

**SCOTT TOWNSHIP
BOARD OF SUPERVISORS
MINUTES—JULY 15, 2020**

The Scott Township Board of Supervisors met on the above date by means of Zoom, a videoconferencing app. The meeting date, time, and app connection requirements were advertised in the local newspaper. The meeting was called to order at 12:00 p.m. In attendance were Supervisors William G. Hafner, Kathleen A. Lynn, Paul R. Eyerly IV, Lanny R. Sheehan, and Dennis N. Wildt. Solicitor Anthony J. McDonald from Marinos, McDonald & Knecht LLP, Police Chief Raymond J. Klingler, Maintenance Supervisor Mark J. Koons, and Secretary/Treasurer Brittany M. Stasik were also in attendance. Members of the public joining the meeting were Andrew Barton, David Gensemer, Allan Vandermark, and Robert Horn.

QUESTIONS FROM THE AUDIENCE

Mr. Horn asked how soon the Township compost site will reopen. Mr. Koons stated it will not reopen until the construction of the cell tower is complete.

Regarding driveway access for the lot sold to Mr. Allan Vandermark, Andrew Barton, P.E., of LIVIC Civil, attended to represent the seller, Mr. David Gensemer. Township Ordinance Section 123-28A stipulates that no more than two lots may share one driveway. If more driveways are added, the access drive must be improved to meet the standard for private streets. Section 123-27 requires that private streets shall adhere to all design standards of a public street. Mr. Gensemer owns an approximately 15-acre parcel of land with access from Beilys Road. Bordering the access section are two parcels. [The front parcel, 554 Beilys Road, was sold to David and Kristen Moser. They built a home with the driveway entrance from Mr. Gensemer's access, rather than having the driveway entrance directly onto Beilys Road.] Therefore, installing a driveway on Mr. Vandermark's lot, which is the parcel behind 554 Beilys Road, would make a third driveway sharing the same access. Mr. Barton stated that the cost for Mr. Gensemer to improve the access is estimated to be \$104,000.00. This would involve installing a 24-foot-wide paved road with 4-foot shoulders that extends to the 15-acre parcel. He stated that in lieu of that, he would propose putting the road in, leaving it as stone, but installing it to the width that is required so that if the 15-acre parcel is divided, the road would be prepped and ready to be improved up to the Ordinance requirements. Mr. Barton stated he is requesting a modification to waive the requirement to pave the cartway, but to improve it in stone to the distance required so that the Vandermarks can install their driveway and build their house. Mr. McDonald stated the Board does not have the ability to waive those Ordinance requirements. He added that the only way to accommodate this request is to change the Ordinance. Mr. Eyerly asked if it would make financial sense for Mr. Gensemer to access the 15-acre parcel from another location. Mr. Gensemer stated he has no other access from Beilys Road. Mr. Vandermark expressed concern regarding the delays in moving forward with his construction permits since the driveway issue is not with him, but with Mr. Gensemer. Ms. Stasik explained that an approved driveway permit is required before she can grant zoning permit approval. After discussion, a meeting will be scheduled to try to resolve this matter.

APPROVAL OF MINUTES

Minutes of the June 17, 2020 meeting were presented for approval. Mr. Wildt made a motion to approve the minutes as presented. Mr. Sheehan seconded and the motion carried 5-0.

APPROVAL OF MONTHLY REPORTS

The June Budget, Police, Roads, Treasurer's, and Zoning Reports were presented for approval. The May and June Tri-County COG IBC Inspection Service Reports were also presented for approval. Mr. Eyerly made a motion to approve the reports as presented. Mr. Wildt seconded and the motion carried 5-0.

APPROVAL OF BILLS TO BE PAID

The June 18 through July 15 General Fund bills to be paid were presented as one transfer of electronic funds and check numbers 16303–16326, and 16333—16354 for \$106,089.29. In addition, The Liquid Fuels Fund bills to be paid were presented as check numbers 1776–1778 for \$15,995.78. Mr. Sheehan made a motion to approve the bills to be paid. Mr. Wildt seconded and the motion carried 4-0, with Mr. Eyerly abstaining due to a conflict of interest regarding the Press Enterprise payment, check number 16326.

SUBDIVISION & LAND DEVELOPMENT

Regarding the Mariano Residential Preliminary/Final Minor Subdivision Plan, Andrew Barton, P.E., of LIVIC Civil, attended to represent the applicant, Amanda Nungesser. This project proposes to subdivide 7.85 acres from an existing lot of 14.41 acres, in order to create a building lot for a single-family dwelling. Township Engineer Todd R. Pysher of Pysher & Associates, Inc., reviewed the plan in a letter dated June 17, 2020. The County Planning Commission reviewed the plan. The Township Planning Commission reviewed the plan and recommended approval, with conditions as recommended in Mr. Pysher's review letter. Ms. Stasik stated that those conditions have been met. A separate stormwater management plan is required because of the amount of impervious surface that this project would create. Ms. Stasik stated she will not issue a zoning permit until Mr. Pysher and Barry Travelpiece, P.E., Resource Conservationist for the Columbia County Conservation District, review and approve the stormwater management plan. Mr. Sheehan made a motion to approve the Minor Subdivision, with the condition that Mr. Pysher and Mr. Travelpiece approve the stormwater management plan. Ms. Lynn seconded and the motion carried 5-0.

OLD BUSINESS

Regarding the Lion's Gate Land Development Plan, Gregory Sarangoulis submitted a letter, dated July 9, 2020, granting the Township a review period extension to October 22, 2020. Mr. Eyerly made a motion to accept the extension and Mr. Sheehan seconded. The motion carried 5-0.

NEW BUSINESS

Regarding the Espy Park Community Building, rentals were suspended because of the COVID pandemic. Discussion ensued about whether to permit rentals to resume since State restrictions have been lessened. Mr. Sheehan made a motion to continue to keep the Community Building closed until the pandemic has ended. Mr. Eyerly seconded and the motion carried 5-0.

The Nautilus Development Letter of Credit release request was presented. Mr. Hafner stated that Todd Pysher, P.E., inspected the project and recommended releasing \$214,253.55 of the remaining \$283,435.25. Mr. Eyerly made a motion to release \$214,253.55 of the financial security, and to permit the owner, Mr. John Coates, to submit a check for the remaining \$16,135.50, which the Township will hold as surety. Mr. Sheehan seconded and the motion carried 5-0.

Regarding the 2021 compost site agenda item, Mr. Eyerly provided a summary of the meeting he and Ms. Stasik had with Bloomsburg officials about the composting contract. After discussion, Mr. Wildt made a motion to authorize Mr. Koons to check into other options for compost disposal, including the Borough of Berwick and private contractors.

Chief Klingler requested permission to hire Justin Funk as a part-time officer. Mr. Sheehan made a motion to hire Justin Funk as a part-time officer at the current part-time officer hourly rate, pending background check clearance. Mr. Eyerly seconded and the motion carried 5-0.

After members of the public and Chief Klingler left the meeting, the Board paused the Meeting at 1:01 p.m. for an executive session to discuss legal and real estate matters. Ms. Lynn signed out of the meeting at 1:01 p.m., due to a previous commitment. The executive session ended at 1:20 p.m.

Mr. Sheehan made a motion to authorize Mr. Koons to contact the four property owners affected by the Pine Hollow Road project regarding whether they would choose to grant the Township an easement. In addition, this motion would authorize Mr. Koons to discuss obtaining an easement for the Township to repair drainage areas. Mr. Wildt seconded and the motion carried 4-0.

Mr. Sheehan made a motion to adjourn the meeting. Mr. Wildt seconded and the motion carried 4-0. The meeting adjourned at 1:22 p.m.

Respectfully submitted,
Brittany M. Stasik
Secretary/Treasurer