

Benner Township Supervisors

January 21, 2008

The regularly scheduled meeting of the Benner Township Board of Supervisors was called to order at 7:30 p.m. by the Chairman, John Elnitski, Jr. with members James Swartzell and Dave Breon present. Also in attendance were Chad Stafford, Doug Weikel, Dennis O'Leary, Ed Galus, Elaine Mothes, Betsy Dupuis and Renee Swancer.

MINUTES

The minutes of January 7, 2008, were presented to the Board for their review and comments. Mr. Swartzell noted that there is an error on Page 2 of the minutes under Board member appointments as far as who made the motion and who seconded the motion as it has that he did both. The secretary noted that she will check her notes and make the change accordingly. Mr. Swartzell moved to approve the minutes with the noted correction. Mr. Elnitski seconded the motion.

Vote: Mr. Breon - yes Mr. Swartzell - yes Mr. Elnitski - yes

PERSONS TO ADDRESS THE BOARD

Village of Nittany Glen Representatives: Ms. Mothes noted that they are present to ask the Board if they would object to their development being turned into a condo association. The purpose of doing this is to increase market ability for their development. Loans would be more readily available through a wider selection of banks and the percentage rates would be several percent lower than what they are written for under the current situation. Mrs. Swancer noted that Attorney French has reviewed this and finds no issues with this concept. Mr. French would like to see the draft language that would be included in the condo documents to insure that only one condo association is created with only one management firm being retained for the entire development. Ms. Dupuis noted that she has checked with the Water Authority and that the necessary changes can be implemented with them. She noted further that she spoke with County Planning and that they do not view this proposal as involving zoning thus no change to the Nittany Valley Comprehensive Plan is necessary. Ms. Dupuis stated she would start to work on the draft documents and send them to our attorney for review.

BILLS

The bills of January 21, 2008, were presented to the Board for their review and approval. Mr. Swartzell moved to approve the bills as presented. Mr. Breon seconded the motion.

Vote: Mr. Breon - yes Mr. Swartzell - yes Mr. Elnitski - yes

ENGINEER'S REPORT

Mr. Weikel went over the various plans that he has been reviewing on the Board's behalf. Mr. Weikel also gave the Board an overview on Stormwater Management and what requirements may be like in a new ordinance. (Notes are attached to minutes as exhibit "A".)

ROAD SUPERINTENDENT REPORT

Mr. O'Leary noted that he has replaced several of the older signs that lost their reflectivity and intends to order several more. Reflective tape has also been added to several of the signs and posts to increase visibility. Mr. O'Leary also noted that he has several catalogs with bleachers and benches that he will get together next week for the park.

ZONING OFFICER'S REPORT

*Riparian buffers will be discussed at the next Planning Commission Meeting.

*Discussion on creating separate zones for Spring Creek area is being discussed.

*College Township is requesting a joint meeting to discuss zoning for the Shiloh Road area.

*It was noted that the Zoning Hearing Board granted Spicer Welding a seven month time extension for their use of the welding shop.

*More information is being obtained concerning the antennas on the towers on Purdue Mountain.

OLD BUSINESS

Comcast: It was noted that the final versions of the contract should arrive sometime in February.

NVJPC: Mr. Breon gave a brief report on the Nittany Valley Joint Planning Commission meeting that was held on January 17th. The Board noted that they would like to ask that the Township's representatives on Spring Benner Walker Joint Authority attend an upcoming meeting to discuss some of the topics that keep coming up that are sewer related.

Nittany Valley Regional Recreation Authority: Mr. Elnitski noted that Mrs. Mahoney's final report should be completed soon.

Canyon Property Transfer: Mr. Breon reported that he has spoken with DCNR and they have stated that they will match what ever amount that the township can come up with to complete the study. Mr. Breon noted that he thinks letters should be sent to Hanna and Corman and ask for a contribution from them. He noted further that he has sent a letter to the County to see if they would be willing to make a contribution.

Mr. Breon noted that he did speak with Commissioner Eich. He wanted the Supervisors to know that the Commissioners were sending in a letter to the State that it is their position that the study should be done prior to any land being transferred.

NEW BUSINESS

Memo of Understanding for Benner Commerce Park: Mr. Breon moved to approve the memo of understanding for Benner Commerce Park. Mr. Elnitski seconded the motion.

Vote: Mr. Breon - yes Mr. Swartzell - yes Mr. Elnitski - yes

2008 YMCA Auction Sponsorship: It was noted that the YMCA is asking if the Township would be willing to sponsor an ad in the YMCA auction booklet like they did last year. Mr. Swartzell moved to approve the same sponsorship block for \$250.00 as last year. Mr. Elnitski seconded the motion.

Vote: Mr. Breon - yes Mr. Swartzell - yes Mr. Elnitski - yes

Eagle Point/Fulton Bank Waiver Requests: It was noted that Penn Terra is requesting two waivers on behalf of their client Fisherman's Paradise, LP.

1. The developer wishes to use extruded concrete curb as shown on Sheet 8 of the Eagle Point Phase 2A plan. With this the developers offers to install a 5' wide sidewalk in lieu of the standard 4' wide sidewalk.
2. The developer is requesting a waiver of the requirement to provide profiles of the open channels stating that the grading plan provides sufficient detail for construction and analysis of the open channel.

Mr. Weikel noted that he has reviewed both of these waiver requests and recommends approval. Mr. Elnitski moved to approve these waivers. Mr. Swartzell seconded the motion.

Vote: Mr. Breon - yes Mr. Swartzell - yes Mr. Elnitski - yes

Centre Lacrosse: The Board is in receipt of a letter from Centre Lacrosse asking permission to use fields from the time frame of March 1 - March 17. The Board noted that the outer fields that are used by soccer may be used so that no damage is done to the baseball fields. A copy of proof of insurance must also be presented.

Cell Phone: Discussion was held concerning a new cell phone for roadcrew usage. This item was tabled until further information could be obtained.

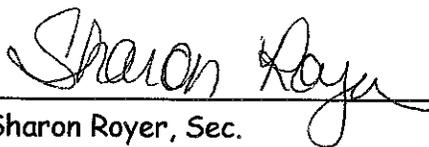
CORRESPONDENCE

The Board acknowledged receipt of the following correspondence:

1. County Planning Office
 - a. Lot Additions & Replots M & W Joint Venture
 - b. Time Extensions
 1. Preliminary Plan Eagle Point Subdivision Phase 3
2. Copy of letter sent to UAJA from SBWJA Re: Shiloh Road Service
3. SBWJA Minutes - December 10, 2007
4. Notice of 4th Annual SBWJA Family Picnic - May 31, 2008
5. Informational package from the Engineering Firm of Stahl, Sheaffer Engineering, LLC

ADJOURNMENT

The meeting was adjourned the time being 10:15 p.m.



Sharon Royer, Sec.