

Connoquenessing Township's Supervisors Meeting was called to order by Vice-Chairman, Scott Longdon at 7:00 p.m. on July 3, 2013 at the Connoquenessing Township Municipal Building. Present were Supervisors Scott Longdon and Jack Kaltenbaugh. Terry Steinheiser was not present. Also attending were Solicitor Andrew Menchyk, Jr., Engineer Bill Braun, Treasurer Lee Kradel and Secretary Brenda Davis was present to take the minutes. Eleven people signed in on the public sign in record on file. The meeting opened with the Pledge of Allegiance.

### **REVIEW MINUTES**

Longdon motioned to accept the "supervisors meeting" minutes of June 5, 2013. Kaltenbaugh, seconded. Roll call, yes.

### **FINANCIAL REPORT**

Lee Kradel reported the beginning balance in the General Fund is \$352,027.66 but after total deposits of \$51,108.54 and checks of \$52,819.37 are approved tonight the ending balance will be \$350,316.83. The Escrow account beginning balance was \$30,471.00 but after checks in the amount of \$2,275.00, the ending balance is \$28,196.00. Lee Kradel said the Highway Aide beginning balance was \$169,684.94 but with interest of \$8.04, the ending balance is \$169,692.98. Lee Kradel stated the Act 13 Impact Fee fund beginning balance is \$205,672.25 but with interest of \$23.67, the ending balance is \$205,695.92. Longdon motioned to accept the financial report and pay the bills. Kaltenbaugh, seconded. Roll call, yes.

### **COMMENT PERIOD**

\* NONE \*

### **OLD BUSINESS**

Longdon stated meetings have started to work on the Ordinance codification. Longdon stated Mr. Menchyk, Jr. will need to attend a future meeting to answer the legal issues. Mr. Menchyk, Jr. showed the public what the new ordinance binder looks like and stated the front section contains questions General Code needs clarification on from the Township. Mr. Menchyk, Jr. said the meetings are to amend or delete certain parts of our current ordinances to be in compliance with statutes. Mr. Menchyk, Jr. is very pleased with the progress. Longdon noted the ordinances will be on our webpage when completed. Evelyn Hockenberry questioned if there will still be a Mobile Home section in the new ordinance? Mr. Menchyk, Jr. told her "yes", we are not removing ordinances, just possibly amending them or changing the format.

### **NEW BUSINESS**

\*NONE\*

### **REQUEST TO BE HEARD**

Mr. Wabiszewski from "Contemporary Foundations" said he had been at the Planning Commission meeting to discuss his plans of purchasing the Seibel Auto Sales building and said he would like to use a fence as a buffer instead of the requirement of bushes (vegetation) in our Ordinance. Mr. Wabiszewski stated the Planning Commission didn't seem to have a problem with this but told him he should process the application before January 1, 2014 when a new board could come in with a different answer. Mr. Wabiszewski stated the fence will not hide

everything. Jack Kaltenbaugh stated he would like to see an 8 ft. fence rather than Mr. Wabiszewski's plan for a 6 ft. fence. Mr. Wabiszewski stated an 8 ft. fence still would not hide everything and he would have to check into the additional cost since a 6 ft. fence is the standard size. Mr. Wabiszewski stated his tallest truck is 13' 4". Longdon questioned the type of fence it would be? Mr. Wabiszewski stated he wanted to be more residential looking than industrial. Bill Braun mentioned if a new building is built the current alternate septic site would need moved and also noted if too much gravel or impervious area is disturbed in the future, he would need to follow the guidelines of our Stormwater Ordinance. Mr. Braun also told the board Mr. Wabiszewski has no plans to access Buss Lane. Mr. Wabiszewski agreed and added he is planning to leave enough room between his fence and Buss Lane to allow for snow removal. Mr. Braun reinforced to the board that our ordinance does not allow "only" using a fence as a buffer. Longdon and Menchyk, Jr. stated there is no reason Mr. Wabiszewski can not buy the property and have his business there. Longdon said he's not doing anything at the present time to warrant a land development, therefore he isn't even required to put up a fence. Mr. Wabiszewski explained he just wants assurance from the Township that if he spends \$400,000 for this property, he can tell the neighbors he has gone to the Township and got approval of his plan. Longdon said there is nothing in front of the board to approve or disapprove. Longdon assured Mr. Wabiszewski he could put a fence up and run his business but if or when new development is planned, he'll need to come back to the Township.

## **PLANS**

Mr. Andrew Chrzan, representing the AT&T cell tower, stated he had been to our Planning Commission meeting and presented 2 plans but after comments from the Planning Commission on the Farmshow Grounds location, he is only presenting the 201 Whipporwill Road site (Dunn property). Mr. Chrzan presented drawings of their plan to add on to the current cell tower. Mr. Chrzan said AT & T is only adding antennas, not constructing any new structures. Mr. Chrzan stated they will add grounding equipment and run fiber optic lines. Kaltenbaugh asked if the Tower will be higher? Mr. Chrzan said there will be no change to the height or ground, only adding antennas. Bill Braun stated they also supplied a letter from Paul J. Ford and Company Structural Engineers stating the tower stress level for the structure and foundation to have sufficient capacity. Mr. Chrzan said the current structural capacity is at 64%. Mr. Braun also noted our ordinance reflects it is more favorable to add on to current cell towers than to build a new structure. Since there was no new land development to be approved, Mr. Chrzan asked if a letter could be sent stating the addition of the antennas at 201 Whipporwill Road complies with Connoquenessing Township Ordinances. Mr. Menchyk, Jr. stated he would send Mr. Chrzan a letter of confirmation.

Mr. Wabisewski approached the board again questioning if the fence could be in lieu of the buffer and requested something in writing to that affect. Longdon said he would have to do a land development plan in order to be approved or denied. Mr. Wabisewski asked how long it would take? Longdon said he would need to go back to Planning and then Supervisors again. Mr. Wabisewski asked if the board felt if he went through the land development plan, would it be approved to use the fence in place of a buffer? Mr. Menchyk, Jr. told Mr. Wabisewski the board can not make any advisory decisions before the plan comes to Planning Commission followed by a Supervisor meeting. Mr. Wabisewski said he would be in on Friday to submit the plan.

Longdon stated Tim Spangler land development plan is requesting another 100 day time extension. Longdon said the Township has already granted him two time extensions but he is not moving forward. Mr. Menchyk, Jr. told the board that actually the way this works is Mr. Spangler is granting the Township 100 days to make a decision whether to approve or deny the plan. Mr. Menchyk, Jr. stated the applicant grants this to the Township so the Township will not be in violation of not rendering a decision within 90 days of the first date of the plan. Mr. Menchyk, Jr. stated no action needs taken on this by the Township. Mr. Menchyk, Jr. stated the board could choose to file a summary offense with the magistrate against Mr. Spangler which could fine him a \$1,000 per day for occupying the premises without an occupancy permit. Kaltenbaugh motioned to have Mike Grill, Commercial Building Inspector, file summary charges for failure to comply to the September 24, 2012 letter "order to show cause/order to vacate notice of unsafe structure" from Mike Grill. Longdon, seconded. Roll call, yes. Lee Kradel asked if the violation would start July 10, 2013 (last day of last time extension). Mr. Menchyk, Jr. stated, "no", it starts today, July 3, 2013.

### **ENGINEER REPORT**

Mr. Braun mentioned Trans Associates has finalized the HOP permit for Rt.68 - Kriess/Eagle Mill Road intersection and asked the board if they would like Senate Engineering to start the design process. Mr. Braun said the proposal would show the scope of the job and a cost estimate. Mr. Braun stated there would be no charge for his proposal.

Mr. Braun mentioned Boylan Funeral Home requesting their improvement bond be reduced. Mr. Braun said Gateway Engineers submitted a revised completion report and the areas they are requesting to reduce are lighting, concrete curbs and buffer. Mr. Braun stated Boylan Funeral Home had planned excess lighting and concrete curbs but they are not required by our ordinance. Mr. Braun stated they are wanting to use the existing buffer on Mr. Domhoff's property and eliminate their original buffer plan. The board didn't feel they should be allowed to use other property owners trees as a buffer in case the property owner ever wanted to cut the trees down. Mr. Braun stated the buffer that was on the original plan is required by our ordinance. After discussing, Longdon made a motion to reduce the lighting and concrete curbs based on the dollar amount Bill Braun calculates but not allowing a reduction to the buffer. Kaltenbaugh, seconded. Roll call, yes.

### **SOLICITOR REPORT**

Mr. Menchyk, Jr. stated the amendment to the Subdivision and Land Development Ordinance #62 in relation to eliminating our requirement of two (2) feasible on lot septic system sites on lot line revisions was advertised in the Butler Eagle and ready for adoption. Longdon made a motion to adopt ordinance #87. Kaltenbaugh, seconded. Roll call, yes.

Mr. Braun stated he forgot to mention earlier the possibility of submitting a SPC application for the Rt. 68 turning lane. Mr. Braun stated it may not be applicable for this type of road improvement but said he would look into and if the application was simple, he would apply.

### **CODE ENFORCEMENT REPORT**

Longdon mentioned Mr. Lokhaiser reported he issued 5 permits this month and noted he mailed Mr. Bridges and Ms. Martin certified letters. London motioned to approve invoice in the amount of \$204.59. Kaltenbaugh, seconded. Roll call, yes. Report in packets.

### **ROAD MASTERS REPORT**

Longdon said the road crew worked several days getting Fassinger Road ready to pave. Longdon said they have been grading, mowing and working on catch basins. Longdon said they replaced stolen signs on Crab Run, Whitestown Road Ext. and Church roads and the theft was reported to the State Police. Longdon stated a date has not been scheduled yet for the paving of Fassinger Road. Longdon mentioned XTO straightened out Smith Road. Road Superintendent's report for month of June was in packets.

### **BUILDING PERMIT REPORT**

Longdon stated there were five building permits applied for this month. They were:

Donna Stoops - Kriess Rd. - pool  
 Ann McCandless - Shannon Rd. - shed  
 Kenneth Norman, Jr. - Silver Oak Dr. - deck  
 Buffie Dunbar - Kriess Rd. - pool  
 Shane & Christina Fleeger - Doctor Ln. - house

### **TAX COLLECTOR REPORT**

Tom Pawlowicz stated the real estate taxes are now in the penalty phase and school tax cards should be mailed out by August 1, 2013. Mr. Pawlowicz stated the school taxes will include a 2% increase.

### **SEO REPORT**

\*NONE\*

### **EMERGENCY MANAGEMENT COORDINATOR REPORT**

Longdon stated he will be attending mandatory training later this month.

### **MOTIONS & GENERAL INFORMATION**

Kaltenbaugh mentioned the Township received a thank you note from Ron Kaltenbaugh's family to thank everyone who contributed to his benefit. Kaltenbaugh said Ron is a little better and really appreciates what everyone has done. Longdon said we will continue to keep him in our prayers.

Longdon motioned to release James Ragan road bond in the amount of \$1,250.00. Kaltenbaugh, seconded. Roll call, yes.

Longdon motioned to release Matson Lumber road bond in the amount of \$3,750.00. Kaltenbaugh, seconded. Roll call, yes. Longdon stated Mr. Ragan's and Matson Lumber's bond were both for Ragan Road/Kennedy Road.

Longdon motioned to release Rex Energy bond on Double Road in the amount of \$17,500.00. Longdon stated they had intended on using the road but never did. Kaltenbaugh, seconded. Roll call, yes.

Longdon motioned to release Jenley Birch sewage escrow in the amount of \$325.00. Kaltenbaugh, seconded. Roll call, yes.

Longdon motioned to release Larry Spangler lot line escrow in the amount of \$485.00. Kaltenbaugh, seconded. Roll call, yes.

**Longdon said the below, which was on the agenda, is for information:**

Rec'd "notification of surface landowner/water purveyor of well drilling operation or alteration" from DEP for 7 wells in Butler Township. The well pads are AK Steel Units B1H, B2H, B3H, C1H, C2H, C3H and C4H. Information for all seven are on file at Township office.

Rec'd "notification of surface landowner/water purveyor of well drilling operation or alteration" from DEP for 2 wells in Butler Township. The well pads are Hinch-Smith Units 6H and 7H. Information for both are on file at Township office.

Rec'd "notification of surface landowner/water purveyor of well drilling operation or alteration" from DEP for 1 well in Connoquenessing Township. The well pad is Patton B Unit 7H. Information is on file at Township office.

**MOTION TO ADJOURN**

Longdon motioned at 8:04 p.m. to adjourn the meeting. Pam Kormick, resident on Eagle Mill Rd., spoke up and said she had a road complaint and thought she was on the agenda but wasn't. Longdon let Ms. Kormick present her complaint about cars driving on the shoulder in front of her house and spraying up stones and hitting her new porch windows. Ms. Kormick stated her house is only 10 ft. from the road and says vehicles drive so fast on the road she is requesting the Township to reduce the speed on Eagle Mill Road. Longdon said a petition to PennDot would have to be submitted but told her he doesn't feel a reduction in speed will defer the speeders. Ms. Kormick stated there is a big pot hole every year that Bill Chuba does take care of but wonders why it can't be fixed a different way so he doesn't have to fill it each year. Longdon said since Bill Chuba is maintaining the road, he doesn't understand what she is asking. Ms. Kormick thought possible guide rails could be put up at the edge of the road to protect her house. Longdon stated that guide rails can not be placed at the edge of the road. Longdon also mentioned the yellow lines painted on the road were just put on to help with safety. Ms. Kormick showed several pictures of her house, debris from the road thrown onto her cars and the pot hole. Longdon told Ms. Kormick he is sorry about her situation but the road crew is doing all they can do. Longdon motioned again at 8:11 p.m. to adjourn the meeting. Kaltenbaugh, seconded. Roll call, yes.