

Wolf Township Supervisors – Regular Meeting – March 10, 2025

The Wolf Township Board of Supervisors Regular Meeting was called to order at 7:00pm by Chairman, Dean Barto at the Township Building. The supervisors who attended were David Thomas & Gregg Clayton. Scott Williams- Solicitor, and Jennifer Mausteller, Secretary, attended the meeting.

An Executive session immediately followed the regular meeting to discuss MIRA POINT LLC.

Visitors: *David Brown, Steve Little, Rick Marsh-Sewer Auth., & Dan Dorman HVFD*

Steve Little- asked several questions regarding the potential Kim Estates Development and has several concerns.

~Can the Township handle the development of a project this size?

~Is there an application process and fees?

~Who checks these plans that meets our ordinance?

~What kind of guarantee do residents in Wolf Township have that the project will be finished?

MR. Thomas – Once plans are submitted, they go to Planning commission and our Township engineer.

Little- Two entrance out onto Rt 220?

Thomas- That is handled by PennDOT because it is a state road. PennDOT issues HOP.

Little: It is proposed in 2 or 3 phases; it gets started what is the guarantee that it finished.

Thomas- They must put up financial security.

Little: How much?

Thomas: 110% of project.

Little: What kind of Financial Security?

Thomas: Bond or Letter of Credit

Little: This is a big big project.

Barto- The only thing that we can hope for is the way it is drawn up now will not meet our ordinance and have to change.

Barto & Thomas- No plans have been submitted formally.

Little- What does the ordinance say about size and structure of these buildings?

Mausteller- There are different lot size requirements that will be looked at by our Zoning Officer prior to any approvals. To make sure the lot sizes meet the requirements.

Little- So we are all waiting to get the stuff.

Barto- What we are hoping to do is have the meeting at the fire hall to hold larger crowds and more people can be involved in the project.

Dave Brown- One of my primary concerns is the water. The stream that runs from Kim's has overflowed more than 5 time in the last 30 years.

~Who is available to make sure the plans are correct for the wetlands?

Thomas- They have environmental engineers that go out and mark off the wetlands. Not sure if the developer has done that. As for the Township I don't know if we can have someone check it.

Brown- There are very few wetland flags on property.

Thomas- We do not know if they have done the final delineations on the property.

Little- DEP went in on property I am involved in to check the delineations.

Brown- I have contacted DEP and DCNR and they were not any help.

Scott Williams- So anything you are asking is premature because there have been no plans submitted. Until plans are submitted that's going to go Wolf Township Planning Commission and the County. 95% of the project is in Wolf Township.

Brown- All the water is going to the borough.

Little- So since the Boro has 5% the commissioners have final say?

Williams- Commissioners do not have a say.

Williams- Both Municipalities must approve. Stormwater, zoning compliances, HOP's, Sewer approval, water approval. And the planning commission will use these to determine approval.

Brown- Traffic is going to be a problem with 130 units, that's 260 vehicles.

Little- Application fee- How much do they have to put up front?

Mausteller- \$200 Land Development fee & a \$2500 Escrow fee that must be maintained. If it goes below the level of \$2500, the developer must bring it back to \$2500.

Williams- Attorney fees are excluded from fees required to be paid by Developer.

Little- Is the Township involved with the school and the water issue.

Thomas- We don't really know what's going on.

Clayton- They are working on plans to dig out stream.

Thomas- The school would probably have the plans.

Clayton- The last we heard they were submitting to DEP for Approval.

Brown- The 1 million dollars that Kim's have received. Where is it coming from.

Thomas- It is a reimbursable money. They are not getting it up front.

Barto- They have allocated the money. When they start the project, they will get 500,000 for sewer, water, stormwater. Then after so many units are sold, they can receive the other 500,000.

Brown- Since that is public money, do that have to go through the bid process or can they hire privately.

Thomas- I believe it will be going to bid process.

Barto- Gini from Dewberry said only 1 builder.

Little- Nothing is going to happen until it gets to planning commission. How are we as the public going to know about the meetings.

Mausteller- Agenda is on the door and I can post on the Facebook Page.

Brown- Walked the property with Scott Metzger, county commissioner. And he is all for the project.

Minutes: A MOTION was made by David Thomas, seconded by Gregg Clayton to approve the Regular Meeting minutes February 10, 2025. Motion Carried.

REPORTS OF OFFICIALS AND COMMITTEES

Code Enforcement: Monthly report distributed to the Board.

Planning Commission:

1. No meeting in March.

Solicitor

1. A Motion was made by Gregg Clayton, seconded by Dean Barto to approve the decommissioning agreements for PaB Solar 29 LLC & Pab Solar 30 LLC. David Thomas Opposed. Motion carried with a vote of 2-1.

Roadmaster:

1. Discussion was made on the prospect of having a speed study completed on Wolf Run Rd. after receiving a complaint from a Township resident. Gregg is going to look further into it.
2. A Motion was made by David Thomas, seconded by Dean for the purchase of a new fuel tank on February 25, 2025, in the amount of \$1,480.63. Motion carried.
3. A Motion was made by Gregg Clayton, seconded by David Thomas to approve the repairs on F550 by Jaconetta's Garage in the amount of \$5,282.50. Motion Carried.
4. Gregg spoke with Mr. Dorman about the moving of the Township line on Bartlow Dr. Both municipalities agree on the line's location.

Sewer Authority Report:

The Lam Development project is complete. They are supposed to come back in the spring to fix any dips in the road. They will probably also hire another contractor to clean up the area.

Water Authority Report:

OLD BUSINESS:

NEW BUSINESS:

1. A MOTION was made by Gregg Clayton, seconded by David Thomas to approve the Agreement for Fire Protection and Emergency Medical Services with PRVFD & HVFD. Motion carried.
2. A Motion was made by David Thomas, seconded by Gregg Clayton to approve the 911 Memorial Ride through Wolf Township. Motion carried.
3. A Motion was made by Gregg Clayton, seconded by David Thomas to deny the Little Free Library to be placed on Wolf Township Property. Motion carried.
4. A Motion was made by David Thomas, seconded by Gregg Clayton to approve Resolution 2025-03 Plan Revision for New Land Development- Nathan Hafer subdivision lot #2. Motion Carried.

FINANCIAL REPORT

A **MOTION** was made by Gregg Clayton, seconded by David Thomas to approve the Treasurer's Report and Payment of Bills. Motion carried.

A **MOTION** was made by David Thomas, seconded by Gregg Clayton to adjourn at 8:13pm. The vote was unanimous.

Respectfully submitted,

Jennifer Mausteller
Secretary/Treasurer