

Benner Township Supervisors
January 14, 2019

The Specially called meeting of the Benner Township Board of Supervisors was called to order at 2:00 p.m. by the Chairman, Randy Moyer with members Mark Capriani and David Wise present. Also in attendance were Larry Lingle, Mike Lesniak, Ed Galus, Shirley Gryczuk, John Kostas, Thomas Eby, Andy Johnson, Warren Miller, Rod Beard and Sharon Royer.

Shiloh Road/Walnut Grove Sewer Line Extension: Mr. Miller reported that in total 73 parcels are proposed to be connected to the sewerline extension, for a total of 80 EDUs. It was noted that some of these parcels have two addresses assigned to them so they must be duplexes. Of these, there are 12 undeveloped lots, 42% of the undeveloped lots are less than one acre in size. 18 of the 73 parcels have homes on them that were constructed prior to 1972 and are therefore considered potentially failing systems. 8 of the 73 parcels are less than one acre.

Mr. Miller noted that he did speak with DEP after the board's last meeting. DEP has said that they don't have an issue in not connecting the homes at this time but feels that it isn't a good idea and wants to see the piping sized for future connection of the homes because they feel that it is going to be necessary at some point down the road. Mr. Miller noted that it will be far more economical for the homeowners to connect now while the initial project is going on instead of having to install the gravity lines at a later date. Mr. Miller noted that a Special Purpose Tapping fee could be added at a later date if that route is chosen.

Mr. Moyer questioned if there was any window of time that this decision could be made in without stalling the project. It was discussed that 30 days would be acceptable. Discussion was held about notifying the homeowners of the potential project and holding a public informational meeting prior to the final decision being rendered as to which way to complete the project. Mr. Miller noted that he feels that the letter should inform the residents that at this time the tapping fee would be \$2,500, but that at a later time the price could be a five digit expense per home. Mr. Miller noted that at this time the Authority with the projected costs will have between \$40 and \$45,000 expense per home invested to hook up all of the existing parcels.

Mr. Moyer noted that a decision needs to be made in a relatively short period of time. Mr. Capriani noted that he feels that we should gather as much information as possible to inform the public.

Discussion was held as if this project could possibly be broken into two zones? Could the lines just be run to the pre 1972 homes? Mr. Miller noted that these homes are scattered throughout they aren't all located in one area.

Mr. Wise asked how much it would be to just hook up Shiloh Road? Mr. Miller noted that it would be estimated to be about 2.5 million for just Shiloh Road and to hook up everyone would be 3.5 million. Mr. Miller noted that that project would be paid for by loans and the tapping fees, it wouldn't be eligible for reimbursement. Mr. Miller noted that loans may not have to be obtained if only the Shiloh Road properties are connected, that the project may be paid out of Authority reserve funds. Mr. Wise noted that while this seems like a no brainer, he feels strongly that the people need to be made aware of this before it happens.

It was decided that SBWJA will send a letter to property owners who will be effected letting them know of the project and potential time lines.

Mr. Johnson noted that the project could be bid out this time in 2020 with an April construction start date. It is anticipated to be a 9 month construction period.

The Board decided that they would hold a public information meeting the middle of February and will make a decision at the Board's March 4th meeting.

Mr. Moyer noted that he feels that the Board should give the go ahead to the Shiloh Road project today to allow the engineering to begin. Mr. Wise noted that he doesn't see the urgency and feels that it makes more sense to decide all at once after the public meeting.

Mr. Capriani made a motion to approve and commence with the Shiloh Road sewer extension with the scope and the extent of the work to be decided upon at the March meeting after the public information meeting. Mr. Moyer seconded the motion.

Vote: Mr. Capriani – yes Mr. Wise – no Mr. Moyer – yes

Ed Galus: Mr. Galus questioned if this project has been bid out to other possible providers before this decision is made? It was noted that the Township's public sewer service is provided by Spring Benner Walker Joint Authority. Discussion was held on the Township's Act 537 Plan noting that this project has been on the books since 2001. Once the project is written up it will be bid out for construction.

Mr. Miller noted that in almost all sewer line extension projects not everyone that will be connecting has a failing septic system.

Mr. Wise noted that this project will not affect township tax payers, it will affect those that have septic systems in this service area.

ZONING ORDINANCE AMENDMENTS

Mrs. Royer noted that the handout shows Mr. Moyer's recommendations to the Developmental Regulations in the Forest Conservation, Ag District and Rural Residential Districts printed in white. The notations highlighted in yellow represent what the Planning Commission believes the regulations should be.

Mr. Lesniak provided the board with draft language on alternative energy regulations. It was noted that these regulations deal with accessory use units. It was noted that accessory use of solar panels would be roof mounted only. Anything on the ground will fall under conditional use. The Board noted that they would review this draft further to see if any other notes need to be added or deleted.

Impervious Coverage: Mr. Moyer noted that 80% maximum impervious coverage is listed in the draft. Mrs. Royer noted that the Planning Commission would like to see it written at 70% with the option to get to 80% if Best Management Practices are used. Mr. Moyer indicated that Best Management Practices are a given and it will be up to the Township Engineer to whether or not a developer will be able to have the 80% noting that the majority of the property owners will never want or need this much but it is there if they need it. Mr. Beard noted that he has heard Engineers and Developers argue amongst themselves as to what Best Management Practices are.

It was noted that the Planning Commission would like to see deed restrictions for further development placed on the open space area designations for 30 years. Mr. Moyer noted that he disagreed with this.

