

**MINUTES  
NORTH LEBANON TOWNSHIP  
BOARD OF SUPERVISORS  
JUNE 16, 2019**

The regularly scheduled meeting of the North Lebanon Township Board of Supervisors was held at 7:00 PM at the Municipal Building located at 725 Kimmerlings Road, Lebanon, PA with the following people present:

Richard E. Miller	Chairman
A. Bruce Sattazahn	Vice-Chairman
Edward A. Brensinger	Treasurer
Cheri Grumbine	Township Manager
Harold L. Easter	Chief of Police
Frederick Wolf	Henry & Beaver LLP

Also, in attendance were several other individuals from Godshall's Quality Meats, Robert Gearhart, of Matthew & Hockley Assoc and Josh Weaber of Chrisland Engineering as well as members of the public. Atty Elliot Berton, representing the Briar Lake HOA also attended. The meeting was called to order and the pledge to the flag was done.

**Ordinance #5-2019 Godshall's Quality Meats; Public Hearing to begin at 7:15 PM**

**Recognition of Boy Scout – Jonathan Ross Gerberich**

Chm Miller recognized Jonathan Ross Gerberich as the young man in the Boy Scout uniform. He welcomed Jonathan Ross to the meeting and commended him for his participation in the Scouting program.

**COMMENTS FROM THE PUBLIC**

**A.) 1560 Pleasant View Dr Stormwater Plan (Land Dev Pl)**

Josh Weaber, of Chrisland Engineering, was present to answer any questions the Board may have about this stormwater plan. The plan proposes a single-family dwelling, driveway and stormwater improvements. The property is an existing approved lot and is located at the end of a cul-de-sac located off Pleasant View Drive. The associated O&M Agreement has been submitted and a letter of recommendation from our Planning Commission and LCPD has been received. The Supervisors indicated they had no questions for Josh.

**MOTION** was made and seconded to approve the Stormwater Plan for 1560 Pleasant View Drive along with the O&M Agreement. Motion unanimously carried.

**Review of SW Credits Applications and BMP O&M Agreements**

There are no Stormwater Credit Applications for this month.

**APPROVAL OF MINUTES**

The meeting minutes from 5/20/19 Supervisors meeting are ready for action.

Mgr Grumbine stated the minutes as recorded are what had been stated. However, she wanted to go on record to make a correction on what was reported in the May meeting regarding the allocation released to Weavertown Fire Co. It was stated the years were 2018 and 2019 but that is incorrect. The years should have been stated as 2017 and 2018. These dates are important to go on the record.

**MOTION** was made and seconded to approve the 5/20/19 Supervisors meeting minutes making note of the above corrections for the record. Motion unanimously carried.

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**APPROVAL OF PAYROLL, FUND BALANCES and PAYMENT OF INVOICES**

**MOTION** was made and seconded to approve payroll, fund balances and invoices for payment subject to audit. Motion was unanimously carried.

Chm Miller instructed the public on the procedure to follow for this Public Hearing. A raising of the hand and telling of name and address for the record will be given. The meeting will be conducted in an orderly manner. Sol Wolf will conduct the Public Hearing.

**PUBLIC HEARING OPENED @ 7:15PM****Godshall's Quality Meats Zoning Amendment Request – SS E Maple Street**

**Sol Wolf** opened the Public Hearing by explaining the advertisement that had been done before the Hearing, the posting of the property and the letters of notification that had been mailed to the property owners within 300 feet of the property in question. This property is a 48-acre parcel owned by Godshall's Quality Meats. Godshall's owns and operates the facility located on Weavertown Rd. Last year a 12-acre portion of this property had been rezoned from AG to Industrial. After some consideration Godshalls has now decided that the remaining acreage should be rezoned to Industrial also. At this time the only request being made is the rezoning of the property. Godshalls does not have any definite land development plans currently. Sol Wolf asked that any comments being made be done in an orderly manner and try to avoid repeating comments already offered. If in agreement with previous remarks, indicate your agreement. Sol Wolf recognized the petitioners making this request along with Bob Gearhart as Godshall's Engineer.

**Mr. Ronald Godshall**, President of Godshall's Quality Meats, was introduced to explain what is being requested for this parcel of land. Godshall started by telling his family's history in the industry and their business outgrowing beyond their original location, Halifax. The Godshalls became associated with the Daniel Weaver Facility located off Weavertown Road. In 2005 Godshalls Quality Meats purchased the Weaver Bologna operation and lands. Mr. Godshall explained since that time the business has grown and the plant has expanded. A lot of turkey products have been added to the bologna line of products. The number of employees for the plant originally was 28 and is now approximately 200. The company is an ESOP company meaning the employees own stock. Mr. Godshall stated it is not the intention to expand their business and then sell. Godshalls is a family started and owned business and they wish to remain that way. Their thoughts are for the future generations.

Last year it was decided to rezone 12 acres (off Mount Zion Rd) of the 60-acre parcel to alleviate some parking issues. While reviewing plans for this area it became obvious more than 12 acres was needed and the decision to apply for a zoning amendment for the remaining 48 acres was made.

Mr. Godshall stated his family is sincere in their belief that they wish to be a "good neighbor" and have tried to address any of the concerns of neighboring property owners. As of now, there are no definite plans to construct anything on this property. The land will continue to be leased to a farmer to farm it. Construction consideration would not begin until late 2020.

**Bob Gearhart**, of Matthew & Hockley Assoc, displayed a sketch of the property in question and the current area as it now exists. Gearhart pointed out a wetland area that is in existence on the northern portion of the property along E Maple Street. He stated there are buffer zones regulated around wetland areas as well as setbacks that will need to be adhered to. There are side setbacks and other setback distances involved in the Land Dev process, which have not been submitted as of this time. Gearhart pointed out the Fox property located along the E Maple Street side which splits the frontage for the Godshall property. He stated the Fox property will prohibit Godshalls constructing any type of large structure along E Maple Street.

Sol Wolf questioned if there is an area that is being considered for development. Bob Gearhart indicated an area that was separated from the wetland area and stated this is an area that had been considered. Sol Wolf asked if the plan was to develop soon. Mr. Godshall replied not in the foreseeable future. A sketch drawing has not even been completed yet.

**QOM Zoning Amendment – SS E Maple St (con't)**

Sol Wolf explained the procedure that should be followed for speaking tonight. A raise of the hand and the person's name and address should be stated for the record. The thoughts will be expressed in a thoughtful and respectful manner. Sol Wolf said the front row will begin and proceed to the rear of the room, being respectful of those that are speaking at the time.

**Atty Elliot Berton** presented a petition signed by 76 out of 156 homeowners in Briar Lake community. He said the property owners wish to protect their private roads and the area their community is located in. They do not wish their properties to be devalued in any way by the surrounding area. Atty Berton also asked that the zoning Ordinances, as existing, not be altered in any way until this issue is decided. Sol Wolf said the document will be included as a part of the record for this Hearing.

**David Kozin, Walnut Crest Dr** said he felt this issue should be delayed as most of the people in this room have not had time to get answers to questions, they have about this rezoning of the Godshall property. Mr. Godshall has said they do not have plans for immediate construction. However, Kozin said he finds it hard to believe they would purchase this amount of acreage and not do anything with it. There are residential properties surrounding this whole parcel. Why would anyone wish to rezone to an Industrial district unless they have specific plans for the property? Is this the only time the Public will get to speak on this subject? Is there an option to delay a decision on this request?

Sol Wolf explained the advertising that has been done as well as the notifications mailed and the posting of the property in preparation for this Hearing.

**Suv Brensinger** reminded the public the Hearing tonight is about the rezoning request, not a Land Development Plan. The Land Development Plan will be submitted at the time a plan is decided upon. That process allows public input during the planning process. Mr. Kozin said he feels it is immaterial at that time, after the zoning request has already been approved. Sol Wolf stated that is the time for their comments, during the planning process.

**Suv Sattazahn** asked Bob Gearhart to indicate the wetland area, describe the setbacks and the buffer areas that are requirements. Gearhart pointed out the areas on the sketch which are not buildable because of regulations on setbacks for Industrial areas. He said there are regulations for setbacks on wetland areas also.

**David Smith, Walnut Crest Dr** asked that the setbacks from N 8<sup>th</sup> Ave/ E Maple St be explained again.

**Bob Gearhart** explained, during the Land Dev process, there are several different setback regulations, tree buffers and wetland delineation regulations that must be followed. Parking lot planning has regulations that must be followed also. Any type of application for E Maple Street access must be handled through PADOT which will probably require a traffic study and impact assessment be performed. These are all requirements listed in the Twp Ordinances.

**John Lentz, Shore Landing Dr** said he has real concerns about the traffic problems that already exist at N 8<sup>th</sup> Ave and E Maple Street. Is there any thought to redirecting the traffic away from this dangerous intersection? He expressed concerns about the roads in Briar Lake being designed to handle a heavy traffic flow.

Mr. Gearhart stated the main concentration for access being discussed, at this time, is Mount Zion Road.

**Linda Kozin, Walnut Crest Dr** questioned why an impact study has not been performed already. Gearhart explained there is a process that is outlined once a Land Development Plan is submitted. The impact study takes some time and a report is forwarded to PADOT for their review. A specific proposal is necessary for the process. It is not an inquiry type process.

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**Susan Mion, Snapdragon Ct** stated she is concerned about the lack of exact information that is not being provided. Once the approval for rezoning is given, anything could be constructed on the 48-acre area. She is concerned about the visible unsightliness of an Industrial area. Once it is there, she will not have any options to change the view she will have.

**Eugene Fox, E Maple St** said he owns the portion of land, on E Maple Street, that the Godshall property surrounds. He is familiar with the property and considers it a worthless property for Ag purposes. Not much can be done with it in a profitable manner. He is in favor of the Industrial zoning for the Godshalls. He is not in favor of having another residential development. As far as an access to the property, in his research, it is not possible to get access off N 8<sup>th</sup> Ave or E Maple St because of sight distance problems. Mr. Fox said he is in favor of the rezoning for Godshalls.

**Robert Widmark, Shore Landing Dr** questioned if the whole 48 acres had to be rezoned to Industrial? Could the portion Godshalls wish to utilize be rezoned and allow the remainder to stay as AG? Mr. Godshall replied it is not known exactly where and how much can be built on this parcel. The review process has not gone to those depths yet. The area that was considered was the area adjacent to the existing plant. As mentioned earlier there are no plans for building a new plant. The first step is the rezoning process.

**Trish Ward, Briar Rose Ave**, asked about the size of the permitted building envelope for E Maple Street, after considerations of any setbacks and wetland areas. She asked Bob Gearhart to look at the sketch and give an idea of what area could be used for building. How much acreage is permitted to be built on? Gearhart told her none of that information has been researched at this time. The Land Dev process will produce the answers to her questions. As a guess, considering the E Maple St side of the property, it seems to be about 5 acres for buildable space.

**George Pedia N 8<sup>th</sup> Ave** said he thought this land was listed under Preservation for Agricultural. Mgr Grumbine said she was under that impression also but when a search of the deed was completed there was no documentation that proved it was ever in Preservation. Mr. Pedia talked about the history of this property and the stormwater issues.

Bob Gearhart talked about the NPDES process and the review/reporting that comes from this program. Mr. Pedia spoke about the individuals that are involved in the review of stormwater. Mr. Pedia told Mr. Godshall he had visited the plant and provided some paperwork to Mike Blecker about some of the stormwater problems in this area. His next question was directed to Ronald Godshall. Why would a company invest all that money in this land without a definite plan?

**Ronald Godshall** replied when the previous owner was approached, they stated the answer was buy all the lands or nothing.

**Nathan Pedia, N 8<sup>th</sup> Ave** expressed his concern about stormwater planning. When the time comes, how will the stormwater be addressed? He is thinking his property, as well as his uncle's property, will have to be disrupted to complete stormwater improvements for the Godshall property. Pedia said he would like to see the first 12-acres used for Industrial building and then use the remaining acreage for something like a solar farm.

**Kathryn Johnson, Harmony Hill Dr** said she understands that the intention is to not build anything in the immediate future. However, after the minimal construction that is being discussed is completed, what will be done with any remaining lands? Mr. Godshall replied the thought is to continue leasing to a farmer to work the lands.

**James Curtis, Briar Rose Ave** questioned where, on the sketch presented, is the potential building site? He talked about a large concrete wall that is visible along Route 78. He told Mr. Godshall he thinks that he is not being completely honest with the public.

**Kathleen Greka, Briar Rose Ave** asked Mr. Godshall if the intention is to increase the size of the current manufacturing facility. Godshall said it would more than likely be another building constructed. She asked when the time comes, what size facility would be considered? Godshall stated it would be his guess it would be approximately 30,000 SF facility. She asked about Godshall's 5 to 10-year business plan. Mr. Godshall tried to explain the way his business is operated. He said they do not operate like most other businesses. Godshall works with co-manufacturers and do not really look beyond a 5-year period. Ms. Greka asked if Godshall had looked in any other areas to expand their business. Mr. Godshall replied, no, because since 2005 when Godshall purchased the Daniel Weaver business, their business is located here and has prospered. She voiced her agreement that this project would affect the public's way of living and the value of their properties.

**Melissa Kulbitsky, N 8<sup>th</sup> Ave** described where her home is located at the corner of N 8<sup>th</sup> Ave. She talked about the truck traffic problems they have encountered since living there. She asked what harm there would be to delay a decision on this issue until there are some answers to many of the questions the people in attendance might have. She spoke to the Supervisors telling them she has read previous meeting minutes on the Twp website and got the impression the Supervisors are reasonable people. She is hoping they will be reasonable about this issue, as well, by deciding to allow some time for answers before deciding on this issue.

**Mrs. Gerberich** told the Board she is not a Twp resident but would like to ask a question. She wanted to know what the zoning for the areas of Briar Lake and Sweet Crossings was prior to becoming a residential area. She was told it was an R-2 district but had been utilized for Agricultural purposes.

When asked who owns the 48 acres now it was stated that Godshall purchased the lands a year ago. A question was asked if there are plans to operate with solar power. Will the public be looking at fields of solar panels? Mr. Godshall replied he does not think that would be necessary as there will probably be enough roof area for any solar panels needed.

**Suv Miller** asked if a discussion could be held about the difference between a Commercial versus Industrial district. Sol Wolf stated the permitted uses would be in the Ordinances for those specific zoning classifications. The permitted uses for Industrial would be listed in the Ordinance.

**Susan Mion, Snapdragon Ct** questioned, of the 48 acres how much acreage or what percentage of the acreage will be considered for developing?

**Bob Gearhart** said as there are no plans at this time, he will base his answer on other Ind Parks such as the Alcoa complex in S Lebanon Twp. He would guess it to be about 60% of the available area.

**Jim Eden, Sweetbay Ln** spoke to Mr. Godshall about the Company's intention of not using the property. While he can understand the idea, he wants Godshall to understand he has a real concern about the time when Godshall is tired of dealing with the continual maintenance of the property. What is their guarantee that the property will not be sold to someone who will develop the lands to its full potential? The people in this room would then be stuck with looking at whatever is placed there. The concern of most of the people here tonight is not what Godshall might do with the property but rather, what is coming next, after Godshall.

**George Pedia, N 8<sup>th</sup> Ave** suggested Godshall complete a more comprehensive plan so that some of the concerns could be addressed. Discussion about a plan showing setback information and a possible building envelope for this property was held.

**Dianne Sirriannia, Snapdragon Ct** stated she is confused by the remark that Godshall does not have a 5-yr plan for the future of the company. She said everyone knows that all companies have a future, whether it is 5-yr or 10 yr plan. In her opinion it is impossible for a company not to have a plan in place.

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**Joan Hains, Brownstone Realty** said she is here as a representative for Gerald Musser who has a development plan in process for this area off E Maple Street. She questioned if this parcel is 1 tract of land or several tracts of land. She was told it is 1 tract containing a total of 48 acres.

Conversation took place about a length of time that might be needed to research and get answers to some of the questions raised tonight.

**Atty Berton** stated that he feels a month would allow time to get answers and allay some of the concerns expressed tonight. He said he would have to meet with his clients before giving a definite answer to the suggestion of an outside meeting.

**David Smith**, President of the HOA said he is concerned the Community Center would not accommodate everyone who needs to attend this meeting. Chm Miller suggested they contact Mgr Grumbine to coordinate the use of the Twp meeting room.

Sol Wolf told the Supervisors it appears everyone has had an opportunity to speak. At this time the Hearing is now turned over to them to ask questions or comment and then take some type of action. He explained that if this issue gets tabled or postponed, the applicant will be responsible for all the expenses of advertising, posting and notification process again. Should the Supervisors feel they are ready to act on the rezoning tonight, that is an option also.

Chm Miller looked to his fellow Supervisors to voice their opinions. Suv Sattazahn questioned Mr. Godshall how he feels about having the decision on rezoning postponed until the people in attendance tonight can get some answers to their questions and concerns. Mr. Godshall replied he is anxious to receive a decision but if the Board decides to postpone, he would abide by the Board's decision.

Chm Miller spoke to Atty Berton, Briar Lake HOA Attorney, asking if he felt it would be possible for his clients and Mr. Godshall, along with Bob Gearhart, to schedule a meeting and try to resolve some of the questions/concerns being asked. Chm Miller suggested that perhaps the other neighbors, other than Briar Lake/ Sweet Crossings residents, could be invited to attend the meeting. Atty Berton stated the decision to have a meeting such as this would be his client's decision. David Smith, President of the Briar Lake HOA, voiced his concern the HOA is paying for an Attorney's fees. He is not sure inviting outside people is what the HOA would approve. Chm Miller then offered the use of the Twp meeting room should they need a location for the meeting. However, the idea is to resolve some of these comments made tonight in order to have the rezoning move forward by the next Hearing date. Chm Miller said he is not of the opinion that Mr. Godshall is trying to hide or be dishonest about future planning. Conversation followed about the possibility of Godshalls and the HOA meeting between now and the August meeting (potential date for next Hearing).

**Suv Brensinger** questioned the additional expenses that Godshall's will be incurring by delaying this decision. Sol Wolf said they will not be required to pay the application fee again but will be responsible for any advertising, posting and notification expenses that arise. He cautioned that the new Hearing date is not to be scheduled too soon, as it may hamper everyone having enough time to prepare answers to concerns expressed tonight. Sol Wolf told the Supervisors they will determine the scheduling the new Hearing date and whatever costs that Godshalls will be asked to pay. Chm Miller asked if Sol Wolf will be contacting Godshalls about what they will be billed for additional costs. Sol Wolf stated he would be in touch with Godshalls about costs and when the invoice must be paid.

The Public Hearing ended approximately 8:50 pm.

**MOTION** was made and seconded to postpone a decision on the Zoning Amendment request received from Godshall's Quality Meats for the property at SS of E Maple Street. Motion unanimously carried.

Chm Miller expressed his appreciation for the mannerly conduct of the meeting this evening. President of Briar Lake HOA, David Smith, requested that they receive a copy of the attendance sheets for tonight's meeting in order to have the names and phone numbers for individuals interested in attending any future meetings. Mgr Grumbine agreed the copies will be provided to the HOA.

Chm Miller announced the meeting will be recessed for a 15-minute period.  
The meeting resumed at 9:06 pm.

### **COMMENTS FROM THE PUBLIC (con't)**

#### **B.) Lee Spencer – EMS/ County Dispatch**

Mr. Spencer told the Board the new dispatch system has been in operation for 4 weeks only. Everybody has been trying to work through the “kinks” in the system. Some of the issues that have been discussed recently should be addressed to the County, not the Supervisors.

### **FIRE CHIEF'S REPORT – Mike Leonard – Ebenezer Fire Co**

#### **A.) Monthly Report – May 2019**

Chf Leonard reported on responses from the 4 volunteer Fire Companies for May. A total of 76 service responses, a total of 169.71 man-hours was reported with 9 training sessions participated in.

### **CHIEF OF POLICE REPORT – Chief Harold Easter**

#### **A.) Calls for Service – May 2019**

Chf Easter reported on the calls for service for the month of May. There was a total of 898 Police/Citizen calls in April. A total of 10,581 miles were driven on the patrol vehicles.

#### **B.) Monthly Code Enforcement Activity Report (Brenner/ Haase)**

Chf Easter confirmed the Supervisors had received the monthly Code Enforcement Report for May involving both John Brenner and Officer Haase.

#### **C.) Reduction of Speed Limit Request – 1100 Block of E Old Cumberland St**

Chf Easter reported on a letter of complaint about speeding on E Old Cumberland Street. In doing some review, Chf Easter discovered the area in question is in S Leb Twp, not NLT. It is in the area of Old Cumberland Street that curves to the right and becomes King St, which is in S Leb Twp. Chf Ester stated he has turned the issue over to S Leb Twp's Police Chief. Chm Miller asked if contact has been made with the individual that submitted the letter to us. Chf Easter replied he did not, as the letter was addressed to the Supervisors. Chm Miller asked contact to be made with the individual and let him know how the request was addressed. Mgr Grumbine agreed to make contact.

### **TOWNSHIP MANAGERS REPORT – Cheri Grumbine, Twp Manager**

#### **A.) Fire Co Audits – Release of Semi-annual Contribution**

The Administrative Office has received the 2018 Audits for each of the 4 Fire Companies within the Twp. Mgr Grumbine is asking the Board to authorize the release of the semi-annual allocation (\$24,000/each) to the Ebenezer, Glenn-Lebanon and Weavertown Fire Companies.

**MOTION** was made and seconded to release the semi-annual allocation of \$24,000 to Ebenezer, Glenn-Lebanon and Weavertown Fire Companies. Motion unanimously carried.

#### **B.) Resolution 13-2019 – IPMC Revised Fee Schedule**

Resolution 13-2019 revises the fee schedule pertaining to Code Enforcement. Additional fees have been added such as “un-condemnation fees”. A \$75 un-condemnation fee pertains to properties with water termination vs. all other IPMC un-condemnation set at \$200/property. A fee has been added to cover appeal fees, although to date no appeals have been filed. Exact language under Section 111-Means of appeal of the IPMC has been included. Mgr Grumbine is suggesting the Board approve Res 13-2019 adopting the additional fees and any other changes the Board may feel is appropriate.

**MOTION** was made and seconded to adopt Resolution 13-2019 adopting a revised fee schedule for Code Enforcement under the IPMC. Motion unanimously carried.

**C.) Bridge Inspection- Emma Rd; Long Ln (Wilson Consulting)**

Wilson Consulting Group has been contracted by the County Commissioners to complete inspections on bridges having a span greater than 20 feet. The County Liquid Fuels Fund is utilized for this service. Bridges with a span greater than 20 feet are required to be inspected biannually. There are 2 bridges with a span under 20 feet that NLT is responsible for inspections. Standard practice has been to contract this work at the same time. A proposal has been received from Wilson Consulting in the amount of \$850/inspection for a total of \$1700. Mgr Grumbine is asking the Board to approve signing the proposal from Wilson Consulting Group for the 2 bridge inspections, Emma Rd and Long Ln.

**MOTION** was made and seconded to approve the proposal received from Wilson Consulting for the biannual inspections of the 2 bridges, Emma Rd and Long Ln, that NLT is responsible for. Motion unanimously carried.

**D.) Resignation – Park & Rec Board Member**

Gary Zelinske has submitted his resignation from the Park & Rec Board. The resignation is effective at the conclusion of 8/06/2019 meeting. Gary has served on the Board since January of 2008. The Supervisors are being asked to accept the resignation with regrets. A letter of appreciation for his years of service will be provided.

**MOTION** was made and seconded to accept the letter of resignation, with regret, from Gary Zelinske effective August 6, 2019. Motion unanimously carried.

**E.) Pertinent Matters**

1. SW Consortium Update – Mgr Grumbine reported the next Consortium Meeting will be held June 18 @ 10 am. The meeting will take place at Steven’s Towers due to a scheduling conflict with the normal meeting location on Mifflin Street. The stormwater issues on E Lehman St/ N 11<sup>th</sup> Ave/ Route 422 had been discussed during the May meeting. The Consortium has authorized the Engineer looking into the problems in that area and moving the project up on the priority list in the PRP.

2. Update on FASP – A meeting is scheduled for Monday 6/24/2019 @ 8 am at the City Council Chambers. It had been suggested a 2018 Audit be completed and submitted to the affected municipalities. Chm Miller said he feels this should be the practice for every year. Chm Miller has agreed to attend the meeting.

3. AG Security Renewal Update – Letters to all existing participating Ag Security Area property owners have been mailed. Notices to non-participating properties have also been mailed to obtain any interest in joining the program. Any property owners who did not respond will be contacted a second time, either by phone or mail. A Resolution with a complete listing of participants will be presented at the August 18<sup>th</sup> meeting. Our current ASA had been approved 8/20/2012.

4. Keystone Collections Group – 5-year contract extension – The Lebanon County Tax Collection Committee (LCTCC) approved a 5-yr extension of the existing contract with Keystone Collections Group. There were no changes to the existing agreement. There was a slight change to the Commission rates.

5. 1779 N 8<sup>th</sup> Ave Tenants – Mgr Grumbine reported that the tenants from the property located at 1779 N 8<sup>th</sup> Ave, the Klingers, have given notice and vacated the property as of the end of May 2019. Mgr Grumbine reported they had been good tenants and left the property in good condition. She said it was agreed that the security deposit should be returned due to the excellent condition the property was left in when they moved out.



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**SOLICITOR'S REPORT; Solicitor Fred Wolf -- Henry & Beaver****A.) Memorial Garden Agreement with Ebenezer Beautification Committee**

Sol Wolf reported the Ebenezer Beautification Committee is moving forward with their planning for the Memorial Garden to be located at the corner of Jay Street, which is owned by the Twp. The forming of a Non-profit organization should be nearing completion by the end of the month. Gwen & Mike Yordy provided a drawing of the garden that had been completed after they had met with a representative from SESI. A discussion was held about having a firepit on this location to allow for flag-burning ceremonies. Gwen was told that decision would be up to the Committee whether they provide this firepit area or not. The next question was about the placement of a 3x3 sign on the location stating this is "future sight of Ebenezer Gardens". She was told that would be acceptable to the Board. Gwen thanked the Supervisors for being instrumental in setting the meeting up for the Committee with Steckbecks. She also thanked Ed Brensinger for continuing to mow and maintain the property until the Committee gets organized and starts work on completing the gardens.

**B.) Agreement with Gerald Musser – Cul-de-Sac on Adjoining Property**

The agreement with Gerald Musser is now complete and was sent to Mr. Musser to sign.

**C.) Indemnification Agreement – Bennett Toyota – signed 5/29/2019**

The Indemnification Agreement with Bennett Toyota had been signed by the Chairman on 5/29/2019. The Board is being asked to approve the Chairman's signature on behalf of the Twp.

**MOTION** was made and seconded to approve the signature of the Chairman on the Indemnification Agreement for Bennett Toyota. Motion unanimously carried.

**D.) Agreement – 940 State Route 72 N; No permits**

The agreement, drafted by Sol Wolf and LCPD, was forwarded to the owner of the property at 940 State Route 72 N. The owner has been requested to sign the agreement and return to County. Should he not return the agreement signed to the County, citations will be levied against the owner. Once the signed agreement is returned, NLT will receive a copy of the agreement.

**COMMENTS FROM BOARD MEMBERS****A.) Suv Miller – Public Hearing**

Chm Miller expressed his appreciation for the conduct of the individuals during the Public Hearing this evening. Except for 1 person he thinks everyone conducted themselves in a respectful manner.

**B.) Paving Project on Water St**

Roadmaster Brensinger reminded everyone the preparations for the Water St Paving project are under way.

With no further business to discuss, meeting adjourned.

Respectfully Submitted,

Theresa L. George  
Recording Secretary