

Halfmoon Township Planning Commission Meeting Minutes
7:00pm December 15, 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; Benjamin Pisoni, BOS; Fred Henry, Reese Subdivision Plan; Karen Brown Acting Township Manager; Judith Finkelstein, Virginia Squier, Jime Eberhart, Linda Stevens, party revelers; Becky Brooks, minute taker.

- I. Call to order- Chair Lorin Nauman called the meeting to order at 7:20 pm.
- II. Minutes. Motion. Mr. Stevens moved to approve the minutes of the joint meeting on December 1, 2009. Mr. Fennessey seconded. Vote – 7-0.
- III. Citizen's comments. None.
- IV. BOS Meeting. Mr. DeGregorio reported.
 - a. RVD.
 - i. The BOS asked about the liability of the possible failure of Mr. Maloney's proposed Membrane Bioreactor Plant (MBR) for wastewater treatment. Mr. Maloney has composed a letter about the proposed treatment plant (which Mr. DeGregorio edited), which will be sent to the Solicitor for comments. Solicitor Yurchak will attend the next BOS meeting to comment on the proposal. Mr. DeGregorio was asked to contact other communities with bioreactor plants, with regard to the liability issue.
 - ii. Mark Stevenson has recalculated the figures regarding the cost per acre of the purchase of development rights, which he will report on Thursday.
 - iii. There was discussion about interconnecting roads between Patton and Halfmoon Townships. Mr. DeGregorio explained that, previously, Mr. Erickson opposed large boulevards connecting the Townships, but thinks smaller connecting roads are fine. It seems both municipalities are supportive of more rural commuter roads. Mr. Fennessey added that if Patton doesn't agree with connector roads it could be a bargaining area with the septic issue (since the proposed plan would carry the Patton Township septic to Halfmoon). Mr. Eberhart added that there is an impact study of this issue, which has not reported its final findings. Mr. Pisoni said that since Patton Township is sending its sewer this way, Halfmoon Township should be considering conditional use items to add because of this. He added that neither

Township is against circuitous roads at the Township line (just not big boulevards).

- b. Mr. Eberhart said that there are 3 actions on the Jerry Brown property. Mr. Pisoni said that he thought there were 3 resolutions for each property.
- V. CRPA. Mr. Fennessey reported about the school plans. There are 3 that will undergo construction:
- 1. Grays Woods, (which was full to capacity when it opened) will be adding 4 classrooms.
 - 2. Boalsburg and Panorama will be closed and a larger school will be built near Mount Nittany Middle School.
 - 3. Ferguson Elementary will keep the façade of the building, remodel it, and add on to the back of the existing structure. They will also put in geothermal heating.
- VI. Subdivisions.
- A. Jake and Janet Reese. Mr. Henry returned with the edited plans for PC signatures. Motion. Mr. Brooks moved to approve and sign the Plan. Mr. Fennessey seconded. Motion passed 7-0.
 - B. Dorsey and Sherry Houtz Plan. The plan will be put back on the agenda in January.
- VII. Mr. Pisoni presented a plaque of acknowledgment of service to Mr. Brooks who is resigning after 16 years of service and 59 ordinances passed during his tenure. Mr. Eberhart said that one of the best was the Rural Preservation Ordinance, requiring open space, which we are indebted to Rob for his contributions. Mr. Brooks thanked Mr. Pisoni and the PC and stated that he had enjoyed his years as a PC member, thinks that the Township is in good hands with both the current PC and the BOS. He will keep in touch and will be happy to advise if and when he is asked.
- VIII. OSPB. Mr. Eberhart reported. This year's 5 proposed properties totals 331 acres, which will be acted upon tomorrow evening. The PC will see the proposed properties in early 2010. If they are all approved, there will be 2,500 acres preserved through the Act 153 Open Space Preservation Ordinance.
- IX. Zoning. No report.
- X. New Business. Mr. Eberhart distributed a Spring Creek Watershed map, which will be available to the public.
- XI. During and following the meeting everyone who attended enjoyed a sumptuous buffet. It was bigger and better than ever. Thank you for your wonderful contributions, as always. YUM!

The meeting was adjourned at 7:55 pm.

Respectfully submitted,

Rebecca Brooks