

# GLENBURN TWP BOARD OF SUPERVISORS' MEETING MINUTES JANUARY 17, 2012

**Board Members in Attendance:** Michael Savitsky, Dave Jennings and Bill Wicks

**Board Guests in Attendance:** Sewage Enforcement Officer Walter Redel, Solicitor Malcolm MacGregor, Secretary/Treasurer Joanne Benson

**Public in Attendance:** Attachment

-Supervisor Savitsky called the meeting to order at 7:30pm with the pledge to the flag.

## **Minutes:**

**Supervisor Savitsky motioned to waive the reading aloud of and accept the minutes of the December 19, 2011 Township Meeting, Dave Jennings 2<sup>nd</sup>, All in Favor. Supervisor Savitsky motioned to waive the reading aloud of and accept the minutes of the January 3, 2012 Reorganization Meeting, Dave Jennings 2<sup>nd</sup>, All in Favor.**

## **Financial Report/Presentation of Bills**

Joanne reviewed the financial reports and the bills. **Mo. by Savitsky, 2<sup>nd</sup> by Jennings to pay the bills and accept the financial reports as presented. All in Favor.**

**Hickory Ridge Sewer:** Mark Young and Dave Botscheller spoke to the board about the possibility of putting a hotel on their property along Route 6 & 11 in Glenburn Township. They had a study done by Emerald Hospitality that confirmed it would be a good investment. It would be a \$9,000,000 project and they wanted to make sure that the supervisors were open to such a project before proceeding. There are 2 major issues that would need to be addressed in order to continue with the project. The sewer line needs to be in place and they would need to have the zoning changed from C-1 to C-2. Solicitor MacGregor said that he has received copies of the Joint Sewer Authority Agreements from Mike Donahoe. Dave Gromelski has supplied Malcolm with copies of the pass thru agreement. Dave has also been in touch with Bill Jones of South Abington Township and Malcolm did not know the current status.

Malcolm suggested to Mark Young that he speak to Tom Wicks and the Planning Commission with regards to the zoning issues. Bill Wicks asked how many EDU's an 80 unit hotel would use and was told that it would use one EDU per every 3 rooms. He was also told that the hotel access would be from Route 6. Malcolm also asked if they would share the study done by Emerald Hospitality. The hotel that is being considered is a Hilton Homewood Suites. This type of facility could be turned into apartments if the hotel does not work out. Malcolm said that he would speak with Glenburn's planning consultant, Carson Helfrich, about the zoning issues involved and suggested that Young and Botscheller consult with their attorney as well. There was discussion about the need for housing for the gas industry workers and the fact that they could be a rough crowd. Mike Savitsky and David Jennings said that they would be in favor of the hotel project. Room rates would be around \$100 per night. The Ramada and Comfort Inn have a 95% occupancy rate. Bill Wicks cautioned that they need to follow the process laid out by Township Zoning in order to accomplish any necessary changes.

**David Northup Subdivision:** Joanne stated that all conditions have now been met to approve the subdivision. The Metes and Bounds Documents were sent in the body of an email and it was decided that a hard copy would be needed. **Bill Wicks motioned to conditionally approve the subdivision with the requirement that Guy DeAngelo supply a hard copy of the Metes and Bounds Document. David Jennings 2<sup>nd</sup>. All in Favor.**

## **Committee Reports**

**Police:** No report. Malcolm will follow up with Attorney Hailstone on the contract status.

**Roads:** Joanne read Road Master Mennig's report. They did pot hole patching on upper and lower Waterford and re-cut ditches on upper Waterford and the top of Chapin Drive. They did cutting and chipping on Old Trail Rd and Glenview St. and cleaned out the ditch at the bottom of Old Trail Road. A large dead maple tree was cut down along side Cider Mill Lane. There were 4 minor winter events requiring salt and cindering.

**Sewage Enforcement:** Walter Redel reported that he is still working on the Millet subdivision. He will apply to DEP for a planning exemption. Mr. Millet is separating the house and 7 acres from the rest of his land. If he ever decided to build on the parcel it would need to be percolation tested. The ground moisture has not allowed a perc test to be completed yet on the Jeff Northup subdivision. Mike Savitsky asked about the need to get new permits for the Hasting and Hand Property. Walter said they would need new permits.

**Code Enforcement:** No Report

**Planning:** No Report

**Recreation:** Bill Wicks said that the AAJRB was requesting the 5 owner Townships and Boroughs to speak with their insurance carriers to see if the AAJRB liability was already covered under each individual municipality's liability policy instead of the AAJRB holding a separate policy. They thought this approach might offer some cost savings. Joanne will follow up with DGK. Bill Wicks resigned from his position of AAJRB representative effective immediately. Mike Savitsky thanked him for his years of service. Sharon Byrne was interested in being an AAJRB representative. Bill Wicks recommended that Tim McCoy be appointed as the Township Supervisor Representative. **Mike Savitsky motioned to appoint Tim McCoy as the Township Supervisor Representative and to appoint Sharon Byrne as Bill Wick's replacement. Dave Jennings 2<sup>nd</sup>. All in Favor.**

**Old Business:**

**Precision National Plating (PNP) Update:** Malcolm reported that he sent a letter to EPA asking about the definition and scope of the plume at supervisor Jennings request and is waiting for a reply. He said that results of the most recent testing should be available in the next few months.

**Fords Pond Road Issues:** Malcolm stated that the county will move forward on the bidding once the environmental analysis is done.

**ACT 32 Tax Collection:** No report

**Building and Caboose Maintenance:** This is on hold until February.

**Railroad Communications Tower:** Malcolm corresponded by email with RR representative Herb Jones. Mr. Jones followed up with plans and a map but it was not what the Township was looking for. Malcolm has not heard from Mr. Jones since.

**New Business:**

Mike Savitsky appointed Gretchen Jennings to the Zoning Hearing Board to fill an existing vacancy. Bill Wicks 2<sup>nd</sup>. All in Favor.

**Announcements:** None

**Public Input:** None

**Correspondence:**

Correspondence was reviewed following Executive Session. **Mike Savitsky motioned to adjourn the meeting at 8:25pm and Bill Wicks 2<sup>nd</sup>. All in Favor.**

Respectfully Submitted,

Joanne Benson, Secretary/Treasurer