

MINUTES OF MEETING FOR TOWNSHIP OF PINE BOARD OF SUPERVISORS

MONDAY, MARCH 19, 2018

PLEDGE OF ALLEGIANCE

ROLL CALL

Mr. Michael J. Dennehy, Chair, called this meeting of the Township of Pine Board of Supervisors to order at 6:30 p.m.

Members in attendance were: Michael J. Dennehy, Chair; Philip Henry, Vice-Chair, Edward J. Holdcroft, Vice-Chair, Pat Avolio and Frank Spagnolo. Also, in attendance were: Gary Gushard, Tucker Arensberg, P.C., Solicitor; Scott Anderson, Township Manager; Amy Pampiks, Director of Human Resources; Larry Kurpakus, Director of Code Administration and Land Development; Jan Kowalski, Director of Finance, Tony Barbarino, Director of Public Works; Joni Patsko, Director of Parks and Recreation; John Gill, Parks and Recreation Commission; Captain John Sicilia, Northern Regional Police Department; Sean Wingrove, Lennon Smith Souleret Engineers; Diane Illis, Northern Tier Library.

There were 36 visitors present.

Mr. Dennehy announced that an Executive Session was held at 6:00 p.m. for the purpose of discussing Real Estate and Personnel matters. Mr. Gushard added that the executive session was in compliance with the sunshine law.

Board members in attendance were: Michael J. Dennehy, Chair; Phil Henry, Co-Vice Chair; Ed Holdcroft, Co-Vice Chair, Pat Avolio and Frank J. Spagnolo. Also, in attendance were: Gary J. Gushard, Solicitor; Scott Anderson, Township Manager; Amy Pampiks, Director of Human Resources.

CORRESPONDENCE FOR THE BOARD OF SUPERVISORS

Mr. Anderson reported there was no additional correspondence.

PUBLIC COMMENT

Mr. Dennehy asked if there was anyone present wishing to comment on an item not on the agenda. There were no requests to address the Board of Supervisors.

APPROVAL OF THE MINUTES FROM MARCH 5, 2018 BOARD OF SUPERVISORS MEETING

Motion was made by Ed Holdcroft and seconded by Frank Spagnolo to approve the minutes from the Board of Supervisor's Meeting on March 5, 2018. The aye vote on the motion was unanimous. Motion carried.

OPEN PUBLIC HEARING FOR THE WEXFORD STATION PLANNED RESIDENTIAL DEVELOPMENT

Motion was made by Frank Spagnolo and seconded by Ed Holdcroft to open the public hearing for the Wexford Station Planned Residential Development. The aye vote on the motion was unanimous. Motion carried.

PUBLIC MEETING PROCEDURE

Mr. Dennehy explained the procedures of the public meeting and that all the correspondence that has been sent to the Township has been read and will become part of the record. Mr. Dennehy asked that anyone with additional correspondence can present information.

Mr. Gushard reported that there was a court reporter present and that for the record to be accurate presenters would need to follow the procedures for the public hearing and asked for cooperation. Mr. Gushard asked that each presenter give their name and address for the record and to speak one at a time.

Mr. Gushard explained that public participation is set by the Township code and can be referred to in Chapter 2. Article II. §2-10. Public Participation. Mr. Gushard explained that the code dictates a timeframe for each

presenter and asks that the subject not be repeated. He explained that if several residents have the same concern there should be a designated spokesperson. Mr. Gushard explained that the hearing can be left open or can be closed at the Boards discretion, however once closed the Board of Supervisors will have 60 days to render a written decision.

Mr. Gushard explained that the Planning Commission has recommended the Wexford Station Planned Residential Development for tentative approval with several conditions. Mr. Gushard explained the different processes of tentative approval and final approval. He stated that for the final approval there would need to be more information and specifics for the application and the final approval process will start again with the Planning Commission.

Brennan Road Development, LLC is proposing a 41 lot Planned Residential Development on property located along Brennan Road in the R-2 Zoning District. The plan includes 21 single family lots with 20 additional lots identified as patio homes. Traffic improvements are proposed to re-locate Brennan Road and provide a left hand turning lane on Wexford-Bayne Road and to increase the sight distance to meet the current PennDOT standards. Stormwater management, landscaping and pedestrian improvements are also being proposed with the plan.

Mr. Gushard reported the Planning Commission recommended the Board of Supervisors grant tentative approval of the Wexford Station Proposed Residential Development plan including applicable modification requests prepared by Gibson-Thomas Engineering dated December 14, 2017 and revised January 26, 2018 with the following conditions: Compliance with the LSSE review letter dated February 8, 2018; Compliance with the EAC recommendation dated January 16, 2018; Compliance with the Parks and Recreation recommendation dated January 19, 2018 requiring 6' asphalt Trail and payment of fee in lieu of the active recreation improvements required per section §84-119 of the code; Township Engineer to review closing of Brennan Road access to 910 and re-align section to determine additional improvements if necessary; North property line buffer yard to incorporate graded mounding with the proposed tree planting; subject to review and approval of the PennDOT Highway Occupancy Permit. for the Brennan Road re-alignment; Waterline is to be run to the edge of the property for future development. The Environmental Advisory Commission (EAC) recommends mitigation of 40 trees of significance, 310 new trees are proposed with the landscape plan. The Parks and Recreation Commission recommends construction of the trail extension and payment in lieu of construction of the required active recreation facilities.

The completed formal plan with all comments from the Planning Commission, the Parks and Recreation Commission, the EAC, PennDOT and resident correspondence are included in the Board of Supervisors meeting packet and will be part of the record.

David Montgomery, Montgomery Law Firm, LLC of Pittsburgh, spoke on behalf of the developer. Mr. Montgomery stated that Brennan Road Development, LLC is associated with Eddy Homes Builders, who have 2 successful developments in the Township of Pine including; Pinewood Manor and Brookfield Estates.

Mr. Montgomery stated that Eddy Homes has worked with the Township staff and its residents to maintain the character of the Township. He stated that the developer has the same intent to work with the Township and the residents with the Wexford Station development at Brennan Road.

Mr. Montgomery introduced Mr. John Schleicher of Gibson Thomas Engineering, the applicants engineer.

Mr. Schleicher summarized the Wexford Station Planned Residential Development. He stated the proposed site for development is a 33-acre parcel of land in a R2 community zoning district. §84-15 (f.) of the Township of Pine code allows for $\frac{3}{4}$ acre lots, permitting 41 lots for single family dwellings. The Wexford Station Planned Residential Development is proposing slightly smaller lot sizes that are centralized on the property to increase the buffer yard around the development. The development to the South is also zoned R2, the adjoining development to the East is R3, $\frac{1}{2}$ acre lots, and to the West is the Oakview Plan (Marshall Township) which has no buffer. Mr. Schleicher stated that the proposed permanent open space requirement is code compliant

Mr. Schleicher reported that the flagged trees are to be removed and all others will remain and will exceed the number of necessary trees.

Mr. Schleicher summarized the justification for the four waivers required; 1. §84-26E (12) Trail Construction, 2. §78-23(B)3 Land Disturbance, 3. §78-44E (2) Vertical Curve, 4. §48-16A Slopes.

Mr. Schleicher reported that there were earlier discussions with the Township staff regarding the long-standing traffic safety issues at Brennan Road. Mr. Schleicher stated at that time the developer suggested the Township consider the re-routing of Brennan Road. Mr. Schleicher indicated the current connection limits the sight line and by moving the roadway it would provide a safer intersection.

Mr. Schleicher explained that the Brennan Road and Route 910 intersection will be relocated 50 feet to improve the sight distance for safety at the intersection.

Mr. Schleicher reported that there would be no homes built with vinyl siding and that the starting prices would be \$500,000 with the average price being \$700,000.

Mr. Schleicher stated that they are in receipt of the LSSE letter and they have no issues complying with the proposed conditions. Mr. Schleicher stated that the plans do meet Township Code and will improve current conditions at the site.

Mr. Dennehy asked if any of the proposed homes are slab homes, homes without basements. Mr. Schleicher responded that there would be no slab homes that all the homes would be built with foundations.

Mr. Dennehy asked if any of the conditions are problematic. Mr. Schleicher stated that the discussions of the waterline extension along Brennan Road was initially a concern, however the Planning Commission minutes reflect the waterline improvements are along the entire length of Brennan road. Mr. Schleicher stated if the Board of Supervisors feels this is necessary it can be discussed and that possibly West View Water would assist with those improvements. Mr. Schleicher noted that there are some challenges along Brennan Road.

Mr. Spagnolo stated that the Township typically requires the extension of utility line with all developments in the Township.

Mr. Avolio asked about the patio homes and their elevations. Mr. Schleicher reported that the elevations would be comparable to the Brookfield Estates development within the Township. Mr. Avolio requested that specific elevations be tied to the approval to keep and maintain the quality of the homes.

Mr. Avolio referred to Ms. Lefeber's traffic impact concerns and asked if there has been a traffic impact study, scoping, and has the study been submitted, are there any approvals, has a permit been issued? Mr. Avolio asked about a letter dated 3/12/2018 regarding the relocation of Brennan road, has it been explored and what about Cardinal Drive.

Mr. Schleicher responded that there was a PennDOT scoping meeting in October of 2017 and the traffic analysis has been submitted to PennDOT. At this time there has not been approval, once the traffic study has been approved the actual design of the intersection will be submitted for approvals. Mr. Schleicher stated that the process is still ongoing.

The Board asked about the options for Cardinal Drive. Mr. Schleicher stated that Cardinal Drive is a private drive and they have no rights to use it or improve it.

Mr. Spagnolo expressed that he thought the intersection should be aligned and that Cardinal Drive may be a better choice.

Mr. Avolio expressed that PennDOT may not approve a revised intersection at this location because the developers do not have rights to use that road, it is designated private.

Mr. Avolio expressed that he wants the developer to commit to elevations to ensure the character of the Township, Mr. Avolio stated that the Board of Supervisors would want those entered. He also asked that the March 12, 2018 Planning Commission comments be addressed as far as the code with a written response.

Katie Lefeber, 80 Laurel Hill St, spoke as the residents group representative, she stated that they are aware that development is going to happen, and it is a good thing. She stated that the developer has been good with the community, however the group had a few ideas that they would like to share. Ms. Lefeber asked if there is an alternative to the Brennan Road realignment. Ms. Lefeber stated that very clearly Brennan Road is a rural road and in desperate need of a lot of work.

Ms. Lefeber sited that some traffic apps, ie. Waze, will detect traffic on 910 and then detour the traffic to Brennan Road. She stated that that is happening already. Her concern is that even with the improvements to the intersection the traffic will still be diverted to Brennan Road which will make Brennan Road deteriorate more.

Ms. Lefeber asked if the developer talked to the residents on Cardinal Drive, she stated that it would be a neat and clean solution. She stated that, in her opinion, if there was something wrong with Cardinal Drive the Township Planner would know about it.

Ms. Lefeber stated that there are issues still outstanding including; PennDot approval, the character of the Township of Pine, 10% density, alternative to Brennan Road. She stated that they are asking to be considered for some concessions.

Ms. Lefeber showed her presentation which included pictures of the deteriorating Brennan Road. Brennan Road is not meant for the current traffic let alone an increase in traffic. Brennan Road is too narrow, 2 cars and pedestrian cannot fit safely and the proposed development has the Rachel Carson Trail would exit onto Brennan Road. Ms. Lefeber asked the Board of Supervisors to please have some conditions to address these issues.

Ms. Lefeber indicated that there not be a designated construction exit onto Brennan Road, she has a high-risk child.

The Board of Supervisors packet has a record of Ms. Lefeber's correspondence.

Mr. Dennehy stated that any additional speakers would be called by name from the sign in sheet. He asked that speakers do not repeat what has been expressed or corresponded previously.

Cheryl Chandola, 240 Brennan Road, Ms. Chandola's property abuts 352 feet of the property, she expressed concern regarding the waiver for the detention pond that would be located along the side of her property.

Andy Roeth, 131 Brennan Road, expressed concerns regarding the capacity of the old culvert and that it may not handle the run off. Mr. Roeth asked if Cardinal Drive has a sewer line would it be a public road.

Mr. Spagnolo responded that it may be a public right of way rather than a public road.

Kathleen Lasky, 181 Brennan Road, expressed concerns regarding her well and the waiver on the retention pond, she is concerned about her well failing. She wants to protect her well.

Carrie Warner, 805 Oakview Court, (Marshall Township) her property borders the proposed Wexford Station development, expressed concern about flooding.

Michael Greenberg, 225 Guckert Lane (Marshall Township), thanked the Board of Supervisors for hearing their concerns. Mr. Greenberg expressed concern regarding the buffer around the perimeter and its interpretation. He would like the Board to require an 80-foot buffer to accommodate the lack of buffer around the Oakview Development on the Marshall border.

Motion was made by Frank Spagnolo and seconded by Ed Holdcroft to hold the public hearing open for the Wexford Station Planned Residential Development. The aye vote on the motion was unanimous. Motion carried.

The Board of Supervisors stated that the following items will be discussed before the next meeting and the discussion regarding the Wexford Station PRD will continue at the April 16, 2018 Board of Supervisors meeting;

- Provide specific home elevations to be made part of the record
- Substantiate the use of Cardinal Drive as an alternative to Brennan Road and legal status
- Township staff to provide responses regarding the residents' concerns
- Clarification of the pond location and design
- Staff to provide development agreement language regarding wells

PARKS AND RECREATION

Joni Patsko reported that the new restrooms located in the park are progressing and should be finished in time for the spring athletics season. Ms. Patsko reported that the Pine Community Center will be hosting its annual Easter egg hunt and the annual teen flashlight event.

PARKS AND RECREATION COMMISSION

John Gill reported some conflicts regarding the scheduling of the baseball fields. Mr. Gill reported that demand for fields has increased and the Parks and Recreation Commission tries to put as many kids on the field as possible. Mr. Gill shared a concern regarding organizations reserving a field and then not using it. Mr. Dennehy asked if a fee could be charged if the organization does not show. Mr. Gill explained that they do have a fee in place, but the fee is nominal and does not seem to deter the issue.

THE FRIENDS OF PINE COMMUNITY PARKS

Mr. Gill reported that the damaged bricks in front of the Pine Community Center donated by businesses and residents will be restored. The bricks will be replaced in a different location, so they will not continue to be damaged. Friends of Pine Parks will donate \$3,000.00 to assist with the restoration projects.

Mr. Gill reported that the Taste of Pine was a great success and thanked everyone who participated and volunteered. Mr. Gill thought that this year's event was the best one ever, he stated that the event raised approximately \$4,000.00. He expressed optimism for future events.

Mr. Gill stated that the date for the annual golf outing has been set for July 30th and will be held at the Wildwood Golf Club

NORTH HILLS COG

Mr. Spagnolo reported that he had attended the NHCOG meeting the previous Thursday and that the discussions were about Comcast Cable coming to the area along Route 19 and the intentions of the company to provide television services in the future.

Mr. Spagnolo also reported that there was additional conversation regarding salt usage, he stated that the Township had used its quota of 80%.

PINE RICHLAND SCHOOL DISTRICT

Mr. Henry reported that the Pine Richland School District will be reviewing the current Math and Computer curriculum and will be updating it to match the demand. Mr. Henry stated the High School Musical "Oklahoma" was a success and sold out. Mr. Henry reported that the High School basketball team has reached the finals for basketball and would update the Board as the finals progress.

NORTHERN TIER LIBRARY

Ms. Illis indicated that she had submitted a report for the board and that it was in their packet.

Ms. Ellis asked the Board for a proclamation for National Library Week, which will be from April 8-14th, 2018.

A motion was made by Frank Spagnolo and seconded by Ed Holdcroft to recognize the week of April 8-14th, 2018 National Library Week. The aye vote was unanimous. The motion carried.

NORTHERN REGIONAL POLICE DEPARTMENT

Captain John Sicilia indicated that the Northern Regional Police Department report was in the Board packet and had nothing further to add.

Mr. Spagnolo asked Captain Sicilia about issues with break ins in the area. Captain Sicilia reported that there has been an increase in car break-ins nationwide. He indicated that the cars are usually unlocked and advised locking your car doors.

WEXFORD VOLUNTEER FIRE DEPARTMENT

Mr. Flaherty indicated that the Wexford Volunteer Fire Company report was in the Board packet and had nothing further to add.

SOLICITOR

Mr. Gushard indicated he had nothing further to report.

EMERALD FIELDS PHASE 5 FINAL SUBDIVISION PLAN

Pine Development Company received tentative approval with conditions for a 5 phase, 201 lot Planned Residential Development on 276 acres along Mt. Pleasant Road on March 18, 2013. Phase 5 of the plan includes 46 lots on approximately 71 acres. The project includes the extension of "Tullamore Trail" and "Mulkerrin Court", stormwater management and landscaping associated with the new lots. The construction of a mini park is also proposed with phase 5 as recommended by the parks and recreation committee. Phase 5 is the final phase of the Emerald Fields P.R.D.

Mr. Kurpakus reported the planning commission recommended the Board of Supervisors grant final approval of the Emerald Fields Phase 5 P.R.D. plan prepared by Gibson-Thomas Engineering dated February 15, 2018 with the following conditions: compliance with all conditions of the tentative approval dated March 18, 2013; Compliance with the LSSE review letter dated March 7, 2018; Preparation of a standard Township Developers Agreement.

Motion was made by Frank Spagnolo and seconded by Ed Holdcroft to grant final approve for the Emerald Fields Phase 5 P.R.D. plan prepared by Gibson-Thomas Engineering dated February 15, 2018 with the following conditions: Compliance with all conditions of the tentative approval dated March 18, 2013; Compliance with the LSSE review letter dated March 7, 2018; Preparation of a standard Township Developers Agreement. The aye vote on the motion was unanimous. Motion carried.

HEIGHTS OF NORTH PARK LOT 616R SUBDIVISION PLAN

Salem Land Development is proposing a 2-lot subdivision of lot 616R in the Heights of North Park, phase 6 development. The request is a reverse of subdivision from a previously approved consolidation plan. The purpose of the application is the re-establish the original lot layout. No waivers are proposed.

Mr. Kurpakus reported the Planning Commission recommended the Board of Supervisors grant preliminary and final approval of the Heights of North Park lot 616R subdivision, Sheet S-1 prepared by PVE Engineering dated December 11, 2017 and revised February 13, 2018 with the following conditions; Compliance with the LSSE review letter dated March 7, 2018; Compliance with all conditions of the Heights of North Park Phase 6 final approval.

Motion was made by Ed Holdcroft and seconded by Pat Avolio to grant preliminary and final approval of the Heights of North Park lot 616R subdivision, Sheet S-1 prepared by PVE Engineering dated December 11, 2017 and revised February 13, 2018 with the following conditions; Compliance with the LSSE review letter dated March 7, 2018; Compliance with all conditions of the Heights of North Park Phase 6 final approval. The aye vote on the motion was unanimous. Motion carried.

ALDERWOOD PHASE 3 FINAL SUBDIVISION PLAN

The Alderwood Planned Residential Development received tentative approval with conditions on August 22, 2006. Phase 3 includes 18 lots on approximately 64 acres. The phase includes the extension of Abbacy Drive, stormwater management and landscaping associated with the building lots. Phase 3 represents the final phase for the Alderwood Plan.

Mr. Kurpakus reported the Planning Commission recommended the Board of Supervisors grant final approval of the Alderwood Phase 3 Planned Residential Development plan prepared by Gateway Engineers, dated February 16, 2018 with the following conditions: Compliance with all conditions of the tentative approval dated August 22, 2006; Compliance with the LSSE review letter dated March 7, 2018; Preparation of a standard Township developers agreement.

Motion was made by Frank Spagnolo and seconded by Ed Holdcroft to grant final approval of the Alderwood Phase 3 Planned Residential Development Plan prepared by Gateway Engineers, dated February 16, 2018 with the following conditions: Compliance with all conditions of the tentative approval dated August 22, 2006; Compliance with the LSSE review letter dated March 7, 2018; Preparation of a standard Township developers agreement. The aye vote on the motion was unanimous. Motion carried.

LENNON SMITH SOULERET ENGINEERS REPORT

Mr. Wingrove indicated that Lennon Smith Souleret Engineer report was in the Board packet and had nothing further to add.

PUBLIC WORKS

Mr. Barbarino indicated the Public Works report was in the Board packet.

2018 CONTRACT FOR GRASS MAINTENANCE OF TOWNSHIP PROPERTY CONTRACT

Motion was made by Frank Spagnolo and seconded by Pat Avolio to award the 2018 Contract for Grass Maintenance of Township Property to Brightview Landscapes LLC, for the low bid amount of \$15,760.00. The aye vote on the motion was unanimous. Motion carried.

TREASURER'S REPORT FOR FEBRUARY 2018

Motion was made by Ed Holdcroft and seconded by Pat Avolio to accept the Financial Report for the month of February 2018 and ratify the payment of bills to those vendors listed thereon. The aye vote on the motion was unanimous. Motion carried.

RESOLUTION 989, INCLUSION OF THE "HEIGHTS OF NORTH PARK" AND "WOODLAND FARMS III" IN THE TOWNSHIP OF PINE STORMWATER MAINTENANCE DISTRICT

Mr. Gushard reported that Resolution 989, acknowledges the inclusion of RJ Community Management, representing the Heights of North Park and Woodland Farms III's intention to opt-in to the Township Stormwater Maintenance District.

Motion was made by Frank Spagnolo and seconded by Phil Henry to approve Resolution 989, the inclusion of the "Heights of North Park" and "Woodland Farms III in the Township of Pine Stormwater Maintenance District. The aye vote on the motion was unanimous. Motion carried.

MOTION TO CANCEL 4/2/2018 BOS MEETING

Motion was made by Frank Spagnolo and Seconded Pat Avolio to cancel the April 2, 2018 Board of Supervisor Meeting for lack of agenda items. The aye vote on the motion was unanimous. Motion carried.

ADJOURNMENT

Motion was made by Frank Spagnolo and seconded by Ed Holdcroft to adjourn.

The aye vote on the motion was unanimous. Motion carried

The meeting adjourned at 7:54 p.m.



Recording Secretary



Township Manager