

Benner Township Supervisors

July 7, 2022

The regularly scheduled meeting of the Benner Township Board of Supervisors was called to order at 7:00 p.m. by the Vice Chairman, Larry Lingle with member Thomas Moyer present. Mr. Randy Moyer was absent. Also in attendance were Ed Galus, Thomas Eby, John Elnitski, Deb Smeal, John Kostas, Randy Tice, Judy Tice, Rod Beard and Sharon Royer.

PERSONS TO ADDRESS THE BOARD

John Kostas: Mr. Kostas questioned if a sinkhole opens up in a project, does it get reported and inspected by someone. Mr. Kostas, questioned if the airport is exempted from this? It was noted that Mr. Franson has been up and inspected issues at the airport. It was noted that there has been instances where residents have reported sinkholes in their yards. In that instance they are responsible for them.

MINUTES

The minutes of June 6, 2022, were presented to the Board for their review and comments. Mr. Lingle moved to approve the minutes as presented. Mr. T. Moyer seconded the motion.

Vote: Mr. T. Moyer – yes Mr. Lingle – yes Mr. R. Moyer – absent

BILLS

The bills of July 7, 2022, were presented to the Board for their review and approval. Mr. Lingle moved to approve the bills as presented. Mr. T. Moyer seconded the motion.

Vote: Mr. T. Moyer – yes Mr. Lingle – yes Mr. R. Moyer – absent

OLD BUSINESS

Zoning Ordinance Amendments: The minor zoning ordinance amendments to the current ordinance will be advertised for adoption at the Board’s next meeting in August.

NEW BUSINESS

Septic Repair Waiver: It was noted that Mr. Beard revised the previously submitted septic repair waiver that was forwarded by Mr. Horner, SEO, for 1708 Purdue Mt. Road. It was noted that the lot is too small for the repair to be made and keep the required 100 foot well isolation distance. Mr. Beard noted that he was ok with the Board approving and signing the revised waiver form. Mr. Lingle moved to approve the Septic Repair Waiver for 1708 Purdue Mt. Road. Mr. T. Moyer seconded the motion.

Vote: Mr. T. Moyer – yes Mr. Lingle – yes Mr. R. Moyer – absent

Benner Pike Hotel Subdivision: It was noted that the owner of the newly acquired lot along Amberleigh Lane across from the Penn State Credit Union is proposing to subdivide their lot into two lots. The rear lot closest to the development is proposed to have a hotel constructed on it. Access to both lots will be off of Amberleigh Lane. With this being classified as a minor subdivision the county is questioning if the Board has any comments. Both Mr. Lingle and Mr. T. Moyer noted that they didn’t have any comments on this subdivision proposal.

Sewage Planning Module for Benner Pike Hotel: The sewage planning module for the 107 room motel off of Amberleigh Lane was presented for Board approval. Approval letters were included in the packet from both Bellefonte Borough and Spring Benner Walker Joint Authority. Mr. Lingle moved to approve the sewage planning module. Mr. T. Moyer seconded the motion. Vote: Mr. T. Moyer – yes Mr. Lingle – yes Mr. R. Moyer – absent

CORRESPONDENCE

The board acknowledged receipt of the following correspondence:

1. SBWJA Minutes May 23, 2022 & June 13, 2022
2. Benner Township Water Authority Minutes of May 17, 2022
3. Centre County Planning Commission Letters
 - a. Time Extensions
 - i. Village of Nittany Glen Phase VI
 - ii. Harvest Meadows Phase I
 - iii. Happy Valley Blended Products
 - iv. Final Land Development Plan LSC RP, LLC
 - b. Preliminary review for the Benner Pike Hotel
 - c. Non-substantive changes Harvest Meadows – Phase 1
 - d. Non-substantive changes Belle Rose townhomes
 - e. Minor Subdivision Plan Sai21, LLC
 - f. Benner Pike Hotel Land Development Plan
4. Engineering Review Comments
 - a. Traffic Comments Benner Pike Hotel
5. DEP PFAS update
6. Centre County Conservation District
 - a. SCI Benner Bus Maintenance Facility
 - b. E & S notice of parking lot with stormwater conveyance system Benner Pike & Completeness Letter
 - c. Extension Request Bellefonte Warehouse
7. Bellefonte Medical Services Annual Meeting Invitation
8. 2021 Annual Drinking water quality report Grove Park Water System
9. Letter from John Elnitski Re: Camping at Bellefonte Airport
10. Notice of CATA Public Hearing on Fall Changes
11. David Roberts Comments to DEP on PFAS Hearing

John Kostas: Mr. Kostas noted that he wanted to thank both Larry and Tom for attending the DEP public hearing on the PFAS. Mr. Lingle noted that he feels deeply for those that are being effected by this and wishes that things could be facilitated more quickly. Mr. Lingle noted that comparably speaking that there area places that are much worse off than this area though still very concerning. Mr. Kostas asked again, if the Township would have the two farms that had the bio solids land applied have their soil tested for PFAS. He noted that he finds it very interesting that out of the blue that Bellefonte Borough decided to take their biosolids to UAJA.

Tom Eby: Mr. Eby noted that he feels that they should be concentrating on getting the infrastructure in the ground for public water for the Walnut Grove area.

Randy Tice: Mr. Tice questioned if Mr. Lingle recalled him asking the Board at a June 2020 meeting about installing a water line. He was told that there wouldn't be enough water usage. Mr. Tice noted that being a former airport employee he knew that eventually what was going on at the airport would be affecting their water. At that time, he noted no one else, including Gene Stocker was concerned about the water. He stated that in February 2020 he mentioned the water again and no one cared. Mr. Lingle noted that it has only been in the last year that the fuller picture of this water problem has come to light. Mrs. Royer noted that David Wise did check with SCBWA into running water to the Walnut Grove development at the same time the sewer line was going to be run and it was told to him that SCBWA's regulations required a certain size of main water line and that the usage for that size of line would be way oversized causing the water to become stagnant and needing blown off all of the time. Mrs. Royer noted that in this current situation perhaps they would reconsider what their regulations are and allow a smaller sized line for water only and not for fire protection or further expansion.

Mr. Tice questioned if it is known how much money the Township has spent on fighting Gene Stocker's lawsuits. It was noted that it is probably in the \$40,000- \$45,000 dollar range.

Mr. Tice noted that some of his neighbors don't want to see any further development take place in the Walnut Grove area and wants to see the lot size requirements adjusted even if the development becomes served with public water and sewer.

Mr. Tice questioned regulations of ATV's riding on the Township's roads. It was noted that the state police should be called in this instance.

ADJOURNMENT

The meeting was adjourned the time being 7:30 p.m.



Sharon Royer, Secretary