

ATHENS TOWNSHIP SUPERVISORS  
March 14, 2011 7:00 PM

Chairman Ronald Reagan called the meeting to order at 7:07 PM. Supervisors also present were Jack Walter, Maurice Fay, Cheryl Wood-Walter and Robin Smith.

Chairman Reagan turned the meeting over to Attorney John Thompson to conduct the Rivers Edge Housing Development Zoning Map Amendment and Conditional Use Hearing. David Lubin was present as the applicant with his engineer, James Gensel of Fagan Engineering. Attorney Thompson explained that Raven Holding Company was requesting a Zoning Map Amendment to change the Agricultural portion of Lot 4 of the Valley Business Park to Residential Suburban, and to request Conditional Use approval for the construction of multi-family dwellings on this parcel. The portion of Lot 4 on the west side of Wilawana Road is already zoned Residential Suburban. Mr. Lubin stated they are looking to construct upper-income townhouses and apartments on this site. Testimony was taken by Stenographer, Linda Wettlaufer.

Chairman Reagan took the Board into executive session at 8:20 PM for deliberation. The hearing reconvened at 8:42 PM.

Motion was made by Cheryl and seconded by Maurice to grant the zoning map change from Agricultural to Residential Suburban. A roll-call vote was taken and was as follows: Mr. Walter – yes; Mr. Fay – yes; Mrs. Wood-Walter – yes; Mr. Reagan – yes; and Mrs. Smith – yes. The motion passes.

Motion was made by Maurice and seconded by Jack to grant the Conditional Use request to allow multi-family housing units with the following conditions: 1) Applicant must meet all conditions of the Athens Township Zoning Ordinance and the Athens Township Subdivision and Land Development Ordinance for an approved land development; and 2) Applicant must secure all necessary variances from the Zoning Hearing Board. A roll-call vote was taken and was as follows: Mr. Walter – yes; Mr. Fay – yes; Mrs. Wood-Walter – yes; Mr. Reagan – yes; Mrs. Smith – yes. The motion passes.

Ron asked Dave Lubin if he is in discussions for the location of a wastewater treatment facility out behind this proposed development and Dave said yes.

Dr. Patrick Musto of the Athens Township Authority (ATA) asked to speak to the Board about the refinancing of the ATA loans into one new debt. This will save each user about \$75 - \$100/year. He said if the township guarantees the loan, they can save 1 to 1-1/2% on this loan. ATA will incur all expenses involved in the refinancing – including township expenses. The debt will be self-liquidating and their financial advisor, Mark Lindquist, said it shouldn't affect the township's borrowing base. This will allow ATA to pay for the upgrades at the Valley Joint Sewer Authority (VJSA) with no increase in fees to the users.

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Ron asked Dr. Musto what our share of the cost will be and he said about \$3-million. Ron asked how close VJSA is to bidding out the project. They hope to go to bid in the summer and break ground in the fall.

John Thompson said for ATA's debt not to count against the township borrowing base it has to be approved as self-liquidating by DCED. We would only consider this if they were absolutely certain this would not count against us. Dr. Musto said ATA is financially sound – it costs them \$26-27 to treat at VJSA and the rest of the \$130 fee comes to ATA. He also said it's possible that CVS will add a Phase II and Phase III. He said they also picked up about 100 EDUs at no cost to ATA.

Ron commented about the recreational vehicles (RVs) and travel trailers that are popping up in the trailer courts and asked if ATA is keeping track of those. Dr. Musto said they have someone monitor the trailer courts once per quarter to make sure they have any additional trailers. He added that some connections were decommissioned for \$40 each in the Desisti Trailer Court, and if they want to reconnect, they have to pay the \$1500 tap-in fee again. Dr. Musto said they have an infiltration problem in the Greens Landing area and also at the Queen Esther pump station by the lake. They have purchased a camera to help locate the problems so they can be repaired.

On motion of Jack, second by Ron, it was unanimous to agree to guarantee the loan consolidation for ATA ONLY if DCED determines the loan to be self-liquidating and it doesn't impact our borrowing base; and that ATA pay any costs that the township incurs for this process.

Ron asked what the costs will be for the relocation of utilities for the Road C project since we will be responsible for all the utility relocations. Robin said that is a question for our engineers – it is estimated as part of the project costs.

Dr. Musto said he and Bob Blauvelt will go to Sue Sperrazza's tomorrow and walk the area that ATA allegedly altered when the sewer lines were installed that is causing drainage problems at that location. Dr. Musto will also call Dave Sweetland and follow-up with him. Maurice suggested a dry well be used to help with the drainage.

Eddies said there are 19 RVs in Crestview Trailer Court presently. Ron said mobile homes are leaving and the gas company workers are moving in with RVs. This is circumventing the building codes. The definition of an RV is different than a mobile home in our ordinance. Ed questioned what permits should be required. Jack said they should pay the wage tax if they live here. Once the EIT collection transfers over, we will get a monthly report that lists the employers that have paid. That may help us keep track a little better. Ron wanted to know what we do with these RVs?

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Cheryl said Sayre did a landlord/tenant ordinance. Robin said we've talked about this before but no one wanted to move forward with it. Discussion was held. On motion of Robin, second by Jack, it was unanimous to have John Thompson draft a landlord/tenant ordinance for our review, and also an ordinance to put a hotel/room tax in place. Robin will get samples from PSATS, if there are any.

Ed had more questions on the permitting of the RVs in the trailer parks. Ron and Ed will get with Kathie Hunter at the next SALDO workshop to see what she suggests, and possibly do a curative amendment to the zoning ordinance.

Ron said the Arkoma business located across from Beeman's on Elmira Street is causing a lot of dirt to be carried out onto Elmira Street. This will get into our storm drains and we need to alleviate this. Ron said Chesapeake keeps a street sweeper at the Barrett water withdrawal site to keep the dirt off Route 199. Something needs to be done here. On motion of Ron, second by Maurice, it was unanimous to send a letter to Randy Williams and Arkoma (cc: Kevin Horn and PENNDOT District 3) telling them they need to correct this situation, and that they need to get permits from the Zoning Officer and Code Inspections for the business use and accessory residential use – all permits being secured by April 1, 2011 or we will begin enforcement proceedings.

Robin advised the Board that Senator Yaw's aide, Arnie Kriner, has set up a meeting here at our building for April 7<sup>th</sup> at 10 AM with himself, our board and representatives from PENNDOT to discuss the Route 199/220/Wolcott Hollow traffic situation.

Callear's R & R Barbecue will have a ribbon cutting on March 17, 2011 at 11 AM.

Robin said John Murray of DCED still needs a letter from the township for the IDP grant application stating we guarantee we will be responsible for the \$1,294,705.00 funding shortfall for Road C. On motion of Jack, second by Maurice, it was unanimous to have John Thompson draft the letter and get it to DCED as soon as possible. Robin will get a date from Tony as to when he will be able to meet with us regarding the Road C funding.

Walmart Supercenter will be reviewed by Planning Commission on March 28<sup>th</sup>. This meeting is to review the revisions to the plan that address the review engineer's comments. John Thompson said the only issue he has with the plan is the lighting with the glare and that they shine on the roadway. Martha Brennan was present (she is a member of Planning Commission) and said they could just change their lighting to comply with our ordinance. Roman Rosh said they could request a variance from Zoning Hearing Board as well.

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There being no further business, on motion of Ron, second by Cheryl, it was unanimous to adjourn the meeting at 10:04 PM.

Respectfully submitted,

Robin L. Smith  
Secretary