

Board of Supervisors:  
Ronald Flatt, Chairman  
Philip Wulff, Vice Chairman  
Edward Latuska, Supervisor  
Robert Sloan, Supervisor  
Alan Smallwood, Supervisor



Anthony Amendolea, Secretary/Treasurer  
Michael Gallagher, Solicitor  
David Heath, Engineer  
John Nath, BCO/Zoning Officer

Center Township Board of Supervisors  
Regular Meeting Minutes  
March 10, 2021  
6:30 p.m.

**CALL TO ORDER:**

Chairman Ronald Flatt called the Regular Meeting, of the Center Township Board of Supervisors, to order at 6:30 p.m. The meeting was held at the Unionville Volunteer Fire Company Firehall, 102 Mahood Road, Butler PA 16001.

**ROLL CALL:**

In addition to Chairman Flatt, present were Vice Chairman Philip Wulff; Supervisors Edward Latuska, Robert Sloan and Alan Smallwood; Township Solicitor Michael Gallagher; Township Engineer David Heath; and Township Secretary/Treasurer Anthony Amendolea.

**PUBLIC TO BE HEARD:** None

**MINUTES:**

- A. Agenda Setting Meeting – February 8, 2021: *Latuska motioned approving the minutes of the Agenda Setting Meeting held on Monday, February 8, 2021. Sloan seconded. Motion carried.*
- B. Regular Meeting – February 10, 2021: *Latuska motioned correcting, New Business, Item F.1 which reads “place” to read “placement”, the minutes of the Regular Meeting held on Wednesday, February 10, 2021. Sloan seconded. Motion carried.*

**TREASURER’S REPORT:**

- A. February 2021: *Flatt motioned approving the February 2021 Treasurer’s Report. Smallwood seconded. Motion carried.*
- B. Warrant List 21-02-04: *Latuska motioned approving Warrant List 21-02-04. Sloan seconded. Motion carried.*
- C. Warrant List 21-03-05: *Latuska motioned approving Warrant List 21-03-05. Flatt seconded. Motion carried.*

**ZONING REPORT:** February 2021: Construction costs were \$139,744.00 fees collected were \$2,025.00. Year to date fees collected \$3,305.00.

**SUBDIVISION & LAND DEVELOPMENTS:**

- A. Forest Oaks Major Subdivision No. 2020-10-06, Preliminary/Final, Expires 03/22/2021: Mr. Brett Schultz presented. The Villas at Forest Oaks will be developed as a Condominium association including a total of 84 multi-family units, community clubhouse with associated amenities. The site will be accessed by the extension of South Links Drive off of Mercer

Road and contains approximately 24 acres. The site is abutted by the Aubrey's Dubbs Dred Golf course and additional vacant, forested land to the north and west. The units shall range between 1,715 and 1,820 square feet of living space, excluding the 2 car garage. The clubhouse shall be approximately 3,500 square feet and include a kitchen/bar area, gathering/social room, and exercise room and billiards area, along with office space. The clubhouse shall be for the exclusive use of the residents and their permitted guests. The site shall consist of 2 roads, one being the extension of existing South Links Drive and the other being Forest Oaks Drive, both of which are intended to be dedicated for township adoption upon completion of the project as is set forth by the township code. Two buildings will be situated in Butler Township. A coordination meeting between Center Township and Butler Township will take place the first week of January 2021. The proposed development is anticipated to generate five-hundred ninety-four (594) daily trips, as well as forty (40), fifty-one (51), and fifty-seven (57) AM, PM, and SAT peak hour trips, respectively. Butler County Planning Commission had no comments per review letter dated January 21, 2021. Township Engineer Heath's comments are as follows (*Mr. Mark Lesnick, Hampton Technical Associates, Inc, are italicized*):

1. Center Township Review

a. Subdivision and Land Development Comments

- (1) A subdivision plan must be prepared for dedication of the street right of ways if to be dedicated for review. (*A Plan for Recording has been prepared and included in the plan set.*) An overall drawing showing the boundary of the entire tract must be provided. §14-404.B.2. (*An overall drawing has been included with the Plan for Recording set on Sheet REC.2.*)
- (2) §14-403.B.3.i Show street lighting and street trees on the plans. (*Street Lighting and street Trees are shown on Sheet L.1 (Landscaping Plan).*) Lighting information is provided on sheet D.3, not D.2. The plan callout must be revised. Additionally, street lighting shall be required at the western intersection of South Links Avenue and Forest Oaks drive, similar to the light on the eastern intersection. (*The reference to Detail Sheet D.3 has been revised to refer to Detail Sheet D.2. Per prior Planning Commission meeting discussions, we have included one (1) light at the eastern intersection as shown on the plans.*)
- (3) §14-403.B.3.k Show configuration of proposed parking areas (dimensions of spaces and aisles) for the community center and residential parking including required and provided calculations, Center Township 1.5 spaces/dwelling unit, Butler Township 2.0 spaces/dwelling unit. (*A parking chart showing the parking breakdown has been included on Sheet OV.1. Parking lot dimensions are shown on the Sheet SP.5 (Construction and Utility Plan).*)
- (4) §14-403.B.3.l Size of proposed water mains and fire hydrant locations shall be shown on the plans. (*Water line sizes and fire hydrant locations are shown on Sheets SP.5 – SP.8 (Construction and Utility Plan).*) It should be confirmed that there is sufficient spacing of fire hydrants per §16-604 and the required tree spacing from hydrants must also be indicated. (*§14-604 requires the spacing of inlets to be "placed not greater than eight hundred (800) linear feet apart or more than eight hundred (800) linear feet (measured along roadway or cartway) from any structure erected". The spacing complies with these requirements. The quantity and location of hydrants shown on the plans have been reviewed and approved by the Center Township and Butler Township Fire Marshall's or designee's.*)
- (5) §14-403.B.3.m Standard map symbols for Center Township should be utilized on the plans, and a legend should be included to make the plans clear and concise. (*Legends added to Plan Sheets.*)

APPROVED 04/14/2021  
as corrected

- (6) §14-403.B.3.o Shown known or suspected surface/subsurface mining areas on plans. *(No known evidence of surface/subsurface mining.)*
- (7) §14-404.C.1 Provide profiles for Forest Oaks Drive. *(Profile added to Plan set.)*
- (8) §14-404.C.2 Provide cross sections of all existing and proposed streets. *(Proposed cross section shown on Sheet D.2. (Construction Details).)* Township cross section SD19 is included for proposed roads. It must be confirmed that 'Street Cross Section' is intended for existing roads. *(The SD19 detail will be utilized for the minor widening taper along South Links Avenue (near Links Avenue intersection). A note has been added stating this on SD19 detail shown on Sheet D.2.)*
- (9) §14-404.C.4 A final erosion and sedimentation control plan must be reviewed and approved by the PA Department of Environmental Protection. Copies of all approval letters and permits should be provided upon receipt. *(Plans have been submitted to Butler County Conservation District for their review.)* This comment shall remain until approval confirmation has been received by the Township. *(The developer acknowledges this comment.)*
- (10) §14-404.C.6 Confirmation of requires utility services must be submitted. *(Utility will serve letters have been forwarded to the Township by others.)* This comment shall remain until will serve letters have been received by the Township. *(The developer acknowledges this comment.)*
- (11) §14-404.C.8 Posting financial security must be completed in an amount and form acceptable to the Township Solicitor. *(Financial security will be submitted to the Township once plan has received final approval.)* This comment shall remain until will serve letters have been received by the Township. *(The developer acknowledges this comment.)*
- (12) §14-603.A.14 Provide signage to indicate what intersections will be stop controlled, and show that appropriate grades are met at these locations. *(Signage and Street Grades have been added to Sheets SP.5 – SP.8 (Construction and Utility Plan).)*
- (13) §14-603.B Street design shall meet all standards laid out in this section of the ordinance. Appropriate details shall be provided to show proposed street dimensions, base and subbase, wearing course, curbing, etc. *(Township road section detail (SD3A) has been added to Sheet D.2 (Construction Details))*
- (14) §14-603.D Sidewalk details shall be provided. Design shall meet all requirements of this section and be accessible to the handicapped. Handicapped ramp locations must be indicated on the plan. *(Township sidewalk detail (SD19) has been added to Sheet D.2 (Construction Details)).* Handicapped ramps and details must be shown on the plan. *(ADA ramps have been added in five (5) additional locations on the plan. An ADA ramp detail has been added to Sheet D.3).*
- (15) §14-604.C.1.a.26 Maximum spacing of storm inlets for pipes smaller than 24" shall be 300'. *(Spacing of all storm sewers over 24" have been verified.)*
- (16) §14-902.A. Sidewalks shall be physically separated from all streets by a 3' grass planted strip. *(The proposed grass strip between the top of curb and edge of sidewalk is 7.5' See Sheet D.2, Street Cross Section Detail (Construction Details)).*
- (17) Approval letters received from the Butler County Conservation District, PADEP, and any other reviewing agencies should be provided upon receipt. *(The above approvals will be provided once received.)* This comment shall remain until will serve letters have been received by the Township. *(The developer acknowledges this comment.)*
- (18) Modification shall be requested in letter format to Chapter 14, Article IV, 14-403B.3.e which requires subdivision plan to show existing and proposed contours. *(A written request to omit existing and proposed contours from the Plan for Recording is included with this submission.)*

b. Zoning Comments

- (1) §20-705 Zoning Information on the Cover Page, OV.1, and EC. 1 is inconsistent with R- 2 requirements. *(Zoning information has been revised.)* Zoning information remains incorrect. *(The Zoning Information shown on the Cover Page, OV.1 and EC.1 has been revised.)*
- (2) §20-1806 Additional buffer yards are required to screen the site along the northern and western property lines. *(An additional buffer yard has been shown along the northern property line as discussed with the Planning Commission members.)*
- (3) §20-2001 All proposed parking must be shown on the plans and meet the code requirements of this section. Community building square footage should be shown to demonstrate conformance to the code. *(A parking chart showing the parking breakdown has been included on Sheet OV.1. The Community building footprint square footage is shown within the parking chart and shown on the plans.)*
- (4) §20-2002 A loading space should be shown for the community building that meets the requirements of this section. *(The loading space is not being required as discussed with the Planning Commission members and is not required by ordinance.)* The loading requirements of the ordinance are listed in the above referenced section. *(Based on the square footage of the proposed club house, neither municipality requires a loading area.)*

c. Stormwater Management Comments

- (1) §21-301.M. This site appears to discharges to State highway systems and is subject to approval by PADOT. These permits must be provided to the township if it is determine to be a PA DOT system. *(Mercer Road within Center Township is not a State Road. This designation has been removed from the plans.)* The limits on the plans where Mercer Road is no longer is considered a state road must be shown. *(The limits where Mercer Road is no longer considered a state road have been indicated on the plans.)*
- (2) §21-301.S. The developer must provide Butler Township and Center Township with a copy of the Stormwater Management Plan, if requested. *(If requested, it will be submitted.)* This comment shall remain until approval confirmation has been received by the Township. *(The developer acknowledges this comment.)*
- (3) §21-401.B Necessary permits from PADEP and Butler County Conservation District must be provided to the township. *(The above approvals will be provided once received.)* This comment shall remain until approval confirmation has been received by the Township. *(The developer acknowledges this comment.)*
- (4) §21-701.A.14 Identify the maintenance responsibilities for all stormwater drainage and storage facilities on the final plans. *(Maintenance Program can be found on Sheet PCSM.6.)*
- (5) §21-701.A.17 Provide plan and profile drawings as well as cross sections and complete construction details for all stormwater drainage and storage facilities. *(Plans and Details of the above facilities can be found on Sheets D.1, P-3, P.4 and within the Final PCSM Plans.)*
- (6) §21-701.B.2. Toe of slope of the basin must be at least 10' from any property line. *(A note and dimension have been added to SP.2 (Grading and Drainage Plan), to hold toe of slope 10' from property lines.)*
- (7) §21-701.B.6. Provide verification of seasonal high groundwater table and show that stormwater management facility invert is at least 2' above. *(The infiltration report does not allude to any surface water at the time of the infiltration test.)*
- (8) §21-701.B.7 Exterior compacted soils shall not exceed 3:1. *(Exterior compacted soils of (stormwater facility) is shown as a 3:1 slope.)* Cross sections of the cut/fill interface of the basin must be provided. We have concerns of loading fill immediately above a cut slope. A geotechnical engineer's recommendation may be required. *(The geotechnical*

*engineer's recommendations shall be provided with cross section upon completion.)*

- (9) §21-701.B.11 Stormwater management facilities must drain between 24 & 72 hours. *(Included with Final PCSM Report included with this submitted.)*
- (10) §21-701.B.13 Provide a 4' high safety fence with a 10' gate around the stormwater management facility. *(As discussed with Planning Commission the a 4' high fence has been shown on the Plan sheets.)* A fencing detail must be shown on the plans. *(A detail for the proposed fence has been added to the plans on Sheet D.3.)*
- (11) §21-701.B.23 Provide infiltration testing results. *(Included with Final PCSM Report included with this submitted.)*
- (12) §21-701.B.25 Provide flood routing calculations for the emergency spillway with the primary outlet structure blocked. *(Included with Final PCSM Report included with this submitted.)*
- (13) §21-701.B.26.c. Provide a 10' wide access route to the embankment top of the stormwater management facility. *(A 10' Gravel Access road has been added off of Mervar Road to allow access to the detention Facility.)* It is acknowledged that the access road has been provided. However, the physical location of the access road is subject to public works review. *(The developer acknowledges this comment.)*
- (14) §21-701.C.4.a. Provide calculations for the storm sewer design and show that it can convey runoff from the 25-year storm event without surcharging inlets. Calculations shall include all items listed in §21-701.C.4.i at a minimum, and storm sewers shall be designed to meet all criteria included in §21-701.C.4.i, and be designed to meet all requirements of §21-701.C.4. *(Included with Final PCSM Report included with this submitted.)* On profile sheet P.1, there is an omitted pipe slope/length and a slope listed as ????. Please revise. Additionally, energy grade lines and pipe capacity must be listed on the calculations provided. *(The omitted pipe slope/ length between CB A-4 and CB A-5 and the slope listed as ??? between CB B-2 and CB B-4 have been corrected. Additionally, energy grade lines and pipe capacity calculations are provided with this submittal.)*
- (15) §21-701.C.4. Include all required storm sewer notes on the PCSM plan. *(Included with Final PCSM Report included with this submitted.)* Notes have not been included on the PCSM plan. *(The required storm sewer notes have been added to the PCSM plan.)*
- (16) §21-702.I.2.c. If no time of concentration computations are provided, the minimum  $T_c$  is 5 minutes. *(Included with Final PCSM Report included with this submitted.)* Minimum  $T_c$  has not been revised. *(The minimum  $T_c$  has been revised.)*
- (17) §21-801.A A Post Construction Stormwater Management plan should be provided with all necessary information included in the code. *(Included with Final PCSM Report included with this submitted.)* All required information from this section must be included on the provided PCSM plans. *(The required information from §21-801.A has been added to the PCSM plan.)*
- (18) §21-901 Clearly indicate all stormwater easements on the plan. *(The Plan of Recording shows all easements.)* The stormwater easement must be shown on the stormwater plan, in addition to the boundary shown on the recorded plan. *(The stormwater easement has been added to stormwater plan.)*
- (19) Separate Volume Management spreadsheets should be filled out for each drainage area, and the most recent DEP Spreadsheet shall be used, Version 1.8. Additionally, tree lines on the plans should be removed if the site is to be considered meadow in good condition. *(Included with Final PCSM Report included with this submitted.)*
- (20) Outlet structure and outlet pipe elevations/lengths on the plans/profiles/details and in the reports are inconsistent. Please revise. *(Included with Final PCSM Report included with this submitted.)*

- (21) Maximum water surface elevations and storage volumes on page 9 of the narrative do not correspond with those values from the outputs. Please revise. *(Included with Final PCSM Report included with this submitted.)*
- (22) Water quality is discussed in the narrative on page 7, but no supporting calculations are provided and BMPs are not indicated on the plans. *(Included with Final PCSM Report included with this submitted.)* The narrative lists several BMPs for water quality purposes that are not indicated on the plan. The narrative must be revised to show only those proposed. *(The PCSM narrative has been revised to show the applicable BMP's to be utilized for this project.)*
- (23) Provide volume management worksheets to support structural and non-structural credit being taken on page 12 of the narrative. *(Included with Final PCSM Report included with this submitted)*
- (24) The limits of disturbance do not provide any room for construction vehicles or additional perimeter controls for E&S phase. The boundary is shown along the toe of the slope. Please revise. *(The limits of disturbance boundary has been revised.)*
- (25) The project NPDES boundary is called out as 23.90 acres in the report and 24.03 acres on the plans. This must be revised. *(The NPDES boundary area has been corrected to be consistent between the report and the plan.)*
- (26) §21-304.B.1.b.1 All existing non-forested pervious areas must be considered meadow in good condition for pre-development hydrologic calculations. Additionally, CN's used in hydrographs do not correspond to those shown on the Runoff Curve Number Calculations Sheet. *(The Runoff Curve Numbers utilized for this project have been corrected and revised accordingly.)*
- (27) The narrative on Page 6 must be revised so that all drainage areas are consistent between the narrative, calculations, and maps. *(The drainage areas have been revised to be consistent between the narrative, calculations and maps.)*
- (28) Consistency must be shown in the usage of time of concentration paths. It appears that sheet flow paths make difference assumptions for the same undisturbed areas in pre and post condition, particularly for drainage area POST DA. *(The time of concentration paths have been revised accordingly.)*
- (29) The modeled pipe outlet elevation is not consistent with plans, narrative, and detail and must be corrected and the emergency spillway must be modeled in the hydrographs. *(The pipe outlet elevation has been revised to be consistent between the plans, narrative and detail. The emergency spillway has been modeled in the hydrograph calculations.)*
- (30) DEP Spreadsheet input acreages are not consistent with areas used in narrative and other calculations. The infiltration rate is used in inconsistent with the infiltration report. *(The input acreages have been revised to be consistent. The infiltration rate has been revised to be consistent.)*
- (31) The scale must be added to all PCSM plans. *(The scale of the drawings have been added to all PCSM plans.)*

d. Miscellaneous Comments

- (1) Provide a demolition plan, or add a legend to the existing conditions plan showing any features to be removed. *(With the minimal amount of demolition to the site. Notes have been added to reflect the removal of these entities.)*
- (2) Provide appropriate overall and smaller scaled site plans to include additional information required from the above comments. The provided plan is difficult to read as it includes both grading and utilities. Include a legend, dimensioning, appropriate hatching and signage, and any other required site plan information. *(This item has been addressed.)* An overall key sheet with match lines showing the

viewports of the zoomed in sheets must be provided. This may be included in the overall site plan or added as a new sheet to the set. *(This item has been addressed.)*

- (3) Provide all appropriate township and BASA details. *(Details have been added to the plan set on Sheets D.1-D.3 (Construction Details).)*
- (4) Please show roof drains and connection into the storm system. *(Roof Leaders have been added to the plan set.)*
- (5) We are in agreement that a formal traffic study of the proposed 84-unit residential development is not necessary. With regards to the supplemental trip generation letter, since a 'real' development plan for the adjacent property is not known at this time, the need for a traffic study cannot yet be determined. If a development is proposed to connect to the Forrest Oaks development, a traffic study may be required to assess the impacts to the surrounding roadway network. *(This item is understood by the Owner/Developer.)* This comment shall remain until approval confirmation has been received by the Township. *(The developer acknowledges this comment.)*

2. Butler Township Review

Eight (8) of the quad units (building 101 to Building 108) and the community building on the southern half of Forest Oaks Drive lie within Butler Township.

a. Subdivision Review

- (1) A subdivision plan must be prepared for dedication of the street right of ways if to be dedicated for review. *(A Plan for Recording has been prepared and included in the plan set.)* Our review comments are included in the New Comments section below. *(We address the review comments included in the New Comments section below.)*
- (2) §300-18 A. (1) The plan appears to be a condominium development, and this should be noted on the zoning table. *(The proposed use has been updated to show to reflect a Condominium.)*
- (3) §300 Attachment 1 Compliance with the maximum 25% coverage for units in Butler Township must be indicated on the plans. *(The proposed coverage for these units and the community building are shown on the plans within the zoning information chart.)*
- (4) §300-25 Show configuration of proposed parking areas (dimensions of spaces and aisles) for the community center and residential parking including required and provided calculations, Center Township 1.5 spaces/dwelling unit, Butler Township 2.0 spaces/dwelling unit. *(A parking chart showing the parking breakdown has been included on Sheet OV.1. Parking lot dimensions are shown on the Sheet SP.5 (Construction and Utility Plan).)*
- (5) §300-29 G.(1) The landscaping plan must indicate the required buffer between the development and the adjoining Residential Zoning. A 25-foot buffer consistent with the rear yard must be provided. *(The landscaped Buffer yard has been added and revised to show this requirement.)* The landscape buffer must be shown for the entire property boundary in Butler Township, not just the clubhouse area. *(The buffer area has been identified along the entire southern property boundary in Butler Township.)*
- (6) Cross sections of the buffers must be provided to indicate compliance with §300-29 A. Specifically noting the required height of the buffer. *(Cross section added to Sheet L.1 (Landscaping and Lighting Plan).)*
- (7) §252-30. A plan for street lighting must be provided for review. *(Only one (1) street light has been proposed shown on Sheet L.1 (Landscaping and Lighting Plan).)* If this is the proposal request for mod. in writing must be provided. *(This development is not subject to the lighting requirements shown in Butler Township's ordinance. The inter-municipal agreement states that the roadways within this development will be owned and maintained by Center Township.)*

- (8) Dimensions and notes should show there is no grading within 5' of the property line (southern) within Butler Township. *(A note and dimension have been added to SP.1, SP.4 (Grading and Drainage Plan), to maintain a 5' distance from edge of grading to property lines.)*
- (9) Roof drain locations for the quads must be indicated on the plans. Any drains required to collect water in shared unit drives must also be indicated on the plans. Typical quad developments will require connections to the storm sewer system. *(Roof Leaders have been added to the plan set.)*
- (10) Street standards and stormwater management were deferred to Center Township review per the understanding of the January 6, 2021 meeting on the project. *(Owner/Developer acknowledged and agreed.)*
- (11) A photometric plan for the community building parking lot must be provided to verify compliance with §252-28 H.
- (12) Parking appears adequate based upon Butler Township standards - 15 spaces are requested and 25 spaces are provided.

The following are my comments pertaining to the Plan for Recording sheets REC.1 through REC.5:

- (13) The Limited Partnership Adoption Clauses should state the property is in both Center Township and Butler Township. Currently, the clauses only state Center Township.
- (14) The clause and seal area for the Butler Township Municipal Engineer must be removed.
- (15) The multiple signature lines for Supervisors must be removed from the Butler Township approval clause.
- (16) Note 1 on sheet REC.1 states Adam Township; this must be revised.

b. General

- (1) An inter-municipal agreement between Butler Township and Center Township should be completed to officially document discussions at the January 6, 2021 joint meeting. *(An outline of the inter-municipal agreement will be provided by February 12, 2021.)* The Inter-Municipal Agreement has been provided and must be revised by the Township solicitor. *(The developer acknowledges this comment.)*
- (2) The HOA/Condominium Documents must be submitted for review by the Township Solicitor. *(Owner/Developer acknowledge and agree.)* The HOA/Condominium Documents have been provided and must be revised by the Township solicitor. *(The developer acknowledges this comment.)*
- (3) A planning module must be completed for the development. *(The sewage facilities planning module mailer, PNDI report, Location Map and required plans has been submitted to both municipalities for their review and completion.)* This will be revised under separate cover. *(The developer acknowledges this comment.)*
- (4) A cost estimate for the site amenities bond must be provided for review. *(Owner / Developer acknowledge and agree.)* This comment will remain until completed by the Township solicitor. *(The developer acknowledges this comment.)*
- (5) The location of the cluster box for mail delivery must be added to the plan. *(The USPS cluster mailbox location is shown being located within the Community Building parking area.)* This comment has been addressed. *(No response required.)*
- (6) A Developer's Agreement for the public and private improvements must be prepared and financial security posted. *(Owner / Developer acknowledge and agree.)* This comment has been addressed. *(No response required.)*



- (7) The plans must be reviewed by the Township Fire Official for hydrant locations. *(Plans have been sent and a letter from the Butler Twp. Fire Chief has been previously submitted under separate cover.)* This comment has been addressed. *(No response required.)*
- (8) The plans must be reviewed by the Butler Area Sewer Authority (BASA). *(Owner / Developer acknowledge and agree.)* This comment has been addressed. *(No response required.)*
- (9) The plans must be reviewed by Butler County Conservation for E&S and NPDES approval. *(Owner/ Developer acknowledge and agree. A copy of any third-party approvals will be forwarded to the municipality once approval has been granted.)* This comment has been addressed. *(No response required.)*
- (10) A Stormwater Operation and Maintenance Agreement must be executed. *(Owner/ Developer acknowledge and agree.)* This comment has been addressed. *(No response required.)*
- (11) The Township may have additional comments. *(Owner/Developer acknowledge and agree.)* This comment has been addressed. *(No response required.)*

*A meeting was held with Butler Township on Thursday, January 7, 2021 with the following items discussed:*

1. Gateway will review both Township's zoning and SALDO to come up with a comprehensive list of criteria for review using the more conservation of the two. One exception proposed by the applicant is regarding front yard setbacks, he would like to use Butler Township's for the buildings within their boundary.
2. The proposed roads are to be public to be dedicated to Center Township upon construction. Therefore, the roads will be built to Center Township Standards.
3. The stormwater management system will be held to the Center Township Stormwater Ordinance. Also, need to verify storm sewer outfall.
4. Separate bonding will be needed for each Township.
5. A grading permit will be required for Butler Township.
6. A trip generation letter shall include potential development that could connect to the proposed future development road stub.
7. Butler Township Fire Marshall will review the plans for fire hydrant locations.
8. Building Permits will be reviewed by whichever Township has more of the building footprint.
9. Developers Agreements will be required for both Townships.
10. Applicant stated that sewer planning was not needed. Verification with BASA is required.
11. The application is Preliminary/Final. There was some confusion with the original submission to Center Township.
12. This development qualifies as multi-family and therefore not subject to public waste removal. A private contract will be made with the HOA.

Mr. Schultz granted the Township a sixty (60) day extension. The Planning Commission accepted the sixty (60) day extension.

The Planning Commission, contingent on items (2), (4), (8), (9), (10), (11), (14), (17) and (18) under Center Township subdivision; item (1) under Center Township zoning comments; items (1), (2), (3), (8), provide a geotechnical study be provided to Center Township prior to construction (10), (13), (14), (15), (16), (17) and (18) under Center Township stormwater management, items (24) through (31) under Center Township new comments; item (2) under Center Township miscellaneous comments and items (1), (2), (3), (4), (6), (7), (8), (9), and (10) under general comments; recommended preliminary and final approval of the

Forest Oaks Land Development No. 2020-12-08. Schiebel voted “Nay” due to the number of contingencies.

*Sloan motioned to grant a modification to Chapter 14, Article IV, Section 14-403B.3.e which requires subdivision plans to show existing and proposed contours. Wulff seconded. Motion carried.*

*Sloan motioned, contingent on Center Township Review, Subdivision and Land Development Comments, items 9 and 11; Stormwater Management Comments, item 3; General Comments, items 1 and 6 and Butler Township approving the land development application, granting preliminary and final approval to the Forest Oaks Land Development No. 2020-12-08. Wulff seconded.*

Mr. Brett Schultz agreed with the six (6) contingencies.

Sloan thanked Robert Wise, Planning Commission Chairman, for attending. Sloan voted aye.

Wulff was good with the plan. Wulff voted aye.

Latuska and Smallwood were fine with the plan. Latuska and Smallwood voted aye.

Flatt stated he felt there was not adequate access to the plan. Flatt voted aye.

*Motion carried.*

#### OLD BUSINESS:

- A. Appointment of Zoning/Code Enforcement Officer: Professional Code Services was appointed to perform zoning and code enforcement on a temporary basis. *Flatt motioned appointing Randy Brown as the Zoning/Code Enforcement Officer effective Monday, March 15, 2021, (1) to perform the duties as described in the Center Township Codified Ordinances, Municipal Planning Code and the Second Class Township Code; (2) duties and pay to coincide with his Public Works duties up to sixteen (16) hours per week at the rate of \$2.00 per hour or \$32.00 per week and (3) fixed or flexible schedule to be determined by Randy Brown and two (2) supervisors as needed by resident demand. Sloan seconded. Latuska and Smallwood voted nay. Motion carried 3 to 2 (corrected 04/14/2021).*

Latuska is concerned with the appointment due to non-experience.

- B. Appointment of Assistant Zoning/Code Enforcement Officer: The Eads Group agreed to serve as an assistant Zoning/Code Enforcement Officer. *Flatt motioned appointing Mr. Mark Lazzeri, The Eads Group, as the assistant Zoning/Code Enforcement Officer effective Monday, March 15, 2021 (1) to be used per the Zoning/Code Enforcement Officer; (2) at the per service fee schedule as submitted and (3) to be consulted/authorized by the Board of Supervisors to review and/or create Center Township ordinances. Sloan seconded. Latuska and Smallwood voted nay. ~~Motion carried~~ Motion carried 3 to 2 (corrected 04/14/2021).*

#### NEW BUSINESS:

- A. Adopt Multi-Municipal UCC Ordinance No. 2021-03-02: Donegal Township has requested the use of our Uniform Construction Code Appeal Board. An agreement was signed by Donegal Township and Center Township on March 2, 2021. Latuska stated the Uniform

Construction Code Appeals Board members should be compensated for travel. Flatt and Wulff will contact Donegal, Oakland and Summit Townships to negotiate fees paid to members and request they provide individuals for the appeals board. ***Sloan motioned adopting the Multi-Municipal Uniform Construction Code Ordinance No. 2021-03-02. Flatt seconded. Motion carried.***

- B. Ratify "Letter of Interest" Ad for Planning Commission Vacancy: Sloan resigned from the Planning Commission. An ad was placed in the Butler Eagle for six (6) days at a cost of \$161.95. ***Wulff motioned accepting Sloan's resignation from the Planning Commission. Flatt seconded. Sloan abstained. Motion carried 4 to 0.***

***Latuska motioned ratifying the "Letter of Interest" ad for the Planning Commission vacancy for six (6) days at a cost \$161.95. Smallwood seconded. Motion carried.***

- C. Adopt Planning Commission Resolution No. 2021-03-08: Mr. Michael S Chopp submitted a letter of interest to complete Sloan's term through December 31, 2023. ***Sloan motioned adopting the Planning Commission Resolution No. 2021-03-08 appointing Michael S Chopp to complete Sloan's term through December 31, 2023. Wulff seconded. Motion carried.***

- D. Approve "South Links Avenue and Forest Oaks Drive" Road Names: The Villas at Forest Oaks will create two (2) new roads, South Links Avenue and Forest Oaks Drive, in the Township. ***Smallwood motioned approving South Links Avenue and Forest Oaks Drive in the Villas at Forest Oaks development. Wulff seconded. Motion carried.***

- E. Waive Fees for 136 Caravan Lane: A mobile was destroyed by fire on December 3, 2020. Individual applied for a demolition permit but is unable to pay the fee of \$135.00. A resident, who wishes to remain anonymous, paid the fee.

- F. Adamosky Agricultural Security Area Request: Mr. Frank R. and Betsy R. Adamosky submitted an application to add 37.98 acres (m/l) to the Agricultural Security Area on March 1, 2021. The Board accepts the application and will let the one hundred eighty (180) days elapse.

- G. Unionville Volunteer Fire Company Request to Pave Landing Zone: Mr. Nathan Wulff attended the Agenda Setting meeting on March 8, 2021 requesting the Board consider paving the landing zone at the fire department. He requests the use of township equipment and operators. ***Flatt motioned authorizing the use of Township equipment and operators and use stone from the well pad for the base. Smallwood seconded. Motion carried.***

- H. Boy Scout Troop 30 Litter Pickup: Smallwood reported that the Boy Scout Troop 30 will pick up litter on several Township roads on Saturday, April 24, 2021 and Sunday April 25, 2021 from 9:00 a.m. to 12:00 p.m. ***Flatt motioned approving the use of one (1) employee to open the maintenance facility and collect the trash bags during the event. Smallwood seconded. Motion carried.***

#### **PUBLIC WORKS:**

- A. Pennsylvania One Call Virtual Safety Day - 04/21/2021 - \$0: Public Works employees Randall Brown and Michael Iscrupe request authorization to attend the Pennsylvania One Call Virtual Safety Day on April 21, 2021 at no cost. ***Flatt motioned authorizing Randall Brown and Michael Iscrupe to attend the Pennsylvania One Call Virtual Safety Day on April 21, 2021 at no cost. Wulff seconded. Motion carried.***

- B. Purchase of Salt Spreader: Public Works Foreman Blakeley received quotes for a salt spreader.

Company	Type	Cost	Co-Star Contract
US Municipal 10583 Raystown Road Huntingdon, PA 16652	Buyers 10 Foot Dual Auger	\$16,662.81	025-019
Seigworth Road Supply Inc 3146 Popetown Road Knox, PA 16232	Henderson 10 Foot Conveyor Belt	\$21,045.00	025-019
	Henderson 10 Foot Dual Auger	\$24,753.00	
Stephenson Equipment Inc 7201 Paxton Street Harrisburg, PA 17111	HI Way E2020 10 Foot Conveyor Belt	\$15,627.00	025-021
	Tarco Highlander 10 Foot Conveyor Belt	\$16,438.00	

***Wulff motioned authorizing the purchase of the HI Way E2020 ten (10) foot conveyor belt system in the amount of \$15,627.00 from Stephenson Equipment Inc. Flatt seconded. Latuska and Smallwood voted nay. Motion carried 3 to 2.***

- C. Disposal of Old Tires: Public Works Foreman Blakeley received a price to dispose of the old tires stored in the Maintenance Building in the amount of \$445.00. Iscrupe reported Bob's Auto took all of the tires at no cost.
- D. Sale of Unused Property: Public Works Foreman Blakeley requests authorization to advertise for sale unused property stored at the Maintenance Building. The following items will be available:

Two (2) 250 gallon tanks (may be leaking)	Old Starfire Linkage for grader	Sixteen (16) foot hay wagon
Line painting machine	Old office desk	Fireproof filing cabinet
Three (3) I-beams 10" x 30'	100 gallon plastic tank on frame	Six (6) foot power broom
Three-point hitch post driver		

A fire proof file cabinet will be moved to the Municipal Office and the I-beams will be used for the salt storage building.

**ENGINEER'S REPORT:** None

**SOLICITOR'S REPORT:** None

**MISCELLANEOUS:**

- A. Sewage Facilities Act: Flatt reported Pennsylvania legislators passed Act 34 of 2020 amending Act 26 of 2017 which regulates on-lot sewage systems. Sewage Enforcement Officer, Doug Duncan, requests the Township contact their local representatives. ***Smallwood motioned authorizing Flatt, with the assistance of Township Solicitor Gallagher, to represent the Board to address letter to the representatives. Wulff seconded. Motion carried.***

**ADJOURNMENT:**

*The meeting adjourned to an executive session to discuss possible litigation at 7:53 p.m. The meeting reconvened at 8:49*

***Latuska made a motion to adjourn at 8:50 p.m. Sloan seconded. Motion carried.***

\_\_\_\_\_  
Anthony A. Amendolea  
Township Secretary/Treasurer

\_\_\_\_\_  
Ronald E. Flatt  
Chairman

\_\_\_\_\_  
Phillip B. Wulff  
Vice Chairman

\_\_\_\_\_  
Edward G. Latuska  
Supervisor

\_\_\_\_\_  
Robert M. Sloan  
Supervisor

\_\_\_\_\_  
Alan H. Smallwood  
Supervisor