

West Penn Township Board of Supervisors

27 Municipal Road

New Ringgold, PA 17960

Phone (570)386-4507

Fax (570)386-5851

Regular 10AM Monthly Meeting

Monday, March 18, 2024

Present at the Meeting

Tony Prudenti – Chairman

James Akins – Supervisor (absent)

Glenn Hummel – Vice Chairman

Karen Wittig – Treasurer

Jeremy Frable – Road Master

Katie Orlick - Secretary

Paul Datte – Solicitor

Mike Begis – ARRO Consulting

Jim Bonner – Chief of Police (absent)

I. General

A. Tony Prudenti, Chairman, opened the meeting with the Pledge of Allegiance and Introductions at 10:05AM.

B. Chairman called for a motion to pay the monthly bills. Glenn Hummel made the motion. Chairman seconded the motion to pay the monthly bills. All in favor. Motion was carried. 2-0

II. Public Comment on Agenda Items Only – 5 Minute Time Limit - NONE

III. Land Use

A. Valeria Seroka – 3-Lot Subdivision – Property located on Forsythia Lane (private drive) off of Archery Club Rd. in the AG Zoning District. The Board tabled the plan at their last meeting because Attorney Datte was to look into road frontage for a subdivision. Attorney Datte said it appears that the Seroka Subdivision satisfies the criteria from the Zoning Ordinance, which is Section 1004. Streets – Access to propose Subdivisions and Land Developments shall have adequate access to the public highway system. In addition, meets the criteria for the SALDOs, Section 801 Frontage onto Improved Streets, Number of Uses or Buildings, Minimum Size of Dwellings. A. Frontage required onto Improved Street. Each proposed new lot, each land development and each proposed principal building shall have adequate vehicle access that is suitable for use by an emergency vehicle to reach a public street. Such access may be provided by a driveway or private street that is improved to serve such purpose. Chairman called for a motion to conditionally approve the Valeria Seroka 3-Lot Subdivision contingent on ARRO’s comment letter dated Feb. 21, 2024, Bill Brior’s Comments and Schuylkill County comments being satisfied along with the fee in lieu of requirement for open/recreation space. Chairman made a motion to adopt Resolution #10 of 2024 conditionally approving with all comments being satisfied. Glenn Hummel made the motion. Chairman seconded the motion. All in favor. Motion was carried. 2-0

IV. Old Business

A. Chairman called for a motion to adopt Resolution # 11 of 2024, resolution to apply for a grant through DCNR and to use the funds to carry out the J.E. Morgan Memorial Park Phase II grant. Glenn Hummel made the motion. Chairman seconded the motion. All in favor. Motion was carried. 2-0

B. Chairman called for a motion to adopt Resolution #12 of 20254, resolution requesting the grant amount of \$86K with the total project of \$142K from DCNR to be used for the continued development of the J.E. Morgan Memorial Park Phase II. Glenn Hummel made the motion. Chairman seconded the motion. All in favor. Motion was carried. 2-0

C. Chairman called for a motion to adopt Resolution #13 of 2024, resolution establishing a Maintenance & Operation Schedule and Stewardship Plan. Glenn Hummel made the motion. Chairman seconded the motion. All in favor. Motion was carried. 2-0

D. Fee Schedule – Chairman suggested that we update our fee schedule. Chairman said it came to our attention when we were asked a price for commercial solar panels. On our current fee schedule, a commercial solar fee is \$200/panel. Attorney Datte said that is a little more than we should be charging. Chairman feels there should be an irrevocable letter of credit or some type of bonding for decommission of the solar panels. Attorney Datte said there is a difference between Zoning Fees and Subdivision Fees. The Zoning Fee would include the Zoning Officer reviewing the submitted application and that it is a use consistent with the Zoning Ordinance, does the proposed use or structure meet the bulk requirements of the Ordinance and is it an allowable use in that zoning district. Administration fee and Issuance fee should be include with that fee as well. SALDOs Fees you must first start with an escrow, The cost of the Township is set off by that escrow. If fees exhaust the escrow then it would have to be replenished. Attorney Datte said we could have a fee per panel just not \$200. Attorney Datte said as long as it is reasonable. The applicant will get back any escrow remaining after all invoices and fees are taken out. Attorney Datte will look into fees for decommissioning at the end of the Solar Project. Attorney Datte recommends we update the SALDOs and now is a good time to place that kind of restriction legally. Glenn Hummel asked if we could get a percentage of profits from the Commercial Applicant to put in an escrow for decommissioning. Attorney Datte said he could review that but said that is not typical to tie it to their profits. We may be able to tie it to the actual Engineer's opinion for the increase in cost of decommissioning. Attorney Datte said he has seen many provisions dealing with the decommission issue.

Chairman asked the Secretary to speak with Charles Schmehl, and ARRO Engineering, particularly Mike Begis, to look at updating our SALDOs and what it would cost us.

Currently if the Applicants want to hold us accountable, maybe there should be a developer's agreement. Board agreed to look at updating SALDOs & Fees.

E. Sound System for the Meeting Room – Glenn Hummel reached out to one contractor to see what it would cost the Township to install eight speakers, amplifier and three microphones. He said it is a professional graded system and you will get that quality out of the system. Chairman asked if we could get one more microphone. He would like three at the front tables. Glenn Hummel said he spoke with the Treasurer and found that we do have money in the Capital Reserve for the Building. The total price of the system is \$4800 but we would have to add another microphone to that cost. Karen Wittig suggested we use the building fund that is already in the budget and if we exceed that for the year, then in September or October we would transfer it from the Capital Fund. Chairman said that makes sense. Glenn Hummel made the motion to move forward with it, with adding another microphone. Chairman asked how we justify that amount because we do not do dances or anything like that. Glenn Hummel said our Building is used as a place to come in case of an emergency, Planning & Zoning have use the building. Chairman seconded the motion. All in favor. Motion was carried. 2-0

V. New Business

A. Chairman called for a motion to advertise for the 2024 Bituminous Seal Coat Bid. Glenn Hummel made the motion. Chairman seconded the motion. All in favor. Motion was carried. 2-0

B. Chairman called for a motion to appoint Karen Wittig as Pension Administrator. Glenn Hummel made the motion. Chairman seconded the motion. All in favor. Motion was carried. 2-0

C. Chairman called for a motion to adopt Resolution #14 of 2024, waiving member contributions to the Police Pension for 2024. Glenn Hummel made the motion. Chairman seconded the motion. All in favor. Motion was carried. 2-0

VI. Business from anyone on the Board - NONE

VII. Public Comment on General Items

Carl Greves – said it is a good idea and is important to have a decommission agreement of the solar projects. It is good to plan for that.

VIII. Executive Session – Chairman asked if there would be any actions after the executive session. Board said no. Attorney Datte said we could adjourn the meeting first then have our executive session.

IV. Adjournment.

A. Chairman called for a motion to adjourn the meeting at 10:30AM. Glenn Hummel seconded the motion. All in favor. Motion was carried. 3-0

Transcribed by:

Katie Orlick

West Penn Township Secretary