

**MONTHLY MEETING - MARCH 10, 2009 - 6:30 P.M.**  
**Held in Municipal Building Meeting Room, 206 S. Market Street, Elysburg, PA 17824**

***Vice Chairman Blaine Madara called meeting to order at 6:32 p.m. in Chairman Shadduck's absence and led the group in reciting the Pledge of Allegiance to the flag. There was a moment of silence to honor Joe Fox, a citizen of Ralpho Township who recently passed away. Mr. Fox was involved in many recreation activities in the Township.***

***Responding to roll call were Supervisors Blaine Madara, Ed Payeskie, Joe Shirvinski and Chip Wetzel. Chairman Howard Shadduck was absent because of an illness. Also attending were Steve Major, Chairman of the Planning Commission, Solicitor Todd Kerstetter, Township Manager Joe Springer, Township Engineer Michele Aukerman, Roadmaster Bill Hoy, Chief of Police Stuart Appel, Secretary/Treasurer Debra Olson and several interested citizens.***

CITIZENS INPUT ON AGENDA ITEMS - none

**MINUTES** of February 10, 2009 regular meeting were approved on Payeskie/Shirvinski motion and carried.

**TREASURER'S REPORT** was accepted as presented on Wetzel/Shirvinski motion and carried.

**BILLS** were approved for payment on Wetzel/Payeskie motion and carried.

Solicitor Todd Kerstetter opened the hearing for the Knoebels Conditional Use Application. He asked that all citizens in the audience, including Zoning Officer, Howard Howal; and Planning Commission Chairman, Steve Major; who planned to be heard please raise their right hand and be sworn in at this time. Robert L. Dluge, Jr., Esquire gave a presentation on what the H.H. Knoebel & Sons plan was for the property at 543 South Market Street. He had 2 different sets of plans for the supervisors to look at. One was the actual landscape/structures of the property and the other was the rough plans of how the building would be constructed inside to meet the description of a multi-family dwelling. He also had Richard Knoebel, president of H.H. Knoebel and Sons; John Jones, Director of Human Resources for H.H. Knoebel & Sons; Ronald H. Knoebel, officer with H.H. Knoebel & Sons; and Gary Wolf, Architechct testify for the hearing. Supervisors and concerned citizens were allowed to ask questions of each person testifying and then to make a statement after the testimonials were finished. Citizens John Weber, John and Sandra Avillino, Gary Weede, Matt Lobos, Pauline Strahosky and Frank Berger each took the opportunity to do so. Planning Commission Chairman, Steve Major also had opportunity for questions. Chief of Police, Stuart Appel, was asked by one of the citizens if their had been any problems with the international students in the past and he stated that as long as he had been asked he would inform them that several of the students had been housed at his wife's business in the past and that the students had become a part of his extended family while they were in Ralpho Township. Code Enforcement Officer Howard Howal was asked for input and he also had opportunity for questions. The supervisors took a recess at 8:02 p.m. to review the paperwork they had from the township solicitor. The meeting reconvened at 8:10 p.m. There was much discussion of the conditions that would be applied to the use of this property. Solicitor Todd Kerstetter stated the following list of conditions:

1. Each one of the ten dwelling units will be independent and will not house more than 4 unrelated persons. They will have no cooking or sanitary facilities in common with any other dwelling unit.
2. There will be no more than forty-four individuals residing at the property.
3. There will be no more than four unrelated persons per apartment.

4. There will only be 10 apartments in the building and the basic design layout will be as presented at the meeting.
5. There will be aesthetically pleasing fencing and natural screening to delineate the boundaries of the property and insure that the tenants do not wander onto adjoining properties.
6. The tenants will only be international student workers employed at Knoebels Amusement Park.
7. There will be no more than six vehicles at the property at any one time and the primary mode of transportation for the tenants will be by van.
8. No overnight guests of the tenants are permitted.
9. The tenants will abide by "Knoebel's Residential Housing Rules" which were presented at the conditional use hearing.
10. Applicant will add to the "Residential Housing Rules" a provision indicating that there will be no outdoor activities after 11:00 p.m.
11. The applicant will employ a responsible resident advisor to insure that the housing rules are followed and that no activity takes place on the property that would have a detrimental effect on the neighborhood. There also will be appointed two responsible tenants who will be available to maintain good order in the multifamily dwelling.
12. The multi family dwelling may only be inhabited from May 1 to October 15 of each year.
13. Within 48 hours of arrival, a fire drill will take place and all tenants will be instructed on the location and use of a fire extinguisher as well as an exit plan for the building.
14. Prior to accepting any tenants, applicant will expand the driveway, as presented on the plan, to insure access for emergency vehicles.
15. Applicant will comply with all applicable federal, state, local laws, codes and ordinances, as well as acquire the necessary permits related to the building or remodeling of multi family dwellings.
16. The applicant will not in any way use the property to the detriment of the public health, safety or welfare.
17. This approval is not transferrable to any other owner without the specific consent of the Township and the approval of the conditional use was limited to the specific proposal presented by the applicant.

Supervisor Wetzel made a motion to allow the conditional use applied for by H.H. Knoebel & Sons with the conditions stated by the solicitor, there was a second on the motion by Supervisor Joe Shirvinski. The motion passed with Supervisor Payeskie abstaining from the vote. H.H. Knoebels thanked the board for their consideration and acceptance of the application.

#### **PLANNING COMMISSION - Steve Major, Chairman**

- Wetzel motioned and Shirvinski seconded to give a 90 day extension to the Thomas & Jean Szczepkowski Minor Subdivision. Motion carried, unanimously. Secretary will notify by letter.
- Wetzel/Madara motion to give a 90 day extension to the Daniel & Jean Honaberger "Creeside" Subdivision. Motion carried unanimously. Secretary will notify by letter.
- Queen of Most Holy Rosary Education Project was discussed. Code Officer Howard Howal will speak to Rev. Al Sceski in regard to requesting a possible extension of the application.
- Wind Energy Ordinance was discussed. It was decided by a motion from Payeskie/Shirvinski to re-advertise the hearing changing the ordinance to read "a wind turbine shall be positioned in such a manor that it will not collapse onto adjacent property or create a safety hazard to others" in place of the 20 foot set back. Motion carried 3-1 with Wetzel voting No.

**CORRESPONDENCE** - none

**COMMITTEE/DEPARTMENT REPORTS:**

## **STREET DEPARTMENT – Wetzel**

- In considering what streets to pave it was decided to have Bill Hoy, Roadmaster arrange to meet with the township PennDot representative. He will also talk with the rep about the oil contract.

Mr. Ed Payeski excused himself from the meeting at 9:03 p.m. He chose to stay at the meeting in the back of the room.

- Wetzel/Shirvinski motioned to authorize advertising for stone bids. On the question: bids to be opened at April 14 meeting. Motion carried without Supervisor Payeskie voting.
- Madara/Wetzel made a motion to purchase stainless steel hopper spreader for \$11,495 from Bradco Supply through the COSTARS program with the state. Motion carried without Supervisor Payeskie voting. The supervisors voted to put the old spreader out by the Warehouse for sale.
- Discusson on a loop in Vistra Ultra on Buck Road. There is an approximate 18 inch dip from settling where the sewer line went in. Engineer will look in to specs.
- Mick Reiprich asked if the township could look into the water pooling on the road by Duke's Heating. The supervisors asked Roadmaster, Bill Hoy to look into the situation.
- Secretary was asked to send a letter to the county to look into the guide rails coming up to the covered bridge on Jepko's Road on the Ralpho side.

Supervisor Ed Payeski excused himself from the meeting room and did not return to the meeting.

## **BUILDINGS – Madara**

- Roof repair was discussed.
- The salt shed repair was done last week.

## **POLICE DEPARTMENT/PUBLIC SAFETY – Wetzel** read report.

- Chief Appel has assured Mr. Wetzel that he will have a taser policy for the next meeting.
- 2 quotes were received to repair the door on the 2006 Police Cruiser. Shirvinski/Madara motion to repair with lowest bid of \$214.00 with Wayside Body Works, motion carried.
- Supervisor Wetzel read an e-mail from a patron congratulating the EMS on a door to the cath lab time of 53 minutes.

## **ZONING OFFICER'S REPORT** read by Supervisor Shirvinski.

## **RECREATION – Madara**

- Looking into gym door replacement.
- Playground bathrooms will be opened in April.

## **RECYCLING - read by Vice Chairman Madara in Shadduck's absence**

- Recycling is going smooth and continues to be an asset to our township.

## **MANAGER'S REPORT - by Springer.**

- Wetzel/Shirvinski motioned to advertise for bids for replacement of the boiler in the municipal building, with bids being opened at the April 14 meeting. Motion carried unanimous.
- Wetzel/Shirvinski made a motion to participate in the Joint Purshasing Council fuel oil bid for July of 2009 until June of 2010. Motion carried.

### **SOLICITOR'S REPORT –**

- Joint sewer authority letter will be tabled until next month.

### **ENGINEER'S REPORT –**

- Queen of Most Holy Rosary Building Project waiting on one comment.
- Henry, William D. site development storm water plan, engineer has made arrangements to meet with engineer at least twice and has not shown up, going to meet possibly again this Friday.

### **OLD BUSINESS:**

- **Auditors positions** - 1 position remains to be filled.
- **Municipal Authority of Sunnyside/Overlook**, 1 vacancy, 5 year term, term would expire January 2012.
- Wetzel/Shirvinski to rescind our prior policy on stray cats in the township. Motion passed.
- Supervisors asked the secretary to look into the insurance information provided by Kim Potter in comparison to the proposal that was presented last month.

### **NEW BUSINESS:**

- Asked the secretary to look into a gift for Joan E. Baskin's retirement. A clock with plaque in the \$100 range.
- Wetzel/Shirvinski made a motion to pass Resolution 2009-04 authorizing Debra L. Olson, Secretary/Treasurer to use PennDot dotgrants on-line reporting system to file required Liquid Fuels form annually. Carried Unanimously.
- Madara motioned and Wetzel seconded to authorize Debra L. Olson to attend PennDot training on March 31<sup>st</sup> for Liquid Fuels Reporting. Motion passed.

### **CITIZEN INPUT –**

- Jack Lakitis asked the supervisors to look into street lights at the intersection of Highway 487 and Pearl Street and also at the intersection of Monastery Road and Hemlock Street. He also asked if they could improve the timing on the red light at intersection of Highway 54 and 487 coming from the east and trying to turn left to go toward Mt. Carmel. Vice Chairman Madara asked that the secretary put this on the agenda for the next meeting.

### **ADJOURNMENT at 9:48 PM on motion by Wetzel.**

Respectfully submitted,

Debra L. Olson  
Ralpho Township Secretary