

September 3, 2014
Wednesday, 7:00 p.m.

MINUTES

Chairman John P. Sivick called the meeting to order at 7:00 p.m. Also present were Richard C. Vollmer, Vice Chairman and Robert H. Rohner, Jr., Supervisor and Secretary/Treasurer. Robert F. Bernathy, Esq., Township Solicitor and Donna Alker, Township Engineer was not present.

PUBLIC COMMENTS:

A comment was received regarding the Bushkill Emergency Corp's subscription solicitation.

A comment was received regarding the pyrite issue on SR 2001.

APPROVE THE MINUTES OF AUGUST 19, 2014:

Motion made by Mr. Vollmer and second of Mr. Rohner to approve the minutes of August 19, 2014 as presented. Unanimous.

APPROVE THE MINUTES OF AUGUST 20, 2014:

Motion made by Mr. Vollmer and second of Mr. Rohner to approve the minutes of August 20, 2014 as presented. Unanimous.

APPROVE THE MINUTES OF AUGUST 26, 2014:

Motion made by Mr. Vollmer and second of Mr. Rohner to approve the minutes of August 26, 2014 as presented. Unanimous.

AUTHORIZE THE PAYMENT OF THE BILLS ON LIST #1, LIST #2 AND THE TRANSFERS AS PRESENTED:

Motion made by Mr. Vollmer and second of Mr. Rohner to authorize the payment of the bills on List #1, List #2 and the transfers as presented. Unanimous.

OLD BUSINESS:

There was no old business.

NEW BUSINESS:

1. APPROVE THE 2014-2015 PENNDOT WINTER CONTRACT FOR THE AMOUNT OF \$29,553.91:

Motion made by Mr. Rohner and second of Mr. Vollmer to approve the 2014-2015 PennDot Winter Contract for the amount of \$29,553.91. Unanimous.

2. APPROVE THE SUBMISSION OF THE FIRE COMPANY'S LOCAL SHARE ACCOUNT GRANT APPLICATION. RESOLUTION NO. 293:

Motion made by Mr. Vollmer and second of Mr. Rohner to approve the submission of a Local Share Account grant on behalf of the Bushkill Fire Company, and to adopt Resolution No. 293 for said purpose. Unanimous.

MISCELLANEOUS:

1. Fall Clean Up Days will be held Friday, September 26th from 7:00 a.m. to 6:00 p.m. and Saturday, September 27th from 7:00 a.m. to 2:00 p.m.
2. Community Day will be held on Saturday, October 4th from 1:00 p.m. to dusk at the Mt. Laurel Art Center.
3. The annual Halloween Trail will be held on Saturday, October 18th and Saturday, October 25th from 6:00 p.m. to 10:00 p.m. Rain date of November 1st.

ROADMASTER/PUBLIC WORKS DIRECTOR:

Mr. Sivick stated that the crew has been busy with road improvements on Winona Falls Road before resurfacing begins. The resurfacing bid opening will be on September 9th at 10:00 a.m.

Litter pick up throughout the township.

The crew has cut the grass for site distance, and around road signs.

The road crew attended a seminar on road signs.

Changes are being implemented to the township road signs as per PennDot requirement. The signs are clearer and brighter.

PUBLIC COMMENTS:

A comment was received regarding the Oak Grove Multi-Municipal Compost Processing Board.

A comment was received regarding Kens Woods Campground.

A comment was received regarding the upgrade project on SR 2003.

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ADJOURNMENT:

There being no further business, meeting adjourned at 7:10 p.m. by the motion of Mr. Sivick and second of Mr. Vollmer. Unanimous.

Respectfully submitted,

Robert H. Rohner, Jr.
Secretary/Treasurer

September 9, 2014

Tuesday, 10:00 a.m.

MINUTES

Chairman John P. Sivick called the meeting to order at 10:00 a.m. Also present were Richard C. Vollmer, Vice Chairman and Robert H. Rohner, Jr., Supervisor and Secretary/Treasurer. Robert F. Bernathy, Esq., Township Solicitor and Donna Alker, Township Engineer was not present.

PUBLIC COMMENTS:

No comments were received.

BID OPENING – ROAD RESURFACING PROJECTS:

Two (2) bids were received.

1. Hanson Aggregates Pennsylvania LLC: \$77.00 per ton for a total cost of \$304,150.00.
2. E. R. Linde Construction Corp.: \$82.45 per ton for a total cost of \$325,677.50.

Motion made by Mr. Sivick and second of Mr. Vollmer to award the bid to Hanson Aggregates Pennsylvania LLC conditional upon the paperwork is in order. Unanimous.

BRIAN ORAM – PENNDOT SR 2001 PROJECT'S PYRITE ISSUE:

Brian Oram from B.F Environmental was present.

Mr. Oram needs to receive contact information for PennDot personnel associated with this project.

A site visit will be conducted of the two (2) Lehman Township sites at the conclusion of the meeting.

Mr. Oram stated that we need to determine how the pyrite could affect the groundwater. The solution is to eliminate water contact.

Mixing the pyrite with limestone does not solve the problem. The material must also be encased in a geotextile with neutralizer.

Mr. Oram recommends that homeowners in those two (2) areas have their water tested before the project begins.

The hazard is concentrating the material, and placing a large amount into a hole where water can accumulate.

Iron magnesium is not a health issue unless elevations are high. Next are sulfates and odors. Manage the water and then there will be no problem.

Mr. Sivick stated that at a recent national park service meeting, officials revealed that the amount of

pyrite is just above the contaminate level.

Mr. Oram will prepare an informational sheet for homeowners that the township can distribute that will include baseline water testing.

It is noted that the Pike County Conservation District, PA DEP and the National Park Service will be conducting their own reviews.

Mr. Oram stated that the size for testing will be near the proposed areas, and down from the areas for discharge zone.

Once Mr. Oram has completed his research, he will present a report to the supervisors.

APPOINT MANUEL TORRES ASSISTANT EMERGENCY MANAGEMENT COORDINATOR:

Ed Bland, Emergency Management Coordinator stated that he recommends retired corrections officer Manuel Torres be appointed as the township's assistant emergency management coordinator. Mr. Torres will take the required courses on line, as well as attend a course on September 18th at the Pike County Emergency Center.

Motion made by Mr. Sivick and second of Mr. Vollmer to appoint Manuel Torres as Lehman Township's assistant emergency management coordinator. Unanimous.

RE-APPROVE THE MINUTES OF AUGUST 19, 2014:

Eureka Stone Quarry, who had submitted a bid, was incorrectly identified as Locust Ridge Quarry, who had not submitted a bid.

Motion made by Mr. Vollmer and second of Mr. Rohner to re-approve the minutes of August 19, 2014 as presented. Unanimous.

RE-APPROVE THE MINUTES OF AUGUST 20, 2014:

Eureka Stone Quarry, who had submitted a bid, was incorrectly identified as Locust Ridge Quarry, who had not submitted a bid.

Motion made by Mr. Vollmer and second of Mr. Rohner to re-approve the minutes of August 20, 2014 as presented. Unanimous.

PROPOSED ZONING ORDINANCE AMENDMENTS:

Tabled.

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ADJOURNMENT:

There being no further business, meeting adjourned at 10:30 a.m. by the motion of Mr. Sivick and second of Mr. Vollmer. Unanimous.

Respectfully submitted,

Robert H. Rohner, Jr.
Secretary/Treasurer

September 16, 2014

Tuesday, 10:00 a.m.

MINUTES

Chairman John P. Sivick called the meeting to order at 10:00 a.m. Also present were Richard C. Vollmer, Vice Chairman; Robert H. Rohner, Jr., Supervisor and Secretary/Treasurer; Robert F. Bernathy, Esq., Township Solicitor; John Tresslar and Melissa Prugar of Boucher & James Engineering, alternate Township Engineer and Stanley Whittaker, Zoning Enforcement Officer. Donna Alker, Township Engineer was not present.

PUBLIC COMMENTS:

No comments were received.

ADDENDUM NO. 1 – WOLFINGTON GROUP:

John Wolfington of the Wolfington Group stated that his company will be proposing to the township in the future a plan to build a new hotel, and private country club that would reopen the golf course and generally create a sports complex theme with housing. This proposal will reduce the number of new homes originally proposed with the Highland Village plan.

There would be a ten (10) mile biking, running and walking track. The complex would also offer a zip line, tennis, racquet ball, basketball and cross country skiing.

A road course will be proposed where individuals would drive their own vehicles or rent a vehicle. Members of the club would pay a fee to use this course. There would be no noise affect because of the location of the course. According to Mr. Wolfington the noise decibel would be 9.2, but that needs to be confirmed. Garages will be constructed to house the vehicles for rent.

Mr. Bernathy asked Mr. Wolfington to characterize the road course use. Mr. Wolfington responded that it would be a private outdoor use.

Mr. Bernathy asked if there are other models. Mr. Wolfington stated there is a similar road course in Monticello, New York.

Mr. Bernathy asked if regular street cars are the only vehicle types allowed on the course, and Mr. Wolfington responded in the affirmative. Mr. Wolfington stated that the decibels will be monitored.

Mr. Bernathy asked if the company is aware of any issues with the Monticello course. The developer stated that that has yet to be reviewed, but will do so for the township. Mr. Bernathy stated that the township will also do a review.

Mr. Bernathy asked what the impact will be on emergency services. Mr. Wolfington responded that fire units and ambulance services will be on site. He added that gas tanks will be above ground.

Mr. Bernathy asked will management ensure that there will be no drinking and driving. Mr. Wolfington stated that breathalyzers will be administered. He added that the drivers will have to attend a training course.

Mr. Wolfington stated that there will be no racing, because this is not a race track. There will be no racing at any time. It is regulated. The track accommodates thirty (30) cars at a time. The rules of the course are the same as a public street. The average speed is 55-85 miles per hour.

There will be no organized gambling.

Mr. Bernathy will review for the supervisors whether this is a use permitted by right, or it is conditional.

BID OPENING – COMMUNITY PARK PHASE II:

Mr. Tresslar stated that eight (8) bids had been received for Phase II, which will see the construction of a baseball and soccer field, a new entrance, parking with handicapped area, walking trails, fencing, culvert placement and two (2) stream crossings.

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|---------------------------------|--------------|
| 1. Chilewski Enterprises: | \$794,502.25 |
| 2. FabCor, Inc.: | \$648,768.50 |
| 3. Grace Industries: | \$552,845.85 |
| 4. Kobalt Construction: | \$548,091.20 |
| 5. Leeward Construction | \$687,644.00 |
| 6. Northeast Site Construction: | \$438,021.02 |
| 7. R.G.C. Development LP: | \$983,565.53 |
| 8. Rutledge Excavating: | \$482,927.49 |

Motion made by Mr. Rohner and second of Mr. Vollmer to accept the bids and to direct the engineer to review all bids for completeness, including the submission of a Bid Bond. Unanimous.

BID OPENING – CLEAN UP DAYS CONTAINERS:

One (1) bid was received.

Waste Management: \$20.15 per cubic yard and \$9.00 per cubic yard for metal. All fees included in per cubic yard, including fuel and environmental surcharges. The company will not accept hazardous or electronics.

Motion made by Mr. Sivick and second of Mr. Vollmer to accept the bid submitted by Waste Management. Unanimous.

PROPOSED ZONING AMENDMENTS:

Property Maintenance: Mr. Bernathy had previously submitted a proposed ordinance, which will be reviewed, and discussed at the next meeting.

Animal and vegetable waste will be defined within the amendment.

White goods, e.g. refrigerators, stoves, washing machines will be defined.

Construction debris will be defined.

Each day provision will be added.

Mortgage escrow will be defined. If a bank forecloses on a home, funds will be escrowed with the township to ensure that the property is kept in a clean and safe state.

Reference to the street and roadway classification map will be deleted. The township's engineer will be directed to review for other references within the ordinance.

The engineer will be directed to review the standards for LED signs.

The 911 Emergency Signage Ordinance will be amended, specifically the provision for giving notice that if the property owner does not install the sign, then the township will install, and then bill the property owner. There must be language incorporated that will allow the township onto the property to address.

ADJOURNMENT:

There being no further business, meeting adjourned at 11:18 a.m. by the motion of Mr. Sivick and second of Mr. Vollmer. Unanimous.

Respectfully submitted,

Robert H. Rohner, Jr.
Secretary/Treasurer

September 17, 2014

Wednesday, 7:00 p.m.

MINUTES

Chairman John P. Sivick called the meeting to order at 7:00 p.m. Also present were Richard C. Vollmer, Vice Chairman; Robert H. Rohner, Jr., Supervisor and Secretary/Treasurer and Robert F. Bernathy, Esq., Township Solicitor. Donna Alker, Township Engineer was not present.

PUBLIC COMMENTS:

A comment was received regarding the engineer hired to review the pyrite issue as it relates to PennDot's upgrade of SR 2001.

APPROVE THE MINUTES OF SEPTEMBER 3, 2014:

Motion made by Mr. Vollmer and second of Mr. Rohner to approve the minutes of September 3, 2014 as presented. Unanimous.

APPROVE THE MINUTES OF SEPTEMBER 9, 2014:

Motion made by Mr. Vollmer and second of Mr. Rohner to approve the minutes of September 9, 2014 as presented. Unanimous.

AUTHORIZE THE PAYMENT OF THE BILLS ON LIST #1, LIST #2 AND THE TRANSFERS AS PRESENTED:

Motion made by Mr. Vollmer and second of Mr. Rohner to authorize the payment of the bills on List #1, List #2 and the transfers as presented. Unanimous.

OLD BUSINESS:

1. AWARD BID FOR THE LEHMAN TOWNSHIP COMMUNITY PARK PHASE II PROJECT:

Motion made by Mr. Rohner and second of Mr. Vollmer to award the bid to Northeast Site Contractors for the amount of \$438,021.02. Unanimous.

NEW BUSINESS:

1. MINOR SUBDIVISION – VAN WHY:

The plan is to subdivide a small strip of land (.023 acres), designated as "Parcel 6" on the plan, from the Larry W. & Roseann E. VanWhy parcel (DBV 2220 PG 636) and join it to the Bonnie VanWhy parcel (DBV 2235 PG 921). This is a minor subdivision qualifying under subparagraph E.

Mr. Bernathy stated that the township's engineer's comments have been addressed.

Pike County Planning Commission's comments have been addressed.

The township's planning commission recommends approval.

There are four (4) waiver requests from the requirements of the Subdivision and Land Development Ordinance.

1. Section 606.1.8.1, Contour lines at an interval of not greater than twenty (20) feet as transposed from the u.s.g.s. quadrangle or from survey. Since this plan is basically a lot line adjustment, and no additional building lots are proposed.
2. Section 606.1.8.3, 4 & 5, Location of any soil test pits, percolation test holes, recommended areas for well location and subsurface disposal fields. Since this plan is basically a lot line adjustment, and no additional building lots are proposed.
3. Section 606.1.9, Minor subdivisions qualifying under subparagraphs C, D & E of the definition of Minor Subdivision in this ordinance shall prepare and submit a completed Minor Subdivision Land Planning Module and enter an appropriate remark on the reverse side. Since this plan is basically a lot line adjustment, and no additional building lots are proposed.
4. Section 608.1.2 & 3, On all developments which contain wetland areas, the following notes shall be boldly set forth on the development plan. Since this plan is basically a lot line adjustment, and no additional building lots are proposed.

Motion made by Mr. Rohner and second of Mr. Vollmer to grant the four (4) waiver requests. Unanimous.

Motion made by Mr. Rohner and second of Mr. Vollmer to approve the VanWhy minor subdivision plan. Unanimous.

2. APPROVE THE PURCHASE OF TWO (2) AEDS FROM AED AUTHORITY AT A COST OF \$1,417.50 PER UNIT:

The units currently owned by the township are outdated.

Motion made by Mr. Rohner and second of Mr. Vollmer to purchase two (2) new AEDs from AED Authority at a cost of \$1,417.50 per unit. Unanimous.

3. APPROVE THE UPGRADING AND UPDATING OF EXISTING WEBSITE BY ACCESS OFFICE TECHNOLOGIES AT A COST OF \$1,650.00:

Motion to approve the upgrading and updating of the existing website made by Mr. Rohner and second of Mr. Vollmer. Unanimous.

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MISCELLANEOUS:

1. Fall Clean Up Days will be held Friday, September 26th from 7:00 a.m. to 6:00 p.m. and Saturday, September 27th from 7:00 a.m. to 2:00 p.m.
2. Community Day will be held on Saturday, October 4th from 1:00 p.m. to dusk at the Mountain Laurel Art Center.
3. The annual Halloween Trail will be held on Saturday, October 18th and Saturday, October 25th from 6:00 p.m. to 10:00 p.m. Rain date of November 1st.
4. The 2015 Minimum Municipal Obligation (MMO) for the Lehman Township Pension Plan is \$51,466.16.

ROADMASTER/PUBLIC WORKS DIRECTOR:

The crew is busy with base repair work on Winona Falls Road in preparation of resurfacing, which will be done within the next five (5) weeks.

Maintenance on the vehicles has been done.

Preparation of the back yard for the Fall Clean Up Days. Containers are being supplied by Waste Management.

PUBLIC COMMENTS:

A comment was received regarding the resurfacing project on SR 2003.

ADJOURNMENT:

There being no further business, meeting adjourned at 7:10 p.m. by the motion of Mr. Sivick and second of Mr. Vollmer. Unanimous.

Respectfully submitted,

Robert H. Rohner, Jr.
Secretary/Treasurer

September 30, 2014

Tuesday, 10:00 a.m.

MINUTES

Chairman John P. Sivick called the meeting to order at 10:00 a.m. Also present was Robert H. Rohner, Jr., Supervisor and Secretary/Treasurer. Richard C. Vollmer, Vice Chairman; Robert F. Bernathy, Esq., Township Solicitor and Donna Alker, Township Engineer was not present.

PUBLIC COMMENTS:

No comments were received.

APPROVE THE MINUTES OF SEPTEMBER 16, 2014:

Motion made by Mr. Rohner and second of Mr. Sivick to approve the minutes of September 16, 2014 as presented.

APPROVE THE MINUTES OF SEPTEMBER 17, 2014:

Motion made by Mr. Rohner and second of Mr. Sivick to approve the minutes of September 17, 2014 as presented.

AUTHORIZE THE PAYMENT OF THE BILLS ON LIST #1, LIST #2 AND THE TRANSFERS AS PRESENTED:

Motion made by Mr. Rohner and second of Mr. Sivick to authorize the payment of the bills on List #1, List #2 and the transfers as presented.

ACCEPT THE FINANCIAL STATEMENTS; ALL FUNDS, FOR THE MONTH ENDED AUGUST 31, 2014:

Motion made by Mr. Rohner and second of Mr. Sivick to accept the financial statements; all funds, for the month ended August 31, 2014.

OLD BUSINESS:

There was no old business.

NEW BUSINESS:

There was no new business.

MISCELLANEOUS:

1. Community Day will be held on Saturday, October 4th from 1:00 p.m. to dusk at the Mountain Laurel Art Center.
2. The annual Halloween Trail will be held on Saturday, October 18th and Saturday, October 25th from 6:00 p.m. to 10:00 p.m. Rain date of November 1st.

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ROADMASTER/PUBLIC WORKS DIRECTOR:

Mr. Sivick stated that the Fall Clean Up Days were very successful, and may be a record for the amount of trash collected.

The crew picked up litter on the roads throughout the township.

The equipment is being prepared for winter road maintenance.

ADDENDUM NO. 1 - \$750,000 LINE OF CREDIT:

Mr. Rohner stated that the supervisors will not pursue a \$750,000 line of credit with Wayne Bank. The Department of Community and Economic Development has stated in their review that the Department wants to see a loan with a maturity date.

The supervisors will apply for a \$500,000 loan from Wayne Bank. The funds will be used to finish recreation facilities at the community park, and for capital improvements needed at the municipal building.

Motion made by Mr. Rohner and second of Mr. Sivick to apply for the \$500,000 loan.

ADJOURNMENT:

There being no further business, meeting adjourned at 10:10 a.m. by the motion of Mr. Rohner and second of Mr. Sivick.

Respectfully submitted,

Robert H. Rohner, Jr.
Secretary/Treasurer