

RICHLAND TOWNSHIP  
BOARD OF SUPERVISORS

September 5, 2007

PUBLIC MEETING

The Richland Township Board of Supervisors meeting held at the municipal building on Wednesday, September 5, 2007 was called to order at 7:00 PM. by Chairman Dankmyer. There were six people present in the audience. The Officials present were:

Herbert C. Dankmyer, Chairman	John A. Pasquinelli, Supervisor
Raymond P. Kendrick, Vice Chairman	Dean E. Bastianini, Township Secretary
George P. Allen, Supervisor	Tina L. Shaw, Recording Secretary
Brian M. O'Malley, Supervisor	Charles Means, Esquire

Mr. Allen made a motion to approve the minutes from the Supervisors' Meeting of August 22, 2007. Mr. Kendrick seconded the motion and it was approved unanimously.

Mr. Kendrick made a motion to approve the bills payable. Mr. Allen seconded the motion and it was approved by all.

**PLANNING COMMISSION MINUTES - SEPTEMBER 4, 2007**

**Richland Zamagias Ltd. Partners - Final land development plans for the construction of a new Kohl's Department Store at the Richland Mall. Plans last revised: 9-4-2007.**

The Supervisors acknowledged receipt of a letter from Mr. Gene Hess, President, Zamagias Properties, indicating his agreement with the conditions of preliminary plan approval and the three pledges established at the August 22, 2007 meeting of the Board of Supervisors. The Supervisors also placed into a record a memo from Mr. Means advising them of their authority regarding the approval of the proposed parking plans which contains several minor dimensional deficiencies which are of a *de minimis* nature. The Supervisors also read a draft copy of the minutes from the Richland Township Planning Commission's Special Meeting of September 4, 2007; at which the Commission granted, with conditions, final approval of the Kohl's-Zamagias land development plans dated September 4, 2007.

Mr. Gene Price of CEC provided additional background information on parking, sidewalks, installation a "Welcome to Richland" sign, as well as, the planned facade improvements which will be undertaken concurrent with the construction of the Kohl's store.

At the conclusion of the discussion Mr. Kendrick made a motion to approve the final land development plans dated 9-4-07 as submitted, conditioned upon the developer's compliance with all of the conditions of preliminary plan approval established by the Board of Supervisors and compliance with the responses contained in Mr. Price's and Mr. Shoup's letters of August 28<sup>th</sup> and August 30, 2007; including the payment a Transportation Impact Fee of \$62,500.00. Mr. Allen seconded the motion and it was approved by all.

September 5, 2007

Page 2

Mr. Bastianini commended Mr. Price, Mr. Hess and Mr. Zamagias for their professionalism, cooperation and the enthusiasm they demonstrated throughout the approval process. Mr. Hess thanked both the Planning Commission and Board of Supervisors for cooperating with Zamagias Properties and accommodating their tight schedule. Mr. Allen also thanked Mr. Bastianini for his involvement with the project.

## **CORRESPONDENCE**

### **Richland Township Municipal Authority**

A letter requesting that the Township agree to guarantee a one million, five hundred thousand dollar (\$1,500,000) bank loan from the Mars National Bank. Proceeds of the loan will be used to finance a new water storage tank on Ridge Road. Mr. Means explained the requirements for granting the guarantee. Mr. Pasquinelli questioned the impact the guarantee would have on the Township's ability to borrow funds in the future. The Secretary responded by reading the debt limits stated in Richland's 2007 bond issue.

At the conclusion of the discussion, Mr. Kendrick made a motion authorizing the Solicitor to advertise an ordinance and for the Secretary to prepare the financial information needed to enact the loan guarantee. The motion was conditioned upon the Richland Municipal Authority paying all costs incurred by the Township. Mr. O'Malley seconded the motion and it was approved by all.

### **Wayne Dollard**

#### **Dollard Publishing/IN Community Magazines**

A letter asking if the Township would be interested in participating in a new community magazine along with the Pine Richland School District and Pine Township. Mr. Kendrick made a motion to table consideration of this request. Mr. O'Malley seconded the motion and it was approved by all.

### **Kenneth P. Ebbert**

#### **3915 Shepard Road**

A letter thanking Julie Bastianini and Richard Lighthall (Shoup Engineering's field inspector) for resolving a problem with the restoration of the sanitary sewer easement on his property.

### **Sandi Ventrice**

#### **4122 Clendenning Road**

A letter complimenting Tina Shaw and Jerry Reichart for their quick response and cooperation in solving a drainage problem on Clendenning Road in front of her property.

## **NEW BUSINESS**

Mr. Kendrick made a motion to accept an incentive from Zambelli Fireworks Internationale to provide fireworks performances at Richland Township's Community Day celebrations in 2008 and

September 5, 2007

Page 3

2009 for the fixed price of \$10,500. The shell prices for the 2008 & 2009 displays will be locked in at the 2007 prices. Mr. Allen seconded the motion and it was approved by all.

The Supervisors reviewed a letter from the Pennsylvania Turnpike Commission stating their intentions to construct emergency and maintenance access ramps when the bridge over Route 910 is replaced in 2008. The westbound ramp will utilize a portion of North Montour Road. Based upon a recommendation from Mr. Means, the Supervisors instructed the Secretary to inform the Commission that a maintenance bond will be required. The Township engineer will calculate the amount of the bond.

Mr. Kendrick made a motion to adopt Resolution No. 14 of 2007 authorizing the Chairman and Secretary to execute and attest an agreement and to file a Highway Occupancy Permit with PennDOT for improvements at the Route 8/Route 910 intersection. This work will be paid for by Echo as a means of mitigating the traffic impact of the Grandview Crossings development. Mr. Allen seconded the motion and it was approved by all.

The Secretary requested an executive session following the public meeting to discuss a personnel matter.

There being no further business the meeting adjourned at 8:05 p.m.

Respectfully submitted,

Tina L. Shaw  
Recording Secretary