letter of recommendation to promote Patrolman James Brantner to Blair Township Police Sergeant. Chief Peacock stated that he believes that all of his current officers would do well but believes that Jim’s prior supervisory experience makes him the best candidate for the job.

Supervisor Germaux made a motion to **approve James Brantner as the new Blair Township Police Sergeant** with salary increase as outlined in the letter of recommendation effective immediately.

Supervisor Lusk seconded the motion. The motion passed with a unanimous vote.

James Brantner took his Oath of Office before Supervisor Germaux. Supervisor Germaux performed a ceremonial Oath of Office of newly appointed Police Chief Roger Peacock, and new Patrolman Eric Calhoun, as both had previously been sworn in by Magisterial District Judge, Paula Aigner in order to perform their duties at Blair Township Police Department.

The **Geeseytown Community Fire Company** submitted a request for a donation to assist with payment due for an inflatable boat and motor purchased for swift water rescue. The GCFC was recently certified as a 3A swift water rescue team through PA Fish and Boat. The budget allows for annual donations for each of the fire departments that serve Blair Township. It is requested that each fire company be given an equal share of \$2,500 at this time, rather than waiting until the end of the year, with the balance of the donation to be sent in December, if funds are available.

Supervisor Germaux made a motion to **approve the allocation of \$2,500 to each volunteer fire department** serving Blair Township with the possibility of sending additional funds at end of year.

Supervisor Lusk seconded the motion. The motion passed with a unanimous vote.

The **Green Bean Coffee House & Headquarters Land Development Plan** as presented by Adam Long of Keller Engineering. Eric Banks reviewed the plan with changes to the site plan showing the discontinuation of the use of the former Baronner's Farm Market building as a roasting facility and office area. The plan was revised to include only an 800 square foot building with a drive-through and walk-up window. No indoor seating is currently planned. The plan shows a change in the parking pattern, as well as the addition of a rain garden behind the building. Eric reported that that the developer has also requested a waiver to Section 350-32, Sidewalks, citing no other building has sidewalks on that side of the road. Chairman Amigh pulled up an aerial view of N. Juniata. Eric recommended tabling the revised plans pending approval of outstanding comments from the Stiffler McGraw review letter dated July 19, 2023.

Supervisor Germaux made a motion to **table the Green Bean Coffee House and Headquarters Financial Security**. Supervisor Lusk seconded the motion. The motion passed with a unanimous vote.

Supervisor Germaux made a motion to **table the Green Bean Coffee House and Headquarters Land Development** plan. Supervisor Lusk seconded the motion. The motion passed with a unanimous vote. The municipal review period will end on September 16, 2023.

Supervisor Germaux made a motion to **approve the Waiver to Section 350-32, Sidewalks**. Supervisor Lusk seconded the motion. Paul Amigh abstained citing conflict of interest. The motion passed with two (2) yes votes.

The **Paul H. Snowberger, Jr. Non-Build Subdivision** plan as prepared by Martin Biesinger of Geotech, Inc. was discussed. The property is located along River Road. No new information has been received to date. The developer has not submitted a request for extension.

Supervisor Lus made a motion to **deny the Paul H. Snowberger, Jr. Non-Build Subdivision** for reasons outlined in the Stiffler McGraw Review Letter dated April 6, 2023. Chairman Amigh seconded the motion. The motion passed with a unanimous vote.

The **Curry Realty Two, LLC Subdivision** and request for planning waiver as prepared by Jay Ebersole of Keller Engineering was presented by Eric Banks. The property is located along the former Berwind-White Railroad/Watco property in Blair and Frankstown Townships. Eric reported that there are still items outstanding from the Stiffler McGraw Review Letter dated August 3, 2023. He recommends conditional approval of the plan pending the developer address all issues in the review letter and the Township Solicitor's review and approval of common easement for utilities.

Supervisor Germaux made a motion to **conditionally approve the Curry Realty Two, LLC Subdivision** plan. Supervisor Lusk seconded the motion. The motion passed with a unanimous vote.

Under Informational Items, Eric Banks updated the Board on the progress of Grant Funding **Brentwood Stormwater Improvement**/flood mitigation program. Eric reported no new information has been received to date.

Chief Peacock reported that after discussion with the other officers regarding the Blair Township Police Department renovations that the officers have decided they would like to reconsider the plans and utilize the office space in the Municipal side of the building as it is, adding only a key fob entry and security measures to the office. The officers would like to use the room as an evidence processing room and interview room. Sergeant Brantner will gather information on equipment needed and provide it to the Secretary/Treasurer. Eric Banks submitted the existing plans and agreed that he would notify the architect to cease work on the project. The project costs will be reviewed when available. No formal action was taken at this time.

Eric Banks reported that he had spoken with the developer regarding **Pleasantview Holding Ponds**. He stated that the developer has not provided any requested information of what has already been completed, or an agreement for Phase 2 of the project. Eric reported that his review of the files found that Attorney Gieg had reached out to the developer two times, once in 2013 and once in 2014 to have the developer sign the deed of dedication, with no answer. Eric stated that the developer has indicated that he wishes to proceed through the Solicitor, as the developer feels it is not an engineering issue. No formal action was taken.

The **Mountain Home Community Center** was discussed. Solicitor Pat Fanelli stated that the deed is ready to be signed and recorded by the President of the Mountain Home Community Center, and the property can then be dedicated to Blair Township. Dodie Amigh asked if the Township requires the signatures of the residents of Brooks Mill who have signed to dedicate the property, and Solicitor Fanelli stated that it is not necessary, as long as she has that information for her files. No formal action was taken.

Other business to be discussed:

Eric Banks presented information on **Local Shares Account Statewide Grant Program**. Eric reported that the grants available are due by November 30, 2023. He indicated that there is very little the grants cannot be used for. Chairman Amigh asked if it was possible to obtain a grant for the Mountain Home Community Park, and Eric stated that approximately 10% of grant monies are allocated for parks. Eric stated that a portion of the grant funding could be used for engineering design of the park. Additional items suggested are a new Skid Steer for the Highway Department, and equipment for the Police Department. Chairman Amigh called for a vote to move forward with grant proposals.

Minutes of Monthly Meeting August 8, 2023

Blair Township Supervisors

Supervisor Germaux made a motion to **proceed with three grant proposals** for the Mountain Home Community Park, Highway Department for a Skid Steer, and the BTPD for vehicle and body cameras. Supervisor Lusk seconded the motion. The motion passed with a unanimous vote.

With no other business, Chairman Amigh asked for a motion to adjourn to Executive Session to discuss a legal matter, a personnel issue, and the BTPD Collective Bargaining Agreement. Supervisor Germaux made a motion to adjourn the meeting of August 8, 2023. Supervisor Lusk seconded the motion. The motion was approved with a unanimous vote.

The meeting was adjourned to executive session at 6:48 p.m.

Chairman Amigh called the meeting to order from Executive Session to vote on a suggested pay increase of \$2.00 for Chief Roger Peacock, to be retroactive to his appointment as Blair Township Police Chief on July 22, 2023.

Supervisor Germaux made a motion to **approve the pay increase for Chief Roger Peacock**. Supervisor Lusk seconded the motion. The motion passed with a unanimous vote.

Supervisor Germaux made a motion to **adjourn the meeting of August 8, 2023**. Supervisor Lusk seconded the motion. The motion passed with a unanimous vote. The meeting was adjourned at 7:13 p.m.

Respectfully Submitted by

Kami Bilek

Secretary