

**CAERNARVON TOWNSHIP
BERKS COUNTY, PA**

**BOARD OF SUPERVISORS
MEETING MINUTES**

APRIL 25, 2017

The Caernarvon Township Board of Supervisors held their Monthly Workshop Meeting on April 25, 2017 in the Caernarvon Township Municipal Building located at 3307 Main Street, Morgantown, PA, pursuant to notice according to law.

ATTENDING OFFICIALS

Allen Styer, III, Chairman; Jack Hess, Supervisor; Scott Moyer, Supervisor; Sandra Styer, Supervisor; Paul L. Whiteman, Jr., Supervisor; Terry Naugle, Great Valley Consultants, Zoning Officer; Eric Brown, Siana, Bellwoar & McAndrew, Township Solicitor; John Griesemer, Treasurer; Keith McGowan, Maintenance Foreman; Randall Miller, Township Administrator/Secretary.

CALL TO ORDER

Chairman Allen Styer called the meeting to order at 7:00 PM. This was followed by the Pledge of Allegiance.

PUBLIC HEARING

Solicitor Eric Brown called the Public Hearing to order at 7:01 p.m. EDT. He indicated the Hearing was for the purpose of discussing and adopting an amendment to the Township's Zoning Ordinance for a C-3 District to allow a conditional use. He also stated that the draft Ordinance has been advertised in the Reading Eagle on April 10, 2017, and April 17, 2017; thereby meeting the advertising requirements. Additionally, the draft was available at the Township Building the Reading Eagle, and the Law Library for review.

Solicitor Brown outline the process; XTL brought a recommendation for a text amendment of the Zoning Ordinance to the Township. This draft text amendment was forwarded to the Berks County Planning Commission and to the Caernarvon Township Planning Commission for review and input. Both agencies made recommendations to the Board of Supervisors that were then incorporated into the final draft.

The substance of the text amendment is to allow for a conditional, building height adjustment to a height of 150 feet. The Board of Supervisors will be the agency to hear the use request, and will set the conditions upon the applicant. Solicitor Brown also noted that the Attorney for the owner, Aristides Otero was present to answer any questions; he then opened the floor for debate.

Ms. Ivy Fasko of Pennwood asked the Board if a height of 150 feet was too high for a Township building, being that our fire department would need to respond. She was also concerned about tax abatement for this property. The issue of the height and fire apparatus was discussed and it was indicated that there exists no fire apparatus capable of reaching that height. Additionally, the entire structure is to be protected with a sprinkler system. Solicitor Brown noted that the issue

of tax abatement has passed, in that Keystone Opportunity Zones are no longer authorized in the Commonwealth. Attorney Otero agreed with this statement. Ms. Fasko also asked about added costs incurred by the Township for this development. Attorney Otero noted that the developer, XTL has the responsibility to bear those costs for the changes needed to allow for the development of XTL's property.

There was no further public discussion, and the Supervisors had no questions.

Solicitor Brown closed the hearing at 7:15 p.m.

Sandy Styer made a motion to adopt Ordinance #285, amending the Township's Zoning Ordinance by addition of a Conditional Approval Procedure. Jack Hess seconded the motion. The motion carried unanimously.

CORRESPONDENCE

A. Secretary Miller noted the Township has received the annual audit reports for the Water and Sewer Authorities. Both are available in the Township Officer for review.

B. Secretary Miller noted the Township has received an annual dividend from Municipal Risk Management for Workers' Comp, and Liability Insurance coverage, for \$40,700.54.

TOWNSHIP REPORTS

Treasurer John Griesemer asked the Supervisors for permission to prepare to make changes to the Township Banking needs. He noted the Township has started to receive fees for the accounts with the current banking institution, and recommends the Township switch to a bank without such fees. The Supervisors are in favor of making such a change, as it is not appropriate for a bank to charging such fees on monies of the taxpayers.

Sandy Styer made a motion to allow Treasurer Griesemer to meet with banking representatives and begin making changes to a new bank, as long as they meet the needs of the Township. Paul Whiteman seconded the motion. The motion carried unanimously.

EXECUTIVE SESSION

The Supervisors recessed to Executive Session at 7:24 p.m. Chairman Allen Styer called the meeting back to order at 7:31 p.m. summarizing that the executive session was to discuss personnel issues and litigation. No action was taken.

COMMENTS FROM THE ASSEMBLY

Ms. Ivy Fasko of Pennwood had a question on the recent natural gas leak on the Mariner 1 pipeline in New Morgan Borough. Supervisor Paul Whiteman noted the Township did not receive any notification about the leak, and was only aware of it after the article in the Reading Eagle appeared. It was noted, however, that there are other gas mains that traverse the Township.

SUPERVISORS COMMENTS

There were no further comments.

ADJOURNMENT

Paul Whiteman made a motion to adjourn the meeting. Sandy Styer seconded the motion. The motion carried unanimously. The meeting adjourned at 7:42 pm.

Respectfully Submitted,

Randall P. Miller
Township Secretary