

Board of Supervisors Meeting
Thursday, November 2, 2006 – 7:30 PM
Lynnport, PA 18066

Call to Order

The meeting of the Lynn Township Board of Supervisors was called to order at 7:30 PM in the Municipal Building by Chairman Thomas C. Creighton III. Present were Chairman Thomas C. Creighton III, Vice Chairman Dave Najarian, Member Charles Lenhart, Zoning Officer Kevin Deppe, Assistant Secretary Tina Everett, Interim Treasurer Rob Sadler, Township Solicitor Ed Healy, Secretary/Assistant Treasurer Tracy Miklus, Debbie Palmieri of the Northwestern Press and approximately 14 citizens.

Public Comment

None.

Approval of Minutes – 10/30/2006 Workshop Meeting

Vice Chairman Najarian told Tracy Miklus to correct the minutes from the Workshop Meeting on 10/30/2006 removing the "Executive Session"; the session did not occur.

Vice Chairman Najarian motioned, seconded by Member Lenhart, to approve the minutes after revised to reflect that an Executive Session did not occur during the 10/30/2006 Workshop Meeting. Motion carried unanimously.

Payment of Bills

Vice Chairman Najarian motioned, seconded by Member Lenhart to direct the Treasurer to pay the bills. Motion carried unanimously.

Subdivisions

#06-080-Douglas & Marilyn Beckley-Minor-3 lots-Slateville & Utt Roads – Rev. Final Plan

Jay Musselman of Musselman Associates and Douglas Beckley present. Cleaned up all items from previous recommendations; conditions of approval were revised; supplied mylars and plans, all fees are paid, i.e., recreation fees, waiver of full payment of road improvement fees.

Vice Chairman Najarian motioned, seconded by Member Lenhart, to approve the final plan. Motion carried unanimously.

#06-084-Jacobs Church-Minor-2 lots-8379 Kings Highway, New Tripoli, PA - Prel. Plan

Mike Madtes present. The congregation decided to sell house on corner and make it 1 acre. Vice Chairman Najarian noted the easement and stated a note would be put on the plan stating the easement would not constitute a public road. Chairman Creighton stated the Township Engineer had problems with the easement. Mr. Madtes said an alley has been there, however, it is just crushed stone, not paved. The plans were discussed by the Board, Solicitor Healy, Zoning Officer Deppe and Mr. Madtes. Solicitor Healy suggested Mr. Madtes should put in a conveyance for an easement. Solicitor Healy also stated there would be no problem adding a note stating that "the easement does not constitute a public road". Chairman Creighton and Vice Chairman Najarian both agreed regarding the note. Mr. Madtes said he would get in contact with Township Engineer Roy Stewart for help with wording. Vice Chairman Najarian motioned to grant preliminary approval subject to the condition that a note concerning the easement, seconded by Member Lenhart. Motion carried unanimously.

#06-083-Northwestern Elementary School-Land Development Plan-1 lot-6493 Route 309, New Tripoli-Final Plan

John Kennedy and Robert Whartenby from Cowan Associates, Inc. present. Mr. Whartenby requested a 180-day clock to meet the conditions of final approval; an April 15th, 2007 extension was granted. There are two things needed – NPDES Permit and a State Highway Occupancy Permit. Vice Chairman Najarian

motioned to grant final approval providing they secure the NPDES and State Highway Occupancy permits; Zoning Officer Deppe was directed to write a conditional approval letter within 15 days. Vice Chairman Najarian motioned to grant final approval as long as conditions were satisfied, seconded by Member Lenhart. Motion carried unanimously.

#06-077-John J. & Tereza A. Scully-Major-5 lots-Bausch Road-Final Plan-Extension request.

Mr. & Mrs. Scully requested a 90-day extension; Vice Chairman Najarian motioned to grant an extension for the Scully's to meet conditions through 02/15/2007, seconded by Member Lenhart. Motion carried unanimously.

Heintzelman Estates (Broadtail Court)

Lawrence Heintzelman said he would plow the road. It was decided the Township would take over the road when construction is completed.

Interim Treasurer Sadler requested a W9 be filled out by Mr. Heintzelman so the \$7,200 paid to the Township for street lights can be put into an escrow account. Mr. Heintzelman agreed and asked that \$7,200 be deducted from their "Letter of Credit"; Interim Treasurer Sadler said he would take care of this.

537 Plan

Britt Bassett, Bassett Engineering.

Regarding independent review of Sewer Plant and Feasibility Study. Chairman Creighton said it would cost a maximum of \$1,800 and Mr. Bassett's recommendation will be given to the Board by the next Workshop Meeting on 12/04/2006. Vice Chairman Najarian made a motion to retain the services of Mr. Bassett to review the Feasibility Study with any recommendations there from provided to the Board of Supervisors no later than the next Workshop Meeting on 11/27/2006, seconded by Member Lenhart. Motion carried unanimously.

Proposed Ordinance:

Ordinance #1

An ordinance amending the Zoning Ordinance to revise the definition of the terms "animal husbandry" and "kennel" and to exclude the boarding of horses and commercial stables from the regulations applicable to on-lot businesses;

Vice Chairman Najarian motioned to adopt this ordinance, Ordinance #2006-5, seconded by Member Lenhart. Motion carried unanimously.

Proposed Ordinance:

Ordinance #2

An ordinance creating an Environmental Advisory Committee and its operating procedures and powers;

Vice Chairman Najarian motioned to adopt this ordinance, Ordinance #2006-6, seconded by Member Lenhart. Motion carried unanimously.

Proposed Ordinance:

Ordinance #3

An ordinance amending the Zoning Ordinance to promote a more balanced community having mixed housing types and related regulations in the Rural Center (RC) Zoning District;

Vice Chairman Najarian motioned to table this ordinance, seconded by Member Lenhart. Motion carried unanimously. Vice Chairman Najarian also motioned Solicitor Healy to amend the ordinance to reflect the new zoning names, submit the ordinance to both planning commissions and advertise it for the Township's yearly closeout meeting on Wednesday, December 27, 2006 at 7:45 AM, seconded by Member Lenhart. Motion carried unanimously.

Proposed Ordinance:

Ordinance #4

An ordinance amending the Zoning Ordinance, zoning map, and Subdivision and Land Development Ordinance (SALDO) to alter the labels given to 7 of the 8 zoning districts existing in the Township.

Vice Chairman Najarian motioned to adopt this ordinance, Ordinance #2006-7, seconded by Member Lenhart. Motion carried unanimously.

Proposed Resolution:

Resolution #1

A Resolution to amend and add to the existing Agricultural Security Area (Steven R. & Lynette L. Daniels)

Member Lenhart motioned to adopt this Resolution, Resolution #2006-15, seconded by Vice Chairman Najarian. Motion carried unanimously.

Proposed Resolution:

Resolution #2

A Resolution to adopt the Hazard Mitigation Plan, Lehigh Valley, PA July 2006

Vice Chairman Najarian motioned to adopt this Resolution, Resolution #2006-16, seconded by Member Lenhart. Motion carried unanimously.

Proposed Resolution:

Resolution #3

A Resolution to appoint an alternate code inspector – CodeMaster Inspection Services

Vice Chairman Najarian motioned to adopt this Resolution, Resolution #2006-17, seconded by Member Lenhart. Motion carried unanimously.

Budget

Interim Treasurer Sadler discussed his draft budget. Vice Chairman Najarian authorized Secretary Miklus to advertise proposed 2007 budget, seconded by Member Lenhart. Motion carried unanimously.

CPA Firm for Township

Vice Chairman Najarian motioned to authorize Solicitor Healy to advertise intention to appoint Reinsel Kuntz & Leshner as the Township's CPA firm to do the 2006 audit and to review the 2005 audit at a later date in 2007, seconded by Member Lenhart. Motion carried unanimously.

Pension

Interim Treasurer Sadler is researching Defined Benefit Plans, which is what the Township has, and Defined Contribution Plans, which Weisenberg Township has.

Part-Time Road Crew Employee Change

Vice Chairman Najarian made a motion to change the status of part-time Road Crew employee, Andrew Whaling, to temporary full-time status, seconded by Member Lenhart. Motion carried unanimously.

Playground Equipment

It was found that the Lynn Water Company owns this parcel of land. Matter will be investigated, no action was taken.

Announcements

None.

Miscellaneous

Re: Increasing Recreation Fees. Chairman Creighton gave this to Zoning Officer Deppe to work on a new fee schedule.

Pool & Pool House - Zoning Officer Deppe said the fire company will come to pump out the pool; he said Monday they should start tearing off the shingles, Tuesday they should be burning wood in the block wall containment; he also said that Roadmaster Raber said he could use some of the tile for road work.

Payment to Collins & Maxwell Construction Co. – Secretary Miklus asked for permission to remit payment for work done at Ontelaunee Park. Vice Chairman Najarian made a motion to pay the bill, seconded by Member Lenhart. Motion carried unanimously.

Recodification of Ordinances and Amendments. Solicitor Healy and Zoning Officer Deppe will be working on. Solicitor Healy has a draft from 05/17/2005.

Public Comment

None.

Adjournment

Vice Chairman Najarian motioned to adjourn the meeting, seconded by Member Lenhart, at 9:45 PM. Motion carried unanimously.

Respectfully submitted,

Tracy Miklus
Secretary/Assistant Treasurer