

**Benner Township Supervisors
January 3, 2011
Re-Organizational Meeting**

The Re-Organizational meeting of the Benner Township Board of Supervisors was called to order at 7:30 p.m. by John Elnitski, Jr. with members Dave Breon and Randy Moyer present. Also in attendance were Renee Swancer, Warren Miller, Omar Ahmed, Mark Torretti, Eric Porter, Howard Long, Eric Casanova and Sharon Royer.

ORGANIZATION OF THE BOARD

Chairman: Mr. Breon moved to appoint John Elnitski, Jr. to serve as Chairman for the year 2011. Mr. Moyer seconded the motion.

Vote: Mr. Moyer – yes Mr. Breon – yes Mr. Elnitski – yes

Vice-Chairman: Mr. Elnitski moved to appoint Dave Breon as the Vice-Chairman for the year 2011. Mr. Moyer seconded the motion.

Vote: Mr. Moyer – yes Mr. Breon – yes Mr. Elnitski – yes

POSITION APPOINTMENTS

Mr. Elnitski moved to appoint the following people to the following positions:

- Secretary-Treasurer – Sharon Royer
- Sewage Enforcement Officer – Ralph Houck
- Back-Up Sewage Enforcement Officer – Warren Miller
- Zoning Officer – Renee Swancer
- Solicitor – Timothy Schnoover
- Engineering Firm – HRG, Inc.
- Banks – M & T Bank and PLIGET
- Road Superintendent/Road Master – Dennis O’Leary
- Road Crew Full Time – Norman Corl, Harold Meyer, and Donald Tressler
- Road Crew Part-Time – William Frantz and Steve Zelznick
- Clothing Allowance – Full Time \$250 and Part-time \$100

Mr. Breon seconded the motion.

Vote: Mr. Moyer – yes Mr. Breon – yes Mr. Elnitski – yes

PSATS Voting Delegate: Mr. Elnitski moved to appoint Dave Breon as Benner Township’s PSATS Voting Delegate for the year 2011. Mr. Moyer seconded the motion.

Vote: Mr. Moyer – yes Mr. Breon – yes Mr. Elnitski – yes

Zoning Hearing Board: Mr. Elnitski moved to appoint Frank Densevich to a three year term on the Zoning Hearing Board. Mr. Breon seconded the motion.

Vote: Mr. Moyer – yes Mr. Breon – yes Mr. Elnitski – yes

Planning Commission: Mr. Elnitski moved to appoint Rob Fugate, Genny Robine, Dave Jackson and Nate Campbell to an additional 4 year term. Mr. Breon

seconded the motion.

Vote: Mr. Moyer – yes Mr. Breon – yes Mr. Elnitski – yes

Water Authority: Mrs. Royer noted that Tom Eby's term is up for this year and he has indicated his willingness to continue to serve. Discussion was held concerning the resolution that the Board adopted last year dealing with two term limits for the Township's Authorities. It was noted that Mr. Eby has served on the Water Authority since it has been created. Mr. Elnitski moved to table the appointment to the Benner Township Water Authority until the next meeting. Mr. Breon seconded the motion.

Vote: Mr. Moyer – yes Mr. Breon – yes Mr. Elnitski – yes

Centre County Tax Collection Committee: Mr. Elnitski moved to appoint Sharon Royer as the primary appointment with Randy Moyer serving as the alternate. Mr. Breon seconded the motion.

Vote: Mr. Moyer – yes Mr. Breon – yes Mr. Elnitski – yes

OTHER BUSINESS

Meeting Dates and Times: Mr. Elnitski moved to set the Regular meeting dates to the first and third Mondays each month at 7:30 p.m. except July 4th to be held on July 7th and September 5th to be held on September 1st. Mr. Breon seconded the motion.

Vote: Mr. Moyer – yes Mr. Breon – yes Mr. Elnitski – yes

The re-organizational meeting was suspended until the end of the regular meeting the time being 7:44 p.m.

The re-organizational meeting was reconvened the time being 8:46 p.m. The Board went into executive session the time being 8:47 p.m. to discuss personnel matters. The executive session ended at 9:00.

Mr. Elnitski moved to approve a 2% wage increase for all employees except for Mr. Zelznick who is to receive a .55 per hour increase. Mr. Breon seconded the motion.

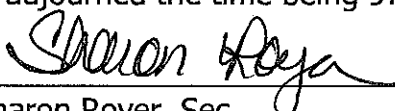
Vote: Mr. Moyer – yes Mr. Breon – yes Mr. Elnitski – yes

Mr. Elnitski moved to approve a bonus in the same amounts as in previous years to Renee Swancer and Sharon Royer for fulfilling the duties of the Township's Park and Recreation activities. Mr. Breon seconded the motion.

Vote: Mr. Moyer – yes Mr. Breon – yes Mr. Elnitski – yes

ADJOURNMENT

The Re-Organizational meeting was adjourned the time being 9:02 p.m.



Sharon Royer, Sec.

**Copper Beeches Warehouse
Conditional Use Hearing
January 3, 2011**

The Conditional Use Hearing for Copper Beeches Warehouse was called to order at 7:45 p.m. by John Elnitski, Jr. with members Dave Breon and Randy Moyer present. Also in attendance were Renee Swancer, Warren Miller, Omar Ahmed, Mark Torretti, Eric Porter, Howard Long, Eric Casanova and Sharon Royer.

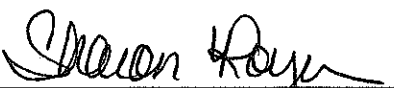
Mr. Torretti noted that the applicant, Copper Beeches wishes to construct a 9,660 sq. foot building on lot 22 of Airport Park. Half of the building will be used for a research lab for bio-diesel fuel with the other half being used for storage of apartment furnishings and equipment for the company's rental properties. It was noted that the research lab is a permitted use under the Township's ordinance with the warehouse needing the conditional use approval. It was noted that the research facility is expected to have 6 employees. The warehouse won't have any onsite employees and it is anticipated that people will visit the warehouse to make pick ups and deliveries very infrequently. It was noted that the lab will have material picked up approximately twice a week. Mr. Torretti noted that it is anticipated that the entire facility will have less than 25 trips generated per day. It was noted that stormwater has been calculated for an additional 9 parking spaces should the facility find the need for additional parking.

Mr. Elnitski questioned fire safety. Mr. Porter noted that the materials used in the research facility are stored in small quantities and pose a very low risk of any hazard. Mr. Torretti pointed out that there are two fire hydrants located on the property as well. Mr. Porter added that the building will also be equipped with a sprinkler system.

Mr. Torretti noted that this proposal was shared with the State College Borough Water Authority and that they have no concerns with the plans for the facility.

Mr. Elnitski moved to close the hearing the time being 8:01 p.m. Mr. Breon seconded the motion.

Vote: Mr. Moyer – yes Mr. Breon – yes Mr. Elnitski – yes


Sharon Royer, Sec.

Benner Township Supervisors
January 3, 2011

The regularly scheduled meeting of the Benner Township Board of Supervisors was called to order at 8:02 p.m. by John Elnitski, Jr. with members Dave Breon and Randy Moyer present. Also in attendance were Renee Swancer, Warren Miller, Omar Ahmed, Howard Long, Eric Casanova and Sharon Royer.

PERSONS TO ADDRESS THE BOARD

Howard Long – Centre County YMCA: Mr. Long was present to present the Board with a financial contribution agreement for the Kepler pool for the 2011 year. Mr. Long noted that the Board is again being asked to contribute \$3,205.00 for the 2011 calendar year. Mr. Elnitski moved to approve and sign the agreement for the \$3,205.00 contribution. Mr. Moyer seconded the motion. Vote: Mr. Moyer – yes Mr. Breon – yes Mr. Elnitski – yes

Warren Miller: Mr. Miller was present to ask the Board to sign the 2010 CDBG contract with the Centre County Commissioners for the \$100,000 grant contribution for the Peru water system. Mr. Elnitski moved to approve and sign the contract. Mr. Breon seconded the motion. Vote: Mr. Moyer – yes Mr. Breon – yes Mr. Elnitski – yes

Mr. Miller also presented the board with a letter for review to be sent requesting \$125,000.00 in additional CDBG funds for the 2011 funding year for the Peru water system. The Board noted that they would review the letter for approval at their next meeting.

Clair/Rogers Sewer Request: Mrs. Royer gave the Board copy of letters that were received this afternoon from the Clair and Rogers families requesting that the Township's Act 537 plan be revised to allow their properties to be sewered by UAJA. It was noted further that copies of these letters have also been delivered to UAJA by Clair and Rogers. The Board gave Warren Miller copies of these letters for SBWJA's records as well. The Board asked that copies of these letters also be sent to Benner Township's representatives who serve on the Spring-Benner-Walker Joint Authority.

Omar Ahmed/Eric Casanova: Mr. Casanova noted that he and Mr. Ahmed were present this evening to discuss Mr. Ahmed's desire to establish his taxi service business in Airport Park. It was noted that the way the Township's zoning ordinance is currently worded it does not permit this use on any of the remaining lots in Airport Park. It was noted that in Section 453.4 it states that this use is only allowed to be located along a road that is considered an arterial road which also requires 200' of frontage on to this type of roadway. Discussion was held. Mr. Casanova noted that they feel this could be addressed by changing the wording of this section of the ordinance to contain requirements similar to those that PennDot uses in classifying different types of driveways. He suggested that perhaps the frontage requirement stay in the ordinance but only if the suggested

use exceeds 750 trips per day. It was noted that currently Mr. Ahmed has 14 vehicles that are used for his business but only 7 of them are used at one time. It was noted further that usually cars are dispatched at the beginning of a shift, but do not return to the facility until the end of the shift thus limiting the amount of trips per day. The Board noted that they would look into this item further and would ask the Planning Commission to review it as well. Mrs. Swancer noted that if it was deemed to be appropriate to revise this section of the Ordinance that it could be done at the same time as several of the other changes are being considered. It was noted that Mr. Ahmed could wait for this review to take place or he also has the option to file an amendment request with the Township.

MINUTES

The minutes of December 20, 2010, were presented to the Board for their review and comments. Mr. Breon moved to approve the minutes as presented. Mr. Elnitski seconded the motion.

Vote: Mr. Moyer – yes Mr. Breon – yes Mr. Elnitski – yes

BILLS

The bills of January 3, 2011, were presented to the Board for their review and approval. Mr. Elnitski moved to approve the bills as presented. Mr. Breon seconded the motion.

Vote: Mr. Moyer – yes Mr. Breon – yes Mr. Elnitski – yes

ZONING OFFICER'S REPORT

Mrs. Swancer noted that the Planning Commission will be holding a special meeting on January 6th to discuss the Spring Creek Canyon Overlay Ordinance. It was further noted that it is hoped that the Planning Commission will conclude their recommendations to the Board at their January 13, 2011 meeting to give to the Board at their January 17th meeting.

Mr. Elnitski noted that he would like the Township Solicitor to be present at the Board's January 17th meeting to discuss the outcome.

OLD BUSINESS

Spring Creek Canyon: Mr. Breon noted that he was contacted by Robert Donaldson requesting that the Historical Societies be consulted prior to anything taking place on the land to be transferred or be made part of the TAG group. Mr. Breon noted that he replied that they wouldn't agree to this request and that it would be up to TAG if they wish to request the Societies services.

ROW Regulatory Ordinance: Tabled.

Gerald Clair Court Decision: A brief discussion was held. Mr. Elnitski noted that he spoke with Attorney Schnoover who has indicated that the Township has 30 days to decide if they wish to appeal the court's decision. Mr. Elnitski noted that this can be further discussed with Mr. Schnoover at the Board's next meeting.

Village of Nittany Glen: It was noted that council for the Village of Nittany Glen has filed an appeal with the Courts on the County's interpretation of Act 46 and how it relates to their project. Mr. Elnitski moved to instruct Robert Mix to also file on the Township's behalf regarding this matter. Mr. Breon seconded the motion.

Vote: Mr. Moyer – yes Mr. Breon – yes Mr. Elnitski – yes


CORRESPONDENCE

The Board acknowledged receipt of the following correspondence:

1. Benner Township Water Authority November 16, 2010 minutes
2. Non-Act 32 Regulated Storage Tank - Violation Geissinger/Deibler
3. County Planning Office
 - a. Draft Pre-Submission Review and Comment Disposition of Commonwealth Real Estate Property
4. NPDES Permit Plan Revisions SCI Benner
5. PSATS News Bulletin

ADJOURNMENT

The meeting was adjourned the time being 8:28 p.m.



Sharon Royer, Secretary/Treasurer