

**Benner Township Supervisors
March 7, 2022**

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

PERSONS TO ADDRESS THE BOARD

Ed Galus: Mr. Galus questioned where the nit limits came from that are in the new zoning ordinance for lighted signs. He noted that the Zoning Hearing Board met last week and it was presented that the PennDot standards along a highway exceed what is written in the Township’s ordinance. He asked that this be looked at and possibly be adjusted. Mrs. Royer noted that Lamar Advertising did indicate that they measured the nit levels on the Stuckey Ford sign and Rutter’s sign and they were both well over our current ordinance criteria. These signs were also installed prior to our current ordinance adoption. Mr. Moyer noted that he knows that extensive discussions were held on the sign ordinance and that section in particular because the Township didn’t want a sign as bright as the one in Spring Township next to the Sunset West restaurant. The Board noted that they would look into this further.

John Sepp: Mr. Sepp from Penn Terra Engineering was present with Phase 1, 2 and 3 of the Benner Pike Shops Final Plan. Mr. Sepp noted that this is essentially the same plan that the Board saw previously. Phase 1 is the 53,985 sq. foot grocery store and fuel pumps, Phase 2 is 4,000 sq. ft. fast food restaurant and Phase 3 is a 7,200 sq. ft. retail store that was previously show as a medical/office building on the preliminary plan. Mr. Sepp noted that no contracts have been signed yet for either the fast food restaurant or the retail store. Mr. Moyer moved to approve the Phase 1,2 and 3 Final plan for the Benner Pike Shopping Center. Mr. Lingle seconded the motion.

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

MINUTES

The minutes of February 7, 2022 were presented to the Board. Noting that Mr. Lingle wasn’t present for that meeting and Mr. T. Moyer isn’t present tonight to approve, this set of minutes was tabled until the next meeting.

BILLS

The bills of March 7, 2022, were presented to the Board for their review and approval. The General Fund bills totaled \$87,552.38 and the State Fund Bills totaled to \$16,778.38. Mr. R. Moyer moved to approve the bills as presented. Mr. Lingle seconded the motion.

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

OLD BUSINESS

Ordinance 136: Ordinance 136 was presented to the Board for their consideration. The ordinance sets forth the limits to certain materials in sewage effluent from properties within Benner Township that are conveyed to the Bellefonte Wastewater Treatment Plant and are subject to the Bellefonte Wastewater Treatments Plant’s industrial pretreatment program. It was noted that the list and limits are updated every five years. Mr. R. Moyer moved to adopt Ordinance 136. Mr. Lingle seconded the motion.

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

NEW BUSINESS

Village of Nittany Glen Surety Reductions: Mrs. Royer noted that surety reductions have been requested for the following phases of the Village of Nittany Glen:

Village of Nittany Glen – Phase V-A.1 & V-A.2 from \$628,988.27 to \$36,305.00

Village of Nittany Glen – Phase III-B.2, III-C, III-D.1 & 2 from \$788,290.00 to \$44,253.00

Village of Nittany Glen – Phase IV from 3,274,992.57 to \$422,159.27

These requests have been forwarded on to Don Franson for his review approval. We haven’t received his review back yet. Mr. R. Moyer moved to approve the reductions upon receipt of Mr. Franson’s approval letter. Mr. Lingle seconded the motion.

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

2022 Road Projects: Mr. O’Leary, Road Superintendent, was present to review the paving projects that he would like to put out for bids. Tar and chipping would be Big Hollow Road, Breon’s Lane, Fishburn Hill, Lower Gyp and a few sections of Purdue Mt. Approximately a mile of micro-paving in Opequon and Quarry Street. It was noted that PennDot should have some cost estimates prepared for paving some roads tomorrow. It was recommended that the paving be placed out to see what the bids come in at and go from there to determine if projects will need to be eliminated. Mr. R. Moyer moved to place these proposed projects out for bids. Mr. Lingle seconded the motion.

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

CORRESPONDENCE

1. SBWJA Minutes January 24, 2022 & February 14, 2022
2. Benner Township Water Authority Minutes of January 18, 2022
3. BTWA Key Points February 15, 2022
4. Centre County Planning Commission Letters
 - a. Time Extension Village of Nittany Glen Phase VII
 - b. Time Extension Preliminary Land Development Plan Belle Rose Townhomes
 - c. Benner Pike Shopping Final Plan Phase 1, 2, & 3
 - d. Final Subdivision Plan Harvest Meadows, Phase 1
5. DEP PFAS Investigation Fact Sheet 2/18/2022
6. Email from Gene Stocker RE: PFAS
7. Franson Review – Harvest Meadows, Phase 1
8. McCormick Taylor – Bellefonte Warehouse TIS Review
9. Notice of intervenors Kathy Evey RE: Marina Elnitski and Maison Lodging and Doug Colkitt V Benner Township

EXECUTIVE SESSION

Mr. Moyer noted that the Board is going into executive session to discuss legal matters and that the meeting will not reconvene at its conclusion.

ADJOURNMENT

The meeting was adjourned the time being 7:15 p.m.

Sharon Royer, Secretary