

**Thursday, May 25, 2006, 5:30 p.m.**  
**Lynnport PA 18066**

The **workshop** meeting of the Lynn Township Board of Supervisors was called to order at **5:30 p.m.** in the Municipal Building by Chairman Thomas C. Creighton III.

Present were Chairman Thomas C. Creighton III, Vice Chairman Dave Najarian, Roy Stewart Engineer, Kevin Deppe Zoning Officer, Tina Everett Secretary, Bruce Raber Road Master, Robert Sadler Treasurer, Elsa Kerschner from the Northwestern Press and approximately 14 citizens.

**Public Comment:** None

Bruce Raber, Road Master discussed his progress on the roads for May and things to be done in June, they were as follows: cleaned out gutters and cut shoulders on dirt roads, all but mountain roads, cleaned out storm drains and also cleaned away at end of pipes so water could exit, started hauling material on dirt roads to build them up and reshape them, they also did some tree trimming and weed whacking at some intersections for sight visibility reasons. Things to be done in June are as follows: start cutting grass along side roads, start cutting shoulders on roads to be oiled and chipped where needed, continue hauling material on dirt roads, filling and reshaping them and they will also be helping other townships with black topping and oil and chipping.

Tom Creighton questioned how newly hired Joseph Howard was doing. As per Bruce Raber he's doing real well and he's full of ambition.

Dave Najarian questioned what had been done with Herrnhutter Strass Rd. and Stump Road. As per Bruce Raber they cleaned gutters out on Herrnhutter Strass Rd. which made it much smoother. As for Stump Road they still need to grade that road some more.

A discussion was then held on pre-paying for fuel. A letter was received from Horwith Fuel Oil for a price on pre-pay oil contract of a minimum of 500 gallons of heating fuel, which would be for September 2006 to May 2007. After further discussion on this matter, Rob Sadler, Treasurer offered to look into this further as to whether we need to bid on this or just get some more quotes.

**SUBDIVISIONS:**

**Phillip & Nancy Smith**-Major Subdivision-Final Plan-4 lots + residue-Allemaengel Rd.- Represented by Rob Hain of Berks Surveying & Engineering and Nancy Smith. They brought in the revised plans with all the changes that were requested. A recreation fee of \$4,000 (4 lots x \$1000ea.) will need to be paid before final approval can be granted. No road improvement fee needed, due to the subdivision being on a state road. PennDOT reviewed the plan for driveway placement and this was noted on the plan. The board will grant final approval on Thurs., 6/1.

**Penns View II**-Major Subdivision-Final Plan -79 lots on 16.388 acres- 76 residential lots – Madison St.-Represented by Bill Beitler of Beitler Land Surveying and Steve Shadle of Omega Homes. Discussion was brought up on phasing this development. The 1<sup>st</sup> phase would consist of 11 lots on the Northern Side.

Discussion was then held on phasing the plan and seeing the updated plan with only the 1<sup>st</sup> phase of it. This phasing could take months or years and the Board had some concerns about the roads not being completed, so they might want to consider temporary cul-de-sacs for the emergency services to be able to access the homes without any problems. There was also discussion on whether the recreation fees would be paid as a lump sum, as a phase or as each lot is sold. There was discussion on the waiver request as per a letter from Atty. Blake C. Marles of Stevens & Lee Lawyers & Consultants dated May 18, 2006. The Board will look into these issues and decide when they want to be paid. The board will need to decide if they want to give the plan final conditional final approval or do they want to table the plan and ask to see the phased plan.

Thomas Creighton had concerns about the EDU's not being available. Roy Stewart, Engineer felt that the Township Attorney should take a look at the plan and make sure it's satisfactory with him.

Discussion on releasing the escrow account for Jayson M. Boushell subdivision. Mr. Boushell had submitted a plan on 4-21-06 for the 5-16-06 PC meeting, which he withdrew later as per a letter dated May 4, 2006. Mr. Boushell understands that he will receive \$300.00 less the \$75.00 review fee. The board will approve this escrow account closure request at their June 1<sup>st</sup>, 2006 meeting.

Discussion was then held on the Environmental Advisory Council. The Board had asked Peter Crabb to write-up a draft ordinance for creating an environmental advisory council, which would provide operating procedures and stating the powers of the council. David Najarian supports the idea of an EAC, but hasn't had time to look over the draft ordinance and had no opinion at this time. Thomas Creighton felt this would be a good idea for Lynn Township. The council is to be advisory and shall coordinate its activities with the elected officials, planning commission, historical commission and other such local governmental agencies.

Discussion on the status of hiring a full-time Secy./Treasurer and a full-time temporary administrative secretary. The applicants that had been picked for the job were present. The Board will go into an executive session at the very end of the meeting, due to personnel issues and try to come up with an agreement among them on whom they want to hire for the open positions. The Board had received recommendations from Kevin Deppe, Zoning Officer, Rob Sadler, Treasurer and Tina Everett, Secretary.

**Misc.:** David Najarian questioned Roy Stewart, Engineer as to the status of the 537 Sewage Facilities Plan. There was then an extended discussion on the 537 plan as to the service areas it would cover. Marvin Charles gave the Board a handout, which was a chart on the Sewer Capacity Projections. David Najarian had some concerns to making sure they are going forward with the 537 plan and not backwards. The Board requested that Roy Stewart Engineer have a map given to them by Thurs., June 1<sup>st</sup>.

Roy Stewart, Engineer handed out the bill for the building addition to the garage for their approval of the bill. They will need to approve the bill and direct the Treasurer Rob Sadler to pay the partial bill due for this project on Thursday evening June 1<sup>st</sup>.

**Public Comment:** Discussion was then held on rescheduling the planning commission meeting from June 20<sup>th</sup> until June 28<sup>th</sup>, 2006 @ 6pm as requested by Chairman Brian Dietrich of the Planning Commission. The reason for this change is also due to the fact that they need to review the regional comprehensive plan.

Discussion was then held on the Township Community Map which hasn't been received yet as promised from Community Map Company (CMC). This situation is in the hands of the Attorney General's office. The Board will look into this, as to what to do next. They had some discussion as to whether we needed this map or not. They will discuss it briefly with Edmund Healy Solicitor.

Rob Sadler felt that the antique road grader was an eye sore behind the township building and we should look into getting rid of it. There is not much value to this. David Najarian agreed with Rob Sadler on this issue, due to the fact that it's sliding into the creek.

Kevin Deppe, Zoning officer questioned the Board if he could order a dumpster or two to cleanup some of the stuff upstairs. After further discussion on this matter, they felt he could fill-up the township pickup truck with the junk from upstairs and drop it off at the transfer station. David Najarian reminded Kevin Deppe, Zoning

Officer that we need to follow the records retention policy before just throwing any stuff away.

A motion was made by David Najarian, seconded by Thomas Creighton to adjourn meeting. Motion carried. Meeting adjourned at 6:40 p.m.

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