

**MINUTES  
NORTH LEBANON TOWNSHIP  
BOARD OF SUPERVISORS  
APRIL 17, 2006**

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:

Dawn M. Hawkins .....	Chairperson
Edward A. Brensinger .....	V-Chairperson
Kenneth C. Artz .....	Treasurer
Cheri F. Grumbine .....	Township Manager
Harold Easter .....	Chief of Police
Sol Fred Wolf .....	Henry & Beaver LLP

Also in attendance was: Al Winn of the Patriot News, Sarah Barry of the Lebanon Daily News, and many other individuals.

Chairperson Hawkins announced that at 7:30 PM the regular meeting will cease and a Public Hearing for proposed Ordinance Updates will begin.

**COMMENTS FROM THE PUBLIC**

**A.)Richard Seyfert – 704 N 11<sup>th</sup> Avenue**

Mr. Seyfert told the Board he was here to discuss the demolition of a barn on his property. The property is for sale and the Seyfert's have received notices about the condition of the barn. His intention is to demolish the barn. Mr. Seyfert asked the Board how he is to proceed with the demolition of the barn as the area is taped off with NO TRESPASSING tape from the Police Dept. Chf Easter told the Seyfert's it would be a good idea to contact Officer Wengert on this issue. Some discussion took place about the Seyfert's removing some of their items before the barn is demolished. Chf Easter told the Seyferts he would ask Officer Wengert to get in touch with them.

**B.)Martin Barondick – New Street**

Mr. Barondick stated his appreciation to the Board of Supervisors for the relocation of the Veterans Memorial, which had been a the New Covenant School and is now located at Lions Lake. He said it is located directly in front of the flagpole and is very attractive.

**APPROVAL OF MINUTES**

The minutes from March 20, 2006 and April 3, 2006 were available for action. Chp Hawkins said there were 2 spelling errors that needed to be corrected on the March 20, 2006 minutes. However the content was acceptable.

**MOTION** was made and seconded to approve the minutes from the 3-20-06 and 4-03-06 meetings. Unanimously carried.

**APPROVAL PAYROLL, PAYMENT OF INVOICES, FUND BALANCES**

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

**CHIEF OF POLICE REPORT – Harold Easter****A.) Calls For Service Report – March 2006**

Chf Easter reported on the calls for service from the month of March 2006. Chf Easter stated the highest day for incidents during the month of March was Friday.

**B.)Police Cruisers/ Laptops**

The Laptop that had been ordered for Unit 41 has been installed. The laptop for Unit 42 will be installed this Friday. That will leave one car that will not have a laptop unit in it.

**C.)Update on Officers in the Dept**

Chf Easter reported that Duane Koons has now completed the requirements for certification for field training Officer. The Code Enforcement Officer continues to be busy with various issues. Preparations for National Night Out, August 1, 2006, continue. Also D.A.R.E. class preparations are under way for the Elementary schools.

**TOWNSHIP MANAGERS REPORT – Cheri F. Grumbine****A.)Resolution No. 5-2006 – Planning Module – Dennis Seyfert**

Resolution No. 5-2006 is for the adoption of the Planning Module submission for the Minor Subdivision Plan also submitted by the Seyferts. The County SEO has already signed the Planning Module and Component 4A had been reviewed and signed by the NLT Planning Commission at their last meeting. The Supervisors is being asked to adopt Resolution No. 5-2006 for the Planning Module.

**MOTION** was made and seconded to approve Resolution No. 5-2006 approving the Planning Module for the Seyfert Minor Subdivision Plan submission. Unanimously carried.

**B.)Seyfert Minor Subdivision Plan – Grubb Avenue**

This plan depicts 16+-acre lot addition from the lands owned by Dennis & Glenn Seyfert to the adjoining property belonging to Will & Alta Martin. The property is located along the east side of Grubb Avenue, north of Kercher Avenue. The residue lands of the Seyfert property will be utilized for Agricultural purposes only. A letter has been received from County Planning dated April 10<sup>th</sup> recommending approval of this plan. The NLT Planning Commission has also indicated their recommendation to the Board for approval of the plan.

**MOTION** was made and seconded to approve the Minor Subdivision Plan. Unanimously carried.

**C.)Bross Estate/Krall Minor Subdivision Plan**

A letter from County Planning was received recommending approval of the Bross Estate Subdivision Plan. The NLT Planning Commission reviewed the Plan at their meeting last Monday night and recommended a conditional approval from the Municipal Authority, who met Thursday evening. The sewer easement right-of-way needed to be signed and that was completed on Thursday night. The Authority gave their approval contingent upon the Bross Estate signing ownership of the Bross lateral over to the Authority. Arrangements have been made for this signing to happen this coming Thursday evening. Some discussion was held about the design of the lot addition.

**MOTION** was made and seconded to conditionally approve the Bross Estate/Krall Minor Subdivision Plan. Conditional upon the signing of the Authority agreement and the payment of any outstanding costs associated with this plan. Unanimously carried.

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**D.)Newsletter Delivery**

Mgr Grumbine announced the Newsletter would be distributed this week as an insert in the Merchandiser.

**E.)Spring Clean Up**

Mgr Grumbine announced the Twp Spring Clean Up would be conducted this Monday, April 24, 2006.

**F.)Police Assoc Agreement**

The Board is being asked to approve a Lease Agreement with the Police Assoc. The Assoc has signed the agreement already.

**MOTION** was made and seconded to sign the agreement between the Police Assoc, John Leahy and the Twp. Unanimously carried.

**\*\*\*\* Public Hearing on Ordinance No. 1-2006 \*\*\*\***

Solicitor Wolf announced that as it is now 7:30 PM he would like to start the Public Hearing for Ordinance No. 1-2006. A review of the procedure to be followed was explained to the public. The purpose of this Ordinance is to amend a portion of the Land Subdivision regulations of the Twp. It will permit a lot addition to be processed through the Twp without applying for a Planning Module once all the rules and regulations are set forth.

The situation is such that a subdivision plan is submitted to the Twp. The plan shows the property that is proposing conveyance of the lot, owns a larger tract of land and they are going to retain a portion of the land while conveying another portion to a adjoining lot owner. The current Act 537 Plan, approved by DEP, requires that a Planning Module be submitted as part of the process. However there are certain situations where all the information can be combined into one deed description and the Planning Module is not necessary. This new process will allow for submission of certain subdivision plans to be submitted if certain conditions are met. The lot being acquired and the existing lot must be combined into one legal description. The information combined on the deed would have to be properly signed and notarized and submitted with the subdivision plan to the Twp. All Twp review fees and costs, including engineering and legal, as well as reviewing the new deed description, would be paid at the time the plan is being processed with the Twp.

Sol Wolf told the Public that he would now open the floor for comment. They should raise their hand; announce their name and the address and then proceed with their comment.

**Martin Barondick – New Street**

Mr. Barondick questioned what brought this situation to out? Mgr Grumbine explained Mr. WorriLOW, who had attended a previous meeting, submitted a plan for a lot addition to one of his neighbors. The cost for completing a Planning Module to submit to DEP is quite costly. One of DEP's regulations allows for exemption from a Planning Module IF all the lands and the additional lot are recorded in a legal description on one deed. Sol Wolf explained that this type of situation has come up before and each time the people involved have asked for some resolution to the problem of the expense of a Planning Module. These situations are always for non-development lots. Should, at any time in the future a decision be made to try to develop the area, a new plan must be submitted to the Twp.

Solicitor Wolf asked if there are any more questions or comments. There were no more questions from the Public and the Public Hearing was ended. The Ordinance was then placed before the Board for consideration. Suv Brensinger wanted to confirm that if a decision was made to develop any of these types of submission a new Subdivision Plan must be submitted to the Twp at that time. Sol Wolf confirmed that and added that a Planning Module would be required at the time of a new Subdivision Plan.

**MOTION** was made and seconded to adopt Ordinance No.1-2006. Unanimously carried.

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**Resolution 6-2006; Lot Addition Waiver Note**

Sol Wolf explained that Lebanon County Planning has requested a Resolution be adopted that contains specific language that must be contained in the waiver request, in accordance with Ord #1-2006. Also contained in the Resolution are specific requirements dealing with the new deed and language required on the new deed.

**MOTION** was made and seconded to adopt Resolution #6-2006. Unanimously carried.

**SOLICITORS REPORT – Sol Fred Wolf****A.)Contractors Violating the On-Lot Sewage Ordinances**

Sol Wolf informed the Supervisors of progress being made regarding contractors who perform work that is in violation of the Twp Ordinances for on-lot sewage systems. Part of the Ord specifies that the contractor would pay the costs incurred through Lebanon County Planning. He discussed the process for filing with the court and the findings of the court. The Twp SEO who has indicated he is satisfied with the results of the filing completed this filing.

**B.)Update on George Hardick**

Sol Wolf told the Board that Mr. Hardick had experienced a heart attack late in March and had been hospitalized for several weeks. While he was sick the person in charge of his business had tires removed from the property and disposed of at the County Tire Collection. Someone else owns some of the large equipment that is stored on Hardick's property and there has been a problem getting response from this person. Sol Wolf would like to contact the Court and get some action on the equipment from a court order. A letter had been sent to Hardick from Sol Wolf's office about meeting with Nelson Ebersole about the rest of the stuff located on the property that needs to be gotten rid of. Mr. Hardick did acknowledge receipt of the letter.

**C.)N 11<sup>th</sup> Avenue/ 15<sup>th</sup> Avenue RR Crossings**

A meeting at N 11<sup>th</sup> Ave crossing is scheduled for tomorrow morning with all the various involved parties.

The 15<sup>th</sup> Avenue crossing reports are being received primarily about the work S Leb Twp is proceeding with. After SLT is finished with their portion then the railroad company is to finish their assigned work. There is no work required from NLT.

**C.)Ordinance Updates**

Sol Wolf reported he has been receiving information from Chf Easter and Officer Wengert regarding some updates they would like to have completed in the Ordinances. Next month there is a Public Hearing scheduled for the Sattazahn rezoning request. He thought the Board should process some of the more important Ordinances for adoption.

**D.)Lease Agreement with Authority**

The lease agreement with the Authority has been executed and he has provided the agreement to Mgr Grumbine. The release of the funds has been authorized so that as invoices become due the funds can be used for payments.

**E.)Briar Lake Phase III Final Plan**

The Authority has indicated their approval of Phase III Final for Briar Lake for the sewer planning. During the original plan submission the right-of-ways had been conveyed to the Authority at that time. With the submission of Phase III however another right-of-way was necessary and the Authority approved the plan contingent upon the right-of-way agreement being conveyed. This should be signed and recorded this week.

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**F.)Resolution No. 7-2006; Municipal Authority as Conduit for Moravian Manor**

Sol Wolf reminded the Board of the approval given to the Authority to act as conduit for Moravian Manor several years ago. The Authority has agreed to act as a conduit for Moravian Manor again when Moravian Manor applies to Fulton Financial for a loan. The Authority approved and signed the papers last month. The last requirement is the Resolution and approval from the Board of Supervisors. A hearing is scheduled on this issue to be held at Sol Wolf's office on Thursday at 10:00 AM. Sol Wolf is asking for a contingent approval and adoption of a Resolution contingent on the Hearing.

**MOTION** was made and seconded to adopt Resolution No. 7-2006 contingent upon no opposition at the hearing on Thursday and also the signing of the required certificate. Unanimously carried.

Suv Artz asked Sol Wolf for an update on the City Sewer Authority issue. Sol Wolf gave a brief summary on all the different aspects of this issue, which seems to change daily according to Sol Wolf.

**COMMENTS FROM BOARD MEMBERS****A.)Suv Ed Brensinger**

Suv Brensinger wanted to announce that, if all goes as planned, the next meeting should be held in the new meeting room.

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

Respectfully Submitted,

Theresa L. George  
Recording Secretary