

**MINUTES
NORTH LEBANON TOWNSHIP
BOARD OF SUPERVISORS
MARCH 3, 2008**

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:

Edward A. Brensinger	Chairman
Kenneth C. Artz	Vice Chairman
Dawn M. Hawkins	Treasurer
Cheri F. Grumbine	Township Manager

Also in attendance was Kathy Hackleman of the Lebanon Daily News, Roger Sands of the Patriot News and many other individuals. The meeting was called to order and the pledge to the flag was done.

COMMENTS FROM THE PUBLIC

There were no comments from the public this evening.

APPROVAL OF MINUTES

MOTION was made and seconded to approve the minutes from February 18, 2008. Unanimously carried.

APPROVAL PAYROLL and PAYMENT OF INVOICES

MOTION was made and seconded to approve payroll, invoices for payment subject to audit. Unanimously carried.

TOWNSHIP MANAGERS REPORT – Cheri F. Grumbine

A.) Annual Non-Emergency Activity List for Fire Companies

Glenn-Lebanon fire Company has submitted their annual non-emergency activity listing for 2008. Mgr Grumbine is asking the Supervisors to take action on the submitted listing. Suv Brensinger confirmed that this is the last of the 4 companies. Mgr Grumbine agreed all 4 companies have now completed the submission for 2008.

MOTION was made and seconded to approve the annual non-emergency listings for Glenn-Lebanon Fire Company. Unanimously carried.

B.) Authorization for Bids – Paving Project; Fuel

Preparation of bids for the paving project for Weavertown Road between E Kercher Ave and Narrows Drive has been completed. This project includes the placement of binder and wearing course using Superpave material as required. Also budgeted for paving was the area to the rear of the Twp's Recycle building that connects to N 7th Street. This area will have the Superpave materials. Also going out for bids is the unleaded and highway diesel using a fleet card system. Heating Oil and highway diesel delivered to the Twp will also be put out to bid. Suv Hawkins asked about the paving on the Twp property. She expressed concern it will create a "speedway" through the Twp property. Suv Brensinger stated he does not think it would provide much of a shortcut for anyone to go anywhere. He said it could happen but he does not think it will be a problem. The area is in serious need of attention. It is particularly bad during rain.

Mgr Grumbine is asking for authorization to release the advertising for these bids. The opening of the bids will be scheduled for April 4th at 10:00AM at the Twp office. Bids would then be placed on the April 7th agenda for the Board to review and award if everything is in order.

MOTION was made and seconded to authorize advertising of the bids for paving in place and fuel for use for the next year. Unanimously carried.

C.) PADOT Response to HOP for Holiday Inn Express

PADOT has provided a comment letter regarding the Holiday Inn Express planned for Rte 422 beside the Salvation Army Store. Two notations are regarding signage. PADOT is requiring them to post a “No Left Turn” sign on the south side of US 422 and a second sign along the proposed driveway (Narrows Drive) on the same post as the Stop sign. The Planning Commission will also be reviewing this 3-page comment letter during their meeting next week.

Mgr Grumbine told the Board she is waiting for the PADOT and LCPD representatives’ completed review of the submitted traffic study before a joint meeting can be scheduled. After the meeting comments will be issued to the developer.

Suv Brensinger asked if once the Access Management Ordinance is in place, will the Twp have the opportunity to comment on the HOPs. Mgr Grumbine replied that is the way it is supposed to work. We should get notified so that we can offer our comments to PADOT so we can work on comments together. After what happened at the Salvation Army Store grand opening, PADOT is now agreeing with the Twp there should be some restrictions on the traffic flow in this area.

Ed Arnold questioned if Bruster’s is required to complete a traffic study and follow PADOT’s comments to the Holiday Inn Express. He was told that Bruster’s had withdrawn the plan and is no longer in the picture for this area.

D.) Traffic Impact Study – The Crossings at Sweet Briar

Scott Miller, engineer for the Crossings at Sweet Briar Subdivision, attended the February 18th Board meeting to discuss several issues. One question raised was the number of intersections requested for a traffic study. Mgr Grumbine met with the County Planning staff and a letter was sent date February 25th from county Planning to the developer advising them the number of intersections remains the same as had been originally requested. A total of 11 intersections will be included in the scope of the study. Suv Brensinger questioned if County offered any opinion about the number of intersections we requested. Mgr Grumbine stated that transportation planners feel this is a reasonable request and is not anything out of limits.

Mgr Grumbine told the Board she did discuss with Bob Sentz at County Planning whether or not the Twp was going to hire a traffic consultant to review the study when submitted. Both Tom Kotay and Jon Fitzkee, who are the traffic planner/consultants with Lebanon County, feel comfortable in providing this service for the Twp. She is asking the Board for a direction on this issue in order to discuss the project with County before they meet with the developer. This will eliminate any misunderstandings regarding the scope of the work when the meeting is held. The Board discussed some of the issues involved in this traffic study and the traffic already existing in the area. Suv Brensinger asked about any fees that might be incurred during the traffic study process. The costs would be the responsibility of the developer, correct? Mgr Grumbine confirmed this fact. He then asked about County’s opinion on requesting all 11 intersections for the study. Mgr Grumbine informed the Board that County has stated this request is within reason, considering the activity within this area.

MOTION was made and seconded to have the County planners/transportation representatives to act as the traffic consultants for the Twp regarding The Crossings at Sweet Briar Subdivision Plan. Unanimously carried.

E.) Spring Creek Development – Kimmerlings Road

The Spring Creek Development has been on the Twp’s books since September 18, 2006 when conditional approval was granted for the Spring Creek Preliminary Subdivision Plan.

Spring Creek Development (con't)

Several times since the approval was given Sol Wolf and Mgr Grumbine have been asked to revise and update certain documents. The reason given is that they have a potential buyer. The requested information is gathered and given. A period of time goes by and there is no more communication until the next request for the same information comes in. This cycle seems to keep repeating itself.

Sol Wolf has suggested giving Spring Creek a deadline, possibly the end of March, to follow with through with all outstanding items. If they do meet the deadline County could deny the plan. Mgr Grumbine contacted Kris Troup of County Planning. The current extension expires March 12, 2008. The recommendation would be to grant a 30-day extension and if the outstanding items are not completed the plan would be denied. That would create a deadline of April 12, 2008 to complete the items, which is 19 months from the date of the conditional approval. Mgr Grumbine prepared a MEMO dated February 29 regarding the outstanding issues, revisions to the Building and Use Document, revised language addressing maintenance of stormwater for certain lots and Municipal Authority issues (including a signed Developer's agreement, escrow and purchase of sewer capacity).

There was some discussion regarding the Spring Creek Development and options for Sol Wolf's request. Suv Brensinger asked Mgr Grumbine if she can recall ever having a plan on hold with the Twp this long. Mgr Grumbine stated not as long as she has been here. When asked she replied that should this plan be denied, a new plan could be submitted. It could be submitted exactly as the one currently on hold or it could be a new design by another developer. Suv Brensinger mentioned the new regulations adopted within the last 17 months. Mgr Grumbine agreed the new regulations would be in effect for any new submissions Spring Creek would make. She informed the Board she had discussed all these issues with Sol Wolf and he is in agreement. The Supervisors discussed the deadline date they wished to decide upon.

MOTION was made and seconded to grant a 30-day extension for Spring Creek Development to complete all requirements for their conditional approval. The extension date will begin on March 12 and will expire on April 11, 2008. Unanimously carried.

Suv Brensinger asked Mgr Grumbine to contact the developer and inform them of this decision. Mgr Grumbine said she would speak to Kris Troup and he would proceed accordingly.

F.) Purchase of AED Unit – Safety Committee

The Safety Committee has requested the purchase of an AED unit to be placed in the municipal building that would be available to all departments for use. Information on a Grant of \$1000 was received by the Safety Committee. At the time the Committee received information, it was believed the Grant was guaranteed. However after receiving the application it is now stating the Grant is given by a selection process and is not guaranteed. The Safety Committee is requesting permission to purchase this unit recognizing the \$1000 Grant may not be received. The General Fund reflects \$1500 for an AED Unit however is shown with an offset of \$1000 Grant money.

Discussion was held about the budget and the amounts that would be payable from the General Fund should the Twp not receive the Grant approval. Suv Hawkins said she feels it would be good for the Twp to have this unit however she would like to see the Grant application completed and approved before any purchase is done. Suv Brensinger said he would like to wait until we receive the answer about the Grant application. Once we receive the final word about the Grant, a determination can be made then as to what the next step would be.

MOTION was made and seconded to delay the purchase of an AED Unit until we receive word on the Grant application. Unanimously carried.

Martin Barondick questioned the liability of using this type of equipment. Suv Hawkins said it would be covered under the Good Samaritan Act. She compared it to driving by an accident and offering your help.

Purchase of AED Unit (con't)

A lengthy conversation followed about the liability issues. Mgr Grumbine mentioned that we have a fire fighter on staff that is certified to train the employees. Suv Hawkins stated that the unit is a very simple unit for use because of the fact it is being used by the everyday person. She said it is a good idea to have a unit however she prefers to wait to purchase the unit until the Grant approval is received. Suv Hawkins asked about the pads used with the unit. She said that would be an additional expense as far as continued maintenance of the unit.

MOTION was made and seconded to apply for the Grant to purchase an AED unit and wait for an approval. After a decision is received move forward at that time with the next step. Unanimously carried.

G.) Traffic Impact Study for Warehouse Development on Hershey Bare Property-Heilmandale Road

Information has been received from Rettew Associates requesting a defined “scope of work” for a traffic impact study for a warehouse development to be located along PA Rte 72 at the intersection of Heilmandale Road. The property in question would be the Hershey Bare property located off Heilmandale Road. According to Assessment records the property consists of 109.58 acres. A meeting between Twp staff and County is scheduled for March 6, 2008 to review the requests. Mgr Grumbine has requested a sketch plan showing the proposed development of the property and the proposed connection to Rte 72. This property is zoned Industrial and has been that classification since zoning began within the Twp.

The question was asked if the property has been sold. Mgr Grumbine replied she does not know if it has been sold or if there is a sales agreement. Suv Brensinger asked if she had contacted County as this would fall into the Route 72 corridor for Lebanon County. Mgr Grumbine responded that is one of the things she would be discussing with the County. Another question was asked about who the warehouse is owned by. Mgr Grumbine replied that the name on the documents is WAM Enterprises. The Supervisors were asked if there are any intersections they would like to see included in a study. Suv Hawkins mentioned the notation of the trucks using the Rte 72 entrance and the employees using the Heilmandale Road driveway. Suv Hawkins mentioned Jay St and Rte 72. The employees will have to traveling from somewhere and she feels Jay St should be included. She questioned if the whole 109 acres would be involved in developing this one warehouse or if something different would be proposed? Mgr Grumbine said that is something we will find out when they provide a sketch plan.

There was quite a bit of discussion regarding the reasoning for the zoning classification in this area. During the time the railroad was still in place. The railroad is not longer in place but the zoning has remained the same. Mgr Grumbine informed the Board Hershey Bare only bought the tract in 1985.

COMMENTS FROM BOARD MEMBERS

There were no comments from the Board members this evening.

As there was no more business to conduct or discuss the meeting adjourned.

Respectfully Submitted,

Theresa L. George
Recording Secretary