

MINUTES OF MEETING OF TOWNSHIP OF PINE BOARD OF SUPERVISORS

Monday, January 19, 2010

Pine Community Center

PLEDGE OF ALLEGIANCE

ROLL CALL

Members in attendance were: Michael J. Dennehy, Chair; Philip D. Henry, Vice-Chair; Edward Holdcroft; and Edward J. Owen. Also in attendance were Gary Gushard, Tucker Arensberg, P.C., Solicitor; Cheryl N. Fischer, Manager; Scott D. Anderson, Assistant Manager; Larry Kurpakus, Director of Land Development; and Joni K. Patsko, Director of Parks and Recreation. Also present was Kevin Brett of Lennon, Smith Souleret Engineering, Inc.; Richard Voll, Wexford Volunteer Fire Company; Northern Regional Police Chief T. Robert Amann; and Pasquale Avolio, Planning Commission Chair. Mrs. Carole Keeley, Northern Tier Library, was present through her report. The absence of Supervisor Frank J. Spagnolo was noted.

There were two visitors present, one being Boy Scout Patrick Donnelly.

CORRESPONDENCE

There was no additional correspondence.

PUBLIC COMMENT

There were no requests to address the Board of Supervisors.

COMMITTEES

Parks and Recreation Commission

Ms. Patsko expressed appreciation for contributions of Greg Semel of Billco Motors, noting that a plaque will be displayed for a recent contribution. She then reported that an open house is scheduled for Sunday, January 31, at the Community Center, to celebrate the one-year anniversary of its opening.

INTERGOVERNMENTAL AGENCIES

Northern Tier Regional Library

Ms. Keeley reported the November library statistics of 18,366 items of circulation, 74 new borrowers registered, and 603 items added to the collection. She then provided specifics of currently library programs.

North Hills COG

There was no report on the North Hills Council of Governments.

INTERGOVERNMENTAL AGENCIES

Pine-Richland School District

Mr. Henry had no report on the Pine-Richland School District.

PUBLIC SAFETY

Joint Police Board

The November and December 2009 written reports of the Northern Regional Police were reviewed by Chief Amann. He noted that Pine's calls for service dropped in 2009. He then commended the Public Works Department for their winter maintenance in the recent inclement weather. Chief Amman concluded that the police department is hosting a hotel/motel drug seminar on March 30 and 31 at the Community Center.

Wexford Volunteer Fire Company

Mr. Voll reported that the Fire Company responded to 19 calls in November and 22 December, for a total of 350 calls in 2009, up 3 calls from last year. He then reviewed specifics of two recent structure fires.

Fire Marshal

Mr. Dennehy acknowledged the November and December 2009 Fire Marshal's reports.

REPORT OF THE SOLICITOR

Mr. Gushard had no report at this time.

COMMUNITY DEVELOPMENT UPDATE

Developments before the Planning Commission

Pine Crest Manor PRD

Mr. Kurpakus reported that the Meritage Group will be requesting final approval of Phase I of the Pine Crest Planned Residential Development at the February 16, 2010 work session.

Stone & Company

Mr. Kurpakus reported that the Planning Commission tabled consideration of the Stone & Company land development plan at their January 11, 2010 meeting, as Stone & Company was not represented at the meeting. He advised that the Township traffic engineer summarized his traffic review at that meeting and requested additional information from the applicant.

COMMUNITY DEVELOPMENT UPDATE

Stone & Company (Continued)

Mr. Avolio expressed the Planning Commission's opinion that the Code should be revised to address such a facility.

Mr. Owen remarked that he did not want the Planning Commission members to feel that the Supervisors are steering them in any particular direction on the application.

Mr. Kurpakus reported that he is currently reviewing codes of various municipalities to obtain examples of performance standards for manufacturing uses.

The Board asked that Mr. Kurpakus consult with the Solicitor after obtaining that information.

Sierra Pine Subdivision

Mr. Kurpakus reported that the Sierra Pine Subdivision has been renamed Silver Pine and the applicant has requested a sixty-day time extension.

REPORT OF ENGINEER

Mr. Brett highlighted Lennon Smith Souleret Engineering's report of January 19, 2010, which listed outstanding 2009 road contract issues.

PUBLIC WORKS REPORT

Mr. Fasick was not present.

ADMINISTRATIVE MATTERS

MINUTES

Motion was made by Mr. Owen and seconded by Mr. Holdcroft to approve the minutes of the January 4, 2010 Board of Supervisors meeting. The aye vote on the motion was unanimous. Motion carried.

WEXFORD FIRE COMPANY – Ground Lease

Mr. Gushard explained that a ground lease is necessary to satisfy the fire company's loan requirements as the Babcock Boulevard substation is on Township property. He specified that the proposed lease provides for a 29-year term at \$1.00 per year. Mr. Gushard provided his approval of the Memorandum of Ground Lease, the Ground Lease, and a lease recognition agreement.

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WEXFORD FIRE COMPANY – Ground Lease (Continued)

Motion was made by Mr. Henry and seconded by Mr. Holdcroft to authorize execution of the Ground Lease between the Township and the Wexford Volunteer Fire Company for the Babcock Boulevard Substation Site. The aye vote on the motion was unanimous. Motion carried.

RESOLUTION 818

Motion was made by Mr. Holdcroft and seconded by Mr. Henry to enact Resolution 818, providing for the disposition of records. The aye vote on the motion was unanimous. Motion carried.

PENNDOT

Mr. Anderson reported on his recent meeting with PENNDOT, at which time they requested a letter from both Pine and McCandless stating that they will not require bufferyards after PENNDOT completes their road-widening project. Mr. Anderson noted that PENNDOT stated that their right-of-way acquisition is ongoing.

Motion was made by Mr. Holdcroft and seconded by Mr. Henry to approve PENNDOT's request that the Township of Pine not require bufferyards after PENNDOT completes their road widening project along Perry Highway. The aye vote on the motion was unanimous. Motion carried.

REVIEW PROPOSED AGENDA FOR MONDAY, FEBRUARY 1, 2010

The Board reviewed the following agenda for the Monday, February 1, 2010 meeting.

Unfinished Business - None

New Business - None

Motion was made by Mr. Owen and seconded by Mr. Holdcroft to cancel the February 1, 2010 business meeting. The aye vote on the motion was unanimous. Motion carried.

EXECUTIVE SESSION – Potential Litigation

Motion was made by Mr. Owen and seconded by Mr. Holdcroft to hold an Executive Session at 7:15 p.m. for the purpose of discussing potential litigation. The aye vote on the motion was unanimous. Motion carried.

Motion was made by Mr. Owen and seconded by Mr. Holdcroft to terminate the Executive Session at 7:50 p.m. The aye vote on the motion was unanimous. Motion carried.

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REGULAR MEETING

Mr. Dennehy questioned Mr. Gushard if the prior Executive Session met the guidelines of the Sunshine Act and Mr. Gushard responded affirmatively, as the discussion related to potential litigation and personnel matters.

ADJOURN

Motion was made by Mr. Henry and seconded by Mr. Holdcroft to adjourn. The aye vote on the motion was unanimous. Motion carried.

The meeting adjourned at 7:50 p.m.