

Halfmoon Township Planning Commission Meeting Minutes
7:00pm December 1, 2009

Attendance: Lorin Nauman, John Stevens , Joe Tylka, Jordan Finkelstein, Rob Brooks, Bob Eberhart, and Larry Fennessey. Members Absent :none. Others present: Sebastian DeGregorio, CRPA; Kathy Henry, Reese Subdivision Plan; Jim Nixon, Orchard manor; Eric Casanave, Penn Terra; Becky Brooks, minute taker.

- I. Call to order- Chair Lorin Nauman called the meeting to order at 7:05 pm.
- II. Minutes. Motion. Mr. Stevens moved to approve the minutes of the joint meeting on November 17, 2009. Mr. Finkelstein seconded. Vote – 7-0.
- III. Citizen's comments. None.
- III. BOS Meeting. Mr. DeGregorio reported.
 - A. A representative from St Francis University spoke to the BOS about wind generation. Mr. DeGregorio's conclusion was that the township should provide rules for commercial wind generation in its Ordinance. However, it was the opinion of the St Francis representative that there is not sufficient wind in Halfmoon Township for commercial wind generation. The BOS expressed concern about birds and bats. The representative said that there would not be a tremendous impact on those populations. Mr. DeGregorio expressed concern about flyways, which is understandable. In a few days, St Francis will provide comments to the Ordinance that Mr. DeGregorio created.
 - B. Mr. Maloney attended the meeting and said that he would like to keep the momentum going from the previous meeting. He asked that the BOS put the RVD Ordinance up for public comment. The BOS did not provide a definitive answer. The BOS seems to be wrestling with MBR (membrane Bioreactor). They are also considering the growth. Mr. Maloney is working on a plan that DEP is supposed to provide comment, then the BOS may be more willing to consider the plan. Should there be another private sewer system with UAJA already in place? Mr. Brooks asked, if we became a part of UAJA wouldn't we inherit the debts that they have? Mr. DeGregorio said yes, UAJA wants this development to join. There are pros and cons to having a private system. Mr. Brooks asked, why should Halfmoon Township ask to join UAJA (costly lengths of infrastructure) when this private system would work? Mr. Tylka said that there were two points that bothered him about Mr. Maloney's presentation. 1.) Mr. Maloney's estimate of #30.00 to \$40.00 per gallon was surprising, and Mr. Maloney did

not seem to have a solution. (Mr. Brooks said those were initial estimates and the fee would drop as development grew.) 2). Dumping into Halfmoon Creek without removing pharmaceuticals is not a good idea. A reverse osmosis system may have to be added. Mr. DeGregorio said those were good points. Mr. Fennessey added that there is a draft DEP reuse document that states that reverse osmosis or other advanced filtration is required for most reuse applications. He also added that it's ridiculous to think you can discharge 300,000 GPD on 2 acres. Mr. DeGregorio said that if all that water is put on top of the hill it would seep out in places. He added that he was doubtful that they would be able to do that. Mr. Nauman said that if they put the system in Patton Township, they would have to filter more. Mr. DeGregorio said that the Township would ultimately be responsible for the system, if it is constructed in the township. Mr. Fennessey said that Patton Township needs a letter from Halfmoon Township stating that their sewage can be sent to Halfmoon. Mr. DeGregorio said, yes, we hold that card. (Mr. Fennessey thought that Mr. Maloney was using a sales pitch by saying that his system could be expanded to include failing systems on Sawmill Road.) Mr. DeGregorio added that Mr. Hawbaker is willing to wait until UAJA builds the sewer out to them. Mr. DeGregorio said he would work on some options.

Mr. Eberhart said that the Fee-in-lieu costs are still an issue. The cost of the Berkobin property was \$16,000 per acre, and the development rights were \$10,000 per acre. Is this relevant to fee-in-lieu? Should the cost be at this level? Mr. Brooks said that would not be possible, and that Mr. Stevenson (BOS) may still be working on that figure. Mr. DeGregorio added that his new boss asked if this development strategy is still as pointed as it was 5 years ago, with the current economy. Have things changed?

- C. Next Tuesday, December 8, at 6pm at the Halfmoon Township Building, there will be a joint meeting with Halfmoon and Patton Townships. These and other issues will be discussed.
- D. Long range transportation Plan. Mr. DeGregorio said that the deadline for applications for projects is next Friday. He added that the BOS did not have any thoughts on any projects. In previous years, the projects that Halfmoon proposed were ranked 95th, 107th, and 142nd, out of 160 possible proposals. Mr. Eberhart said that he mentioned Houts Lane, but it didn't go anywhere. Mr. Fennessey suggested that the Township buy a portion of the property on the side of Houts road that is currently for sale to widen it so that it could be 2 lanes instead of 1-way.

Mr. DeGregorio added that there were no improvements on SR 550 in the long-range plan for 2030 or even 2040.

- IV. CRPA report. Mr. DeGregorio reported the following update.
 - A. There is a meeting on Thursday December 3, 2009 at 7:30, at the CRPA office. On the docket: consideration of renovation of 3 schools: Panorama,(major renovation), Ferguson Elementary(interesting design of the renovation) and Grays Woods (add classrooms).
 - B. The Comprehensive Plan update for economic development is a large undertaking. Jim May is working on a plan to set aside \$50,000 to look at an economic analysis for the future of the area. Mr. Eberhart asked if we wanted to encourage this because an economic analysis encourages growth. Mr. Fennessey suggested that this type of analysis would study the recent loss of industry locally, and try to figure out what can be done. It is not necessarily development, it is a study that would figure out what kinds of things enhance or hinder the area.

- V. Subdivisions.
 - A. Jake and Janet Reese Property. Ms Henry presented the plan. This property is 10+ acres and the owners want to split the property into 2 lots. SR 550 would divide the property. There are 5.48 acres in Halfmoon Township and 5.02 acres in Warriors Mark. The Warriors Mark property falls under conditional use because it is over 2 acres. Tonight's meeting in Warriors Mark will determine if that is possible. Motion. Mr. Brooks moved to accept the planning module conditional on the approval of Conditional Use in Warriors Mark. Mr. Finkelstein seconded. The motion passed 7-0.
 - B. Orchard Manor. Sketch Plan. The property is 45 acres at the corner of Orchard Road and SR 550. Mr. Nixon wants to make the property more marketable. The plan has changed from 9 to 4 lots. He thinks it is a nice option. Each lot is 11 acres or slightly more, which will qualify them for Clean and Green. The lot sizes are based on the land without the possible right-of-ways. Each lot has been extensively perked. Each lot has its own driveway access, and there can be a possibility of a shared driveway. The plan shows the 100-foot buffers on the tributary add the 50 buffers on the wetland areas. This is a traditional development under Ag development. Mr. Nauman asked if there were any problems with perk tests on lot 4? Ms Henry said it is not a problem. Mr. Brooks asked if the upper area of lot 4 is all wetlands. Mr. Casanave said yes, it has been delineated as such. Mr. Tylka asked if it is a seasonal stream. Yes, it is. Lot 4 is the most challenging but there is plenty of room for a dwelling. PC members looked at the old

plan. Mr. DeGregorio likes the new plan a lot. Can the lots be divided again? They can be country lots under RPD. Under Clean and Green they cannot be subdivided. If taken out of C & G they could be split because they are larger than 10 acres. The PC likes the new plan.

- VII. OSBP meeting. Mr. Eberhart reported.
 - a. There are 5 new properties: 2 large ones and 3 smaller ones, totaling over 300 acres. Mr. Eberhart thinks they will all be approved with no issues.
 - b. Mr. Eberhart said that he thinks that arrangements have been completed for the Spencer/Drebelbeis deal. The plan should go ahead.
 - c. The Township approved an amendment detailing how to do a 5-year review. The OSPB will be looking for a PC member to sit on that committee.
- VIII. Other Business. Holiday Party. December 15th. Bob will bring cider. Rob and Becky will bring coffee, napkins, plates, etc, and cookies. Others will bring a delicious assortment of goodies.

The meeting was adjourned at 8:48 pm.

Respectfully submitted,

Rebecca Brooks