

Legislative Meeting Activity

November 16, 2020

TITLE

MOTION

SECOND

Approve the November 9, 2020 Workshop Meeting Minutes.

Commissioner Darragh

Commissioner Richert

Approve the Linde Gas Renovations Land Development Plan.

Commissioner Darragh

Vice President Williams

Announce a decision at the Workshop Meeting in December 2020 regarding the Trapizona Conditional Use Application and tabling the related Subdivision Plan Application.

Vice President Williams

Commissioner Richert

Approve the October bill list in the amount of \$53,365.19; to ratify October pre-paid bills in the amount of \$24,026.58; and to ratify October payroll transfers in the amount of \$15,344.70.

Commissioner Darragh

Commissioner Richert

Adjournment

TOWNSHIP OF ALEPPO**LEGISLATIVE MEETING MINUTES****November 16, 2020****CALL TO ORDER:**

President Jones called the meeting to order at 7:56 p.m. with roll call. Those in attendance were Vice President Arthur Williams, Commissioner Daniel Darragh, Commissioner Amy Richert, Solicitor Harlan Stone, and Manager Gwen Patterson. Commissioner Judy Haluka and Secretary Patty Krecek were not in attendance. The meeting is being recorded and conducted remotely using video communications.

EXPLANATION OF MEETING FORMAT:

Solicitor Stone said the Board is meeting under the guidelines established by the governor and the Commonwealth of Pennsylvania for public meetings during the COVID-19 crisis.

MINUTES:

Commissioner Darragh made a motion to approve the November 9, 2020 Workshop Meeting Minutes. Commissioner Richert seconded. The motion passed unanimously.

REPORTS**PLANNING/ZONING - LINDE GAS:**

In attendance were Greg Gorman, Land Planner, and Rocco Magrino, Director of Land Development, from PVE Engineering and Chris Shockley, Engineering Project Manager, from Linde Gas. Greg provided the following summary of the renovations: The property is currently divided into three units - two occupied by Linde and one occupied by Verizon. Linde operates a medical gas filling and distribution center, and they want to expand their operations. The improvements include the installation of exterior mounted gas storage tanks - three along the side of the building, the installation of a bottle pallet storage racking system, fencing to improve security and safety around the facility, expanded paving to maintain an 18 foot fire lane around the entire perimeter of the building, and a rain garden to meet the requirements of the Township's Stormwater Ordinance. There were two zoning variances approved for a side and front fence height. There are two gates on the property - the first gate is an electronic operated key card access gate, and the rear gate is a manual swing operated gate. Linde has an agreement to take over the Verizon facility in 2021, and at that time, they want to move the electronic operated gate to the front entry way and eliminate the manual double swing gate in the back.

Vice President Williams asked if the work has been put out for contract yet. Chris Shockley said the work has gone out to bid, and the work is scheduled to begin as soon as they receive approval from the Board.

Solicitor Stone stated there are standard conditions such as a Developer's Agreement, Timelines, etc. He said since Linde is not building anything, the standard conditions are not necessary. Engineer Ben Gilberti said if Solicitor Stone agrees with this approach, then he also agrees. Solicitor Stone said an approval without conditions is the appropriate decision for this plan.

Commissioner Darragh made a motion to approve the Linde Gas Renovations Land Development Plan. Vice President Williams seconded. The motion passed unanimously.

POLICE:

Ohio Township Chief Joseph Hanny gave his report for the month of October. There was a total of 72 calls, which included 55 EMS assists. Chief Hanny also reminded everyone to lock their vehicles. He said there was a stolen vehicle in another jurisdiction and the people left the keys in their car. The report was accepted.

FIRE:

No report.

EMERGENCY MANAGEMENT:

Manager Patterson stated that Commissioner Haluka suggested a discussion about closing the Township building to the public again because the numbers of people with COVID are spiking. Manager Patterson said it seemed that Commissioner Haluka was in favor of closing the building. President Jones asked Manager Patterson for her opinion. She said there is not a lot of foot traffic and the majority of people who come in are wearing a mask, so we can continue to monitor the situation.

PUBLIC WORKS:

Manager Patterson provided a brief summary for the month of October. The detailed report was provided to the Board. The report was accepted.

COMMUNICATIONS:

Commissioner Richert provided a summary from the most recent meeting with Amazon.

Manager Patterson read an email from a resident who lives on McCoy Place Road; she is suggesting the Township consider the idea of culling the deer population in order to contribute to food banks and local shelters. Manager Patterson said she responded to the email and provided some of the history on previous discussions of this topic. President Jones suggested that if anyone has any ideas, they can bring them up at the next Workshop Meeting.

PLANNING/ZONING - TRAPIZONA:

Vice President Williams made a motion to announce a decision at the Workshop Meeting in December 2020 regarding the Trapizona Conditional Use Application and tabling the related Subdivision Plan Application. Commissioner Richert seconded. The motion passed unanimously.

ASO JOINT COMPREHENSIVE PLAN PUBLIC COMMENT PERIOD:

Manager Patterson stated this is currently in the public comment period. She said the link with the story map is in two places on the Township website - under Public Notices and on the Planning and Zoning page. Manager Patterson said the public comment period will close on December 17, 2020, and the plan will be on

the agenda for the December 2020 Legislative Meeting for the Board to approve the plan. President Jones asked if there have been any public comments to date. Manager Patterson said she has not received any comments.

TAX COLLECTOR/TREASURER:

Manager Patterson gave the report for the month of October. The report was accepted.

FINANCE:

Commissioner Darragh made a motion to approve the October bill list in the amount of \$53,365.19; to ratify October pre-paid bills in the amount of \$24,026.58; and to ratify October payroll transfers in the amount of \$15,344.70. Commissioner Richert seconded. The motion passed unanimously.

2021 BUDGET DRAFT:

Manager Patterson provided a draft of the 2021 budget to the Board. Manager Patterson provided a brief summary for some of the line items. Manager Patterson asked the Board to review the budget and get back to her with any comments or questions. She also said the budget will be advertised for adoption at the December 2020 Legislative Meeting. President Jones said that over the years the Township has assumed more responsibility for storm sewers, so it is appropriate to begin setting aside a reserve fund for storm sewers that would be separate from sanitary sewers. President Jones stated that \$50,000 was set aside for 2021, and this amount was determined with input from Engineer Ben Gilberti since he is currently analyzing the storm sewer situation.

ALEPPO TOWNSHIP AUTHORITY:

Commissioner Darragh said he has no further comments with regard to the draft 537 Plan.

QUAKER VALLEY AMBULANCE AUTHORITY (QVAA):

No report.

QVCOG:

No report.

SOLICITOR:

President Jones expressed the Board's sympathy for the passing of Solicitor Stone's father.

No report.

UNFINISHED BUSINESS:

President Jones asked about weight limits for Weber Road. Engineer Ben Gilberti said they are looking into the cost and effort to put a weight limit on Weber Road.

NEW BUSINESS:

ANNUAL BOARD AND COMMISSION OPENINGS/RENEWALS:

Manager Patterson stated that every year terms are up for Planning Commission and Zoning Hearing Board, so letters are sent to the people currently sitting in those positions asking if they are interested in renewing their seat. Manager Patterson said this also has been announced publicly, so anybody else can submit their name for the position. President Jones asked Manager Patterson to post the openings on the Township's website.

CITIZEN PARTICIPATION:

None.

EXECUTIVE SESSION:

Not requested.

ADJOURNMENT:

President Jones adjourned the meeting at 8:32 p.m.

Respectfully submitted,

Patty Krecek
Township Secretary