

**CENTRE TOWNSHIP BOARD OF SUPERVISORS  
MINUTES OF MAY 23, 2023**

The regular monthly meeting of the Centre Township Board of Supervisors was held on May 23, 2023 at the Centre Township Municipal Building, 449 Bucks Hill Road, Mohrsville, PA. Supervisor Jason Troutman called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance, followed by a Moment of Silence. The following were present: Supervisors Jason Troutman, James Fitterling, and Charles Zimmerman. Solicitor Liz Magovern, Engineer Ryan Rhode, Zoning/Codes Enforcement Jeff Fiant, and Secretary Jennifer Wassell-Bonser.

**HEARING OF VISITORS ON AGENDA ITEMS**

None at this time.

**ANNOUNCEMENTS**

None at this time.

**APPROVAL OF MINUTES**

**A motion was made by Charles Zimmerman to approve the Minutes from the April 25, 2023 Board of Supervisors Meeting. Seconded by James Fitterling. Upon roll call, Troutman, Zimmerman, and Fitterling voted yes.**

**PAYMENT OF BILLS**

**A motion was made by James Fitterling and seconded by Charles Zimmerman to approve the payment of bills. Upon roll call, Troutman, Zimmerman, and Fitterling voted yes.**

**ORDINANCES AND RESOLUTIONS/SOLICITORS REPORT – Liz Magovern**

The Township Solicitor requested to meet with the Board of Supervisors upon adjournment of the meeting relative to litigation.

**ROAD DEPARTMENT**

Supervisor Charles Zimmerman reviewed the Road Department Report which included mowing, sweeping, and general maintenance items. Chairman Jason Troutman thanked Roadmaster Ryan Mock for attending the meeting.

The Board announced that they are awaiting quotes for repairing the Mack Truck frame.

**ENGINEER'S REPORT – RYAN RHODE**

There was no discussion related to the Trolley Road/Irish Creek intersection at this time.

Township Engineer Ryan Rhode noted that the 2023 Street Work contracts are available for signature as previously approved.

The Township Engineer informed the Board that his office is in the process of moving forward with the Township's MS4 Application submission to PA DEP.

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**Tiny Pear Apartments Land Development Plan – Preliminary Plan Approval**

Ryan Rhode noted that revised plans have been received for the Tiny Pear Apartments Land Development Plan and that Preliminary Plan Approval was recommended by the Planning Commission at their May 17, 2023 Meeting.

**Jason Troutman made a motion amending the Agenda to reflect recommendation for Conditional Preliminary Plan Approval for the Tiny Pear Apartments Land Development Plan contingent upon satisfactorily addressing items in Kraft Municipal Group’s review letter dated May 16, 2023; James Fitterling seconded the motion. All in favor.**

**Jason Troutman made a motion permitting the Recreation Access Areas to remain privately owned by the Tiny Pear Apartments Property as requested in Pear Road Properties letter dated May 18, 2023 and as recommended at the May 17, 2023 Planning Commission Meeting to create a “private reserve open space area”; seconded by James Fitterling. Upon roll call, Troutman, Zimmerman, and Fitterling voted yes.**

**Jason Troutman made a motion authorizing adjustment to the landscape buffer, specific to the set-back of the landscape buffer on the western property line to allow for mature landscaping grown to remain solely on Tiny Pear Apartment’s property as outlined in Kraft Municipal Group’s review letter dated May 16, 2023; James Fitterling seconded the motion. All in favor.**

The Board also confirmed that stormwater run-off is to remain on-site of the Tiny Pear Property in response to an inquiry from the Township Roadmaster.

Concerns were raised and noted by the local emergency providers regarding parking issues within the private development, Crown Mill, where parking is prohibited. The Township Engineer noted that he will contact the development’s Property Management Office in order to raise their awareness of the emergency services’ concerns in an attempt to resolve the issue.

**ZONING OFFICER REPORT**

Township Zoning/Codes Enforcement Officer, Jeff Fiant noted that seven building permits were issued in April at a total construction value of \$223,729.00. Jeff also provided an update relative to various issues in the Township including rectifying the stormwater runoff at 472 Data Road, as well as a complaint received regarding an abandoned property in the vicinity of Garfield and Plum Roads.

Jeff also provided an update relative to 402 Plum Road and noted that he has met with the tenant and confirmed that they are in the process of getting a trash hauler and that they agreed to stop excessive burning. Jeff also noted that a Home Occupation Permit has been issued as well.

Mr. Christopher Stamm was in attendance at the meeting and confirmed that the open burning has subsided and trash is being hauled. Mr. Stamm noted that things appear to be calmer in comparison to last month and thanked Jeff Fiant for addressing the issues. Mr. Stamm raised concerns related to the Home Occupation Permit that was

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recently issued and the signage for the business in addition to yard sales that the tenants have been holding. Jeff Fiant confirmed that they are in compliance of the Home Occupation Permit criteria and that there are no current zoning violations. Jeff concluded by encouraging Mr. Stamm to contact him if any further issues arise.

**SEO REPORT**

None at this time.

**NEW BUSINESS**

The Board of Supervisors noted that a vacancy remains for anyone who may be interested in serving on the Authority Board.

It was noted that Trevor Cammauf has made the payment and provided the Certificate of Insurance for executing the Farm Lease Agreement

**MISCELLANEOUS**

None at this time.

**HEARING OF VISITORS – GENERAL**

Timothy Lehner addressed the Board and questioned if he's brought any litigation against the Township and voiced his wishes to run for a political position. He also questioned the inspection process of Preserved Agricultural Farms in the Township in addition to his understanding of a Use-By-Right Business versus a junkyard and noted his rights and stance to do what he needs to do for his protection.

Mr. Lehner's public comments were noted and the Township Solicitor and Board of Supervisors stated that the Township Zoning Hearing Board has detailed his case.

Constable Kevin Noecker raised concerns relative to two signs recently placed on Belleman's Church Road and Valley Road in the vicinity of the Irish Creek intersection, stating there was almost an accident in the area. Kevin questioned the set-back in the Right-of-Way and zoning safety allowances due to accident concerns.

**ADJOURNMENT**

It was noted that the Board of Supervisors would meet in Executive Session upon adjournment of the meeting.

**There being no further business to come before the Board, Charles Zimmerman made a motion, seconded by James Fitterling, to adjourn the meeting at 7:35 p.m. Upon roll call, Troutman, Fitterling, and Zimmerman voted yes.**

Respectfully Submitted,

Jennifer A. Wassell-Bonser, Township Secretary