

**GLENBURN TOWNSHIP
BOARD OF SUPERVISORS
MONTHLY MINUTES
September 24, 2024**

Board Members in Attendance: Supervisors Davis and Keisling

Board Guests in Attendance: Solicitor Grace Hillebrand , Sec. Treas. Bernadette Menendez

Public in Attendance: Rose M. Hurd, Rebekah Kane, Jim Kane, Logan Khemick, Peter Dutter, John Zenkarich, Susan Phal – Zenkarick, Kyle Pettinato, John Mirabelli, Sam Pettinato, Brady Brust, RAE, John Volge, David Dunn, David Smith, Sandra & Kevin Williams, Michelle Yadouga, Robert Yadouga, James Loss, David Botscheller, Brian Williams, Kate Williams, Susan Scanland, Amy Wojcik

Supervisor Davis called the meeting to order at 6:00 P.M. with the pledge to the flag.

Public Comment Period: Supervisor Davis asked if anyone is here that would like to address any items on the agenda? Supervisor Davis stated that the Board would be considering 3 items requested by the landowner: a zoning change, a variance for number of units on the cul-de-sac, and approval of the conditional use for the townhomes. The Board will NOT be considering a development plan, which has not been submitted to the Township for review.

Minutes:

- Motion made by Supervisor Davis to waive reading of the minutes aloud and to accept the minutes of the August 2024 Township Meeting. Seconded by Supervisor Keisling. All in Favor

Financial Report/Presentation of Bills:

- Secretary Treasurer Menendez has presented the financial reports and bills for September 2024. Supervisor Davis asked if anyone had questions or comments. Motion made by Supervisor Davis to pay the bills and accept the financial reports as presented by Secretary Treasurer Menendez. Seconded by Supervisor Keisling. All in Favor.

Committee Reports:

Police: The Monthly report by Waverly Police, Attached.

Roads: Monthly report from Road Master Mark Hopkins Attached.

Supervisor Davis motioned to accept the road and police report. The motion was seconded by Supervisor Keisling. All in favor.

Unfinished Business

1. Public Hearing Border Realty Associates was held September 5, 2024 for the following conditional use. The Supervisors will consider the following:

Supervisor Davis made a motion to grant the waiver per the sketch plan, rezoned areas in the cul-de-sac from 25 units to 30 units,

After careful consideration of the application by Border Realty Associates LLC, c/o Mark Young and David Botscheller to the Township's planning Commission on June 3, 2024, recommendations from the Planning Commission of June 20, 2024 for approval, evaluation report from Lackawanna County and the Township's public hearing on Sept 5, 2024, along with comments from various individuals and property owners a Motion was entertained to grant an **Amendment to the Glenburn Township Zoning Ordinance** for a 12-acre section of property owned by Border from C 1 (Commercial 1) to R 2 (Residential 2) on tax map# 09001.030.026 & 09009.030.018. Thereafter, a Motion was entertained to grant a Conditional Waiver of the SALDO limits of 25 lots on one specific proposed cul-de-sac to 30 lots on the March --- 2024 map presented to the Township. Last, a Motion was entertained for a conditional use application and granted with specific conditions by the township superiors. A Conditional Use permit to develop a 56.05-acre parcel of land and an adjacent 1.03-acre parcel into townhouses within the Residential 2 designated area was granted with specific preliminary conditions. The preliminary conditional use permit allows for townhouses to be developed without granting any approval for the land development including the specifications as to the number of townhouses.

The decision of the board of supervisors does not grant the Applicant land development nor any other approval other than the specific conditional use pursuant to the March 31, 2024 proposed plan which was presented for purposes of the current applications for conditional use of townhouses generally, waiver and re-zoning to the Planning Commission of Glenburn Twp on June 3, 2024. This includes, without limitation, that no approval is granted by the Board of Supervisors with respect to the applicants stated interest in pursuing a full land development including the specific number , size, and categorization of townhouses. The applicant is required to separately apply for and obtain local land development approvals under the terms of all applicable laws and Glenburn Township's Subdivision and Land develop ordinance, any and all other required federal , state, and local approvals including but not limited to the implementation of wastewater management, roadway ingress/egress, and public utility implementation. The applicant must comply in all respect with Glenburn Township's Ordinance including Zoning Ordinances and regulations. The Township reserves all rights to monitor and ensure compliance with the terms of the conditional use approval and applicable conditions.

Supervisor Keisling motioned to accept, seconded by Supervisor Davis. All motions identified above.

Public Comments:

The residents have their concerns about the process and how it will affect the roads, safety conditions, schools, and traffic flow. There is a concern of the retention pond with mosquitoes. The supervisors explained that the current application before the Township looks for only a specific zoning change, conditional use, and waiver all of which are still contingent on a full land development plan review and approval process which has not been submitted to the township. There are no land development drawings or plans of anything else and the preliminary sketch plan for conditional use and the 30 unit cul-de-sac waiver for the townhomes spaces are all available for review when the meeting is over.

Bric Grant for the Generator:

A new person was handed the Grant file and their questions that were being requested from the engineer. As far as ATC Engineering and the township, the approval letter for the grant was received for \$100,000.00. Our engineer responded to all that was needed. Copies of the grant letter and documents were sent to the new person in charge of our account. We are still getting everything in order.

Adjournment:

Supervisor Davis motioned to adjourn at 6:55 P.M. and seconded by Supervisor Keisling. All in Favor. The meeting was adjourned.

Respectfully Submitted

Bernadette Menendez
Secretary Treasurer