# Westfall Township, Matamoras, PA

**May 4, 2020**

The Regular meeting of the Westfall Township Board of Supervisors was held Monday, May 4, 2020 at 7:00 pm. The meeting was held via “Zoom” Telecommunication service provider due to the COVID-19 situation.

Those present were Chairman Robert Melvin; Vice Chairman, Jerry Dotey (audio only) ; Supervisors; Paul Fischer, Robert Bostinto and Paul Schaldonat; Solicitor, Robert Bernathy; and Secretary, Jodi Manheim. Also present were Road Master, Keith Rodriguez; EPRPD Chief, Chad Stewart; Westfall Township Fire Department Chief, Fred Jacobs; Emergency Management Coordinator, Mike Fischetta; Treasurer, Scott Myer; Nate Oiler, RKR Hess Engineering; Richard Strouse, First Northern Bank & Trust of Palmerton; Attorney Anthony Magnotta, Jeremy VanDuyne, Pike County Dispatch; Ed Delia and Mr. Dalton. There were approximately 5 members of the general public connected to the meeting by video/audio. No technical issues were reported by the general public.

Jeff Cammerino, Zoning Officer was absent.

**APPROVAL OF AGENDA:**

The Pine Hill Farm matter was moved up to just before Public Comment.

A motion was made by Supervisor Bostinto to approve the revised agenda. The motion was seconded by Supervisor Schaldonat and carries with all in favor.

Pine Hill Farm: Informal Discussion

Representatives: Nate Oiler, RKR Hess Engineering; Richard Strouse, First Northern Bank & Trust of Palmerton; Attorney Anthony Magnotta

Mr. Magnotta addressed the Board and noted the following:

1. The Pine Hill Farm subdivision was approved by the Board of Supervisors in May 2008
2. Property located in the Conservation District Zone
3. The market crashed when approved in 2008
4. Seeking extension in time period for approval

Solicitor Bernathy confirmed with Attorney Magnotta that this discussion is informal and that the applicant is not to rely on and representations by the Board. He also confirmed that the Board is not bound on any type of approval.

Mr. Oiler shared the approved plan with the Board.

One of the general public attendees was muted due to noise interruption.

Mr. Oiler noted the following as he presented the approved plan:

1. 250 acres in total
2. Development is condensed to the front of the property to reduce impact
3. 169 acres of open space
4. 2008 Approval was with conditions and outstanding engineer comments
5. Fire Protection Tank proposed
6. Detention basins agreements needed
7. Applicant will be asking for an extension of approval
8. Sewage Planning Approval is provided
9. NPDES is recently renewed

Supervisor Bostinto questioned the time frame of the start of the project. Attorney Magnotta stated they are looking at 2023. Chairman Melvin asked each Supervisor if there was any comment. No further comment.

Mr. Oiler noted the following:

1. On lot sewage is planned
2. 20,000 gallon underground water tank for fire protection is planned

Discussion followed regarding the possibility of central water and sewer reaching the site.

Chief Jacobs has no comment.

Solicitor Bernathy confirmed the following with Attorney Magnotta:

1. No development currently exists on the property.
2. No developers agreement in place at this time
3. Escrow agreement will need to be approved
4. Gas main condemnation will be shown on new plans

Mr. Oiler stated the applicant would like to submit extension request by the next Supervisor Meeting. He also confirmed there will be no changes to the previously approved plan. Mr. Oiler also agreed to superimpose the gas line easement on the plan.

Attorney Magnotta thanked the Board for their time.

**PUBLIC COMMENT:**  Chairman Melvin asked twice for public comment. No public comment.

**MINUTES:**

A motion was made by Vice Chairman Dotey to approve the March 2, 2020 Regular Meeting Minutes. The motion was seconded by Supervisor Bostinto and carries with four in favor and one abstention. Chairman Melvin abstained since he was absent.

A motion was made by Chairman Melvin to approve the March 17, 2020 Emergency Meeting Minutes. The motion was seconded by Vice Chairman Dotey and carries with all in favor.

A motion was made by Chairman Melvin to approve the March 20, 2020 Emergency Meeting Minutes. The motion was seconded by Supervisor Fischer and carries with all in favor.

A motion was made by Chairman Melvin to approve the March 27, 2020 Emergency Meeting Minutes. The motion was seconded by Supervisor Bostinto and carries with all in favor.

A motion was made by Supervisor Fischer to approve the April 3, 2020 Regular Meeting Minutes. The motion was seconded by Supervisor Bostinto and carries with four in favor and one abstention. Chairman Melvin abstained due to he was absent.

A motion was made by Vice Chairman Dotey to approve the April 9, 2020 Emergency Meeting Minutes. The motion was seconded by Supervisor Bostinto and carries with four in favor and one abstention. Chairman Melvin abstained since he was absent.

**TREASURER’S REPORT:** Mr. Myer gave the report through the month of May, 2020. Mr. Myer noted the following:

1. Real Estate Tax collections are ahead
2. Earned Income Tax collection is down $74.000 (28%) due to COVID-19
3. Realty Transfer Tax income is more at this time

Brief discussion took place regarding Earned Income Tax collections. Chairman Melvin stated there may be issues with spending for projects if collections are not normal. Mr. Myer stated there is sufficient reserve.

A motion was made by Chairman Melvin to approve the Treasurer’s Report through the month of May, 2020. The motion was seconded by Supervisor Schaldonat and carries with all in favor.

**POLICE REPORT**: Chief Stewart started to go through his report for April, 2020. The meeting was interrupted abruptly due to the depiction of obscene, pornographic and racial images on the screen which were harassing in nature.

Mr. Delia asked about the hazardous road situation at Rosa Switch Road in Pond Eddy.

The meeting was adjourned quickly at 7:40 pm by a motion made by Chairman Melvin. The motion was seconded by Supervisor Bostinto and carries with all in favor.

Respectfully Submitted,

Jodi Manheim

Secretary