

Benner Township Supervisors

July 1, 2024

The regularly scheduled meeting of the Benner Township Board of Supervisors was called to order at 7:00 PM by the Chairman, Randy Moyer with member Kathy Evey present and Larry Lingle present via phone. Also in attendance were Rob Borger, Tom Moyer, Matt Harlow, Devon Warner, Thomas Eby, John Elnitski, Deb Smeal, Allen Strouse, Treva Strouse, Rod Beard and Sharon Royer.

PERSONS TO ADDRESS THE BOARD

Ron Borger – Penn Terra Engineering/Village of Nittany Glen, Phase IIIA: Mr. Borger noted that this will be the last phase of the Village of Nittany Glen. It will consist of a few single family homes and duplexes. The lots for Phase IIIA will be a dead end street with a hammerhead turn around at the street's end. Mr. Moyer noted that this phase is consistent with the Preliminary Plan that was submitted years ago. Mr. Moyer moved to approve Phase IIIA of the Village of Nittany Glen. Mrs. Evey seconded the motion.

Vote: Mrs. Evey – yes

Mr. Lingle – yes

Mr. Moyer - yes

It was noted that the Board needs to approve the waiver request for the hammerhead turn around as it isn't the normal round cul-de-sac that is specified in the Township's Street standards ordinance. It was noted that this request was reviewed by the Township Engineer, the County and Walt Schneider of Centre Region COG on behalf the Fire Department and found to be acceptable since these roads will be private and not turned over to the Township for road maintenance. Mr. Moyer moved to approve the waiver request for the hammerhead turn around. Mrs. Evey seconded the motion.

Vote: Mrs. Evey – yes

Mr. Lingle – yes

Mr. Moyer - yes

MINUTES

The minutes of June 3, 2024, were presented to the Board for their review and comments. Mrs. Evey noted that she has a correction that she would like to have made on Page 2/3 that reflects that Mr. Lingle made a motion to appoint Mr. Moyer as the recruitment appointee and not just simply made a statement that he would like to appoint him. She also noted that she would like the minutes to reflect that she made a motion to appoint Dennis O'Leary to handle the job interview process and have his recommendation brought back to the Board for their approval and then amended her motion that authorized Dennis O'Leary to interview and hire a new road department employee so long as it stays within the budget parameters. Mr. Moyer moved to approve the minutes with the corrections. Mrs. Evey seconded the motion.

Vote: Mrs. Evey – yes

Mr. Lingle – yes

Mr. Moyer - yes

BILLS

The Treasurer's report was presented to the Board. The accounts payable list for the General Fund is in the amount of \$101,108.59. Mr. Moyer moved to approve the General Fund bills as presented. Mrs. Evey seconded the motion.

Vote: Mrs. Evey – yes

Mr. Lingle – yes

Mr. Moyer - yes

The Accounts Receivable list for the General Fund was presented in the amount of 147,110.70. Mr. Moyer moved to approve the accounts receivable list. Mrs. Evey seconded the motion.

Vote: Mrs. Evey – yes

Mr. Lingle – yes

Mr. Moyer - yes

NEW BUSINESS

Rezoning Request Foxlane Homes – Tomco Property: A rezoning application has been received from Foxlane Homes to rezone approximately 45 acres of the Tomco farm from Agriculture to R-2 (Multi-family residential). This parcel is located to the south side of Buffalo Run Road, East of Fox Ridge Subdivision and to the North of Nittany Glen. Mr. Harlow noted that the developer plans to extend public water and sewer to the property. Foxlane proposes to build single family dwelling units that are different from what is currently offered in Harvest Meadows and Village of Nittany Glen. Access to the proposed development would be through the Fox Ridge Development as well as on to Buffalo Run Road. Discussion was held. Mr. Moyer moved to forward this request to the County Planning Office, the Benner Township Planning Commission and the Nittany Valley Joint Planning Commission municipalities for review and comments with a public hearing to take place in September. Mr. Lingle seconded the motion.

Vote: Mrs. Evey – yes

Mr. Lingle – yes

Mr. Moyer - yes

Gwin Dobson Foreman Re: Walnut Grove/SCBWA Feasibility Study: The Board of Supervisors was in receipt of a letter from Gwin Dobson Foreman dated May 30, 2024, seeking additional information from the Board so that the State College Borough Water Authority could continue with their feasibility study of extending water service to Walnut Grove Estates.

Question one sought information regarding if the Board would consider adopting a mandatory water connection ordinance: The Board noted that they would work on having the Walnut Grove residents sign an agreement that they would all connect, but were not in favor of adopting a township wide mandatory water connection ordinance.

Question two was seeking clarification if the Township or the Township Water Authority would assume the responsibility of maintaining service lines on private property if it was made a requirement should PennVest funds be used and PennVest made it a requirement of funding. The Board indicated that they couldn't speak on behalf of the Water Authority but the Township had no interest in maintaining private service lines on private property. It was also the Board's understanding from DEP that HSCA funds were available for this potential water line extension as long as a Water Authority was willing to take on the service area. Another possibility for funding the project would be if the responsible party is determined.

Question three was seeking the assistance of the Township with acquiring easements that may be needed. The Board noted that they would assist where they could but also noted that Gwin Dobson Foreman was the same firm that Spring Benner Walker Joint Authority was using for the sewerline extension so the firm would be dealing with the same group of people.

Question four discussed fire protection expectations. GDF noted that because of the size and length of pipeline combined with low average water demand, excessive water age would result; therefore, fire protection to hydrants would not be possible. The Board acknowledged this and noted that safe, reliable drinking water was the greatest concern and objective.

Mrs. Royer noted that she would prepare a response letter to Gwin Dobson Foreman noting the Board's answers.

Committee Resignation Letters: The Board is in receipt of resignation letters from Ray Stolinas of the Nittany Valley Joint Recreation Authority and Lynn Chaplin of the Nittany Valley Joint Planning Commission. Mr. Moyer moved to accept the resignation letters. Mrs. Evey seconded the motion.
Vote: Mrs. Evey – yes Mr. Lingle – yes Mr. Moyer - yes

Mrs. Evey asked Mrs. Royer to post that the Township is looking for individuals for these positions on the Benner Township Resident Facebook Page.

Arby's: The Board is in receipt of the standard Memorandum of Understanding for expense reimbursement and the Sewage Planning Module for public sewer for the proposed Arby's establishment. Mr. Moyer moved to approve the MOU and sewage planning module. Mr. Lingle seconded the motion.
Vote: Mrs. Evey - yes Mr. Lingle – yes Mr. Moyer - yes

Resolution 24-4: Mrs. Royer presented Resolution 24-4 which outlines the historical documents to be destroyed. Mrs. Evey questioned where it states how long documents have to be kept. Mrs. Royer noted that it is spelled out in the Municipal Records Manual that was prepared by the Pennsylvania Historical and Museum Commission, Bureau of the Pennsylvania State Archives. Mr. Moyer moved to adopt Resolution 24-4. Mrs. Evey seconded the motion.
Vote: Mrs. Evey - yes Mr. Lingle – yes Mr. Moyer - yes

Summer Park & Recreation Employee Wages: The suggested wages for the 2024 Summer Park and Recreation employees were given to the Board for their review and approval. Mrs. Evey moved to approve the wages as presented. Mr. Moyer seconded the motion.
Vote: Mrs. Evey - yes Mr. Lingle – yes Mr. Moyer - yes

CORRESPONDENCE

The Board acknowledged receipt of the following correspondence:


1. SBWJA Minutes – May 28, 2024 & June 10, 2024
2. BTWA Minutes – May 21, 2024
3. Centre County Planning Commission
 - a. Time Extensions
 1. Sullivan's Mini Storage Phase VIII
 2. Eters HVAC
 - b. Comment letter Logan Greene Phase 2A
 - c. Comment letter Bellefonte Warehouse
4. Conservation District
 - a. Tru by Hilton NPDES permit Approval
 - b. Logan Greene Phase 2 – NPDES completeness notification
 - c. Complaint report – Grove Construction Sites Barnes Lane
5. Engineering Review Letters
 - a. Franson - Village of Nittany Glenn Phase IIIA
6. Letter from Tim Miller Re: SBWJA meeting dates
7. Arby's Act 14 Notification
8. Notification of permit application submission for Shiloh Road Sewer Extension
9. DEP Correspondence
 - a. Bellefonte Warehouse Sewage Planning Module Approval
 - b. Shiloh Road Commercial Park Subdivision Module Denial (Maxwell)

c. Copy of response to Mountain Research RE: PFAS Investigation – Technical Questions

10. PennDot TIS Review letter RE: WaWa Store

11. Letter from Bellefonte Emergency Medical Services Annual Meeting – July 30

With no further business, the meeting was adjourned the time being 7:46 p.m.



Sharon Royer, Secretary