

**MINUTES  
COLLIER TOWNSHIP BOARD OF COMMISSIONERS**

**REGULAR MEETING**

**May 23, 2022**

**7:00 P.M.**

**I. CALL TO ORDER:** President Chiurazzi called the meeting of the Board of Commissioners to order at 7:00 P.M.

**A. PLEDGE OF ALLEGIANCE**

**B. ROLL CALL:**

**BOARD**

DawnLee Vaughn – Present  
Tim Young –Present  
Debra Zymroz – Present  
Mary Ann Cupples – Present  
Wayne Chiurazzi, Esq. – Present

**STAFF**

Kate Diersen, Solicitor - Present  
Kevin Brett, Engineer - Present  
Craig Campbell, Chief – Present  
Robert Caun, Planning Director – Present  
Jeff Hinds, Finance Director – Present  
Tom Plietz – Bldg/Fire Codes – Present  
Bob Palmosina, PW Director – Present  
Josh Werner – Parks Director – Present  
George Macino, Twp. Manager – Present  
Valerie Salla, Twp. Secretary – Present

**C. EXECUTIVE SESSION** – Was held to discuss legal and personnel issues.

**II. APPROVAL OF MINUTES**

**A. April 11, 2022 – Board of Commissioners Workshop Meeting**

*Motion was made by Commissioner Zymroz, seconded by Commissioner Vaughn, to approve the minutes as stated above. By unanimous vote, the motion passed.*

**B. April 25, 2022 – Board of Commissioners Regular Meeting**

*Motion was made by Commissioner Young, seconded by Commissioner Vaughn, to approve the minutes as stated above. By unanimous vote, the motion passed.*

### **III. REPORTS OF OFFICIALS AND COMMITTEES:**

#### **A. Solicitor**

#### **B. Engineer**

Commissioner Cupples questioned what the Road Grant was that we may be applying for.

Mr. Kovac stated it is for sewer grates.

#### **C. Manager's**

Commissioner Zymroz questioned if there will be anything for Memorial Day.

Mr. Macino stated a Memorial Day Ceremony will be on Monday, May 30, 2022 at 8:45a.m. and should be over by 10:00 a.m. The Public Works Department will be setting up tents and the PA system will be tested to make sure it works. Mrs. Barb Riedl, one of our volunteers, will be spear heading the event and will be in touch with Commissioner Zymroz about reading a poem at the event. Mr. Macino asked Josh Werner to speak about the dogs.

Mr. Werner stated there will be two (2) speakers from Life Changing Service Dogs for Veterans. Craig and his dog named Foxy will be here along with another member of the group. They are great to work with and we have had them for other Veteran events.

Commissioner Chiurazzi stated this is a great ceremony and he met Josh Werner before he ever started working for Collier at a ceremony. They are very moving and a lot of people attend.

Mr. Macino stated he will give the Commissioners more details later. We are expecting 80 to 100 people at this event. We will have roses there and refreshments.

Commissioner Cupples stated to let her know if the Friends of Collier Parks and Recreation are needed to help out.

#### **D. Building/Codes**

#### **E. COG**

#### **F. Finance**

Commissioner Young questioned how much we still owe on bonds and how much do we payoff per year on them?

Mr. Hinds stated he could give a number range but didn't know the exact number at the moment. The range is 5.8 million to 6.2 million. Per year, we pay a principle of about \$400,000.00. The Board will see the exact numbers in the audited financials.

#### **G. Parks and Recreation**

#### **H. Planning/Development/Zoning**

#### **I. Public Safety – Fire**

#### **J. Public Safety – Police**

Commissioner Chiurazzi thanked Sgt. Lamb for helping with the funeral escort and he thanked Chief Campbell for coordinating it.

Commissioner Chiurazzi also thanked Mr. Palmosina and Chief Campbell for all the help with the Breck n fest that is taking place this weekend.

**K. Public Works**

**L. Sewer Department**

*Motion was made by Commissioner Zymroz, seconded by Commissioner Young, to approve the reports as stated above. By unanimous vote, the motion passed.*

**IV. Public Comment/Comment on New Business Items:**

3-minute duration to each signed up participant. Please sign in to talk and state subject.

**Jim Moretti** of 46 South Cowan Road approached the Board about extending the sewage line to his property on Nike Site Road. He has met with Mr. Bob Caun to see if it is feasible or not and has written a check to the Township and he believes it will be contracted out.

Commissioner Chiurazzi questioned where we are at with all of this.

Mr. Caun stated he emailed the Board all the details and the Board has to decided what they want to do.

Mr. Moretti questioned item number 1 on the agenda regarding the communications tower and how it may impact his property on Nike Site Road. He formally requested that the details/scope of the communication tower and subdivisions plans of the tower be shared with him. He doesn't want to spend a lot of money on his property if this tower impacts his property. He would like the courtesy and his consideration be taken regarding his property.

Commissioner Chiurazzi stated we have consideration for anyone spending money and was not sure how it relates to the communications tower.

Solicitor Diersen stated there was a Zoning Hearing on the tower last week because it needed a variance to go forward with the tower. The Zoning Hearing Board did approve the communications tower. The subdivision is the next step for this.

Mr. Moretti questioned if the zoning was changed.

Solicitor Diersen stated the zoning was not changed. It was a variance request and the variance was granted by the Zoning Hearing Board at last weeks Zoning Hearing Board meeting.

Mr. Moretti questioned what the details in mind are.

Commissioner Chiurazzi stated Mr. Moretti should talk to Mr. Caun but this board can not be put in the position to say go ahead and invest or don't invest. This Board will vote on something, a variance, which has been approved by the Zoning Hearing Board.

Mr. Caun stated the Zoning Hearing Board approved the use of a 190-foot communication tower at the storage unit building location in Collier Park. There are more steps that Verizon needs to take but the first one was to get variance approval by the Zoning Hearing Board.

Mr. Moretti questioned if this will provide revenue for the Township.

Mr. Caun stated we have not gotten into the lease agreement yet, but it will provide some revenue for the Township.

Mr. Moretti stated that years ago he approached the Township about purchasing the Park and it was immediately dismissed and absolutely not and this property was donated to the Township for Parks and Recreation. The Township could not have any revenue from this property and that it is unethical and illegal.

Mr. Caun stated we cannot sell the property. National Parks still control it. National Parks could take the entire piece of property back and put it up for auction. The Township can not section of a piece to sell. We are working with the Army to subdivide a piece for the tower because there is a lack of cell service in this area and surrounding areas of the Township. National Parks recognizes this and is trying to help the Township get through this process but by no means would they have sold that parcel.

Mr. Moretti stated the Township will receive revenue for the tower.

Mr. Caun stated the Township has sent everything to National Parks, who controls the Park. The Army owns the property. The Army gave it to National Parks and National Parks gave the property to the Township. There is an agreement that anything the Township wants to do with this property must be approved first by National Parks. Everything that Township has done to this point at the park was approved by National Parks. There have been proposals that have gone to National Parks that have been rejected. They reject more then they approve. This communications tower proposal went to National Parks and the Township had a conference call with the head of National Parks and others. National Parks is trying to help the Township through this process and they understand this is an essential service the Township needs for its residents and emergency services. There is no cell service out in this area. Calls are dropped. The Township even approached the State Police tower and they will not let anyone go one their tower. National Parks was not happy at first about the communications tower but understands it is a need.

Mr. Moretti stated all he is asking that he is considered in this process so he can reserve his capital.

**Missy Maxwell** of 2515 Hilltop Road Oakdale, PA approached the Board asking for an update on the sewer back up issues she is having on her property on Thoms Run Road and also the backflow preventor program.

Mr. Macino stated we had Robinson Pipe come into camera and clean the lines which has been completed. He received the report late last week, which was very extensive and he asked the Engineers, LSSE, to summarize the report for him. The report was about 90 pages long with pictures. The Public Works Director, Bob Palmosina was involved also with this project. At this current point, we do not have anything definite on what caused the problem. There is still one other step that must occur called the syphon on the Trader Jack's property. Once this is completed, everything should be done and we should know where we are. The backflow preventor program is still an option but until we find out the problem and what can be done, we are not going to commit to it.

Commissioner Chiurazzi stated there are two (2) timing issues and questioned the Engineer, Mr. Brett, when the analysis will be done.

Mr. Brett stated it will be completed the end of this week. So far, there is a syphon that is clogged on the Trader Jack's property and will need excavated up and repaired/cleaned. We still need to review the rest of the types to see if there are any fractures or silt in the pipes.

Commissioner Zymroz questioned whose responsibility is the syphon.

Mr. Brett stated the syphon is in the Township line but located on Trader Jack's property, so the Township is responsible for the cost/repairs to it. The line goes through Trader Jack's property.

Mr. Macino stated that under full transparency, on a lateral that runs from the house to the main sewer line, there was detection of a constant flow of water in that lateral and we will have that property owner camera their line to see where the water is coming from. This house is vacant which means there should not be any water flowing out like it is. In fairness to Mrs. Maxwell, we want to get the report done and then request the fix on the lateral because it is a violation of the MS4.

Commissioner Chiurazzi questioned if the 90-day report gives us guidance on who is responsible.

Mr. Macino stated the responsibility for anything from the lateral coming from the property to the main sewer line is the homeowner responsibility. Anything in the main line is the Townships responsibility.

Mr. Brett stated the main line is the Township's responsibility. The main report will indicate whether or not there is an issue with main line or not as far as capacity and surcharge. Right now, we know there is one pipe that is clogged in the syphon.

Commissioner Chiurazzi stated then the answer to his question is yes and he looks forward to seeing the report.

Missy Maxwell questioned if anything is being done on a normal flow day when it is dry compared to when we are having heavy rains. The lateral is a totally different issue compared to what all the residents are having with sewage coming up through their drains. Is the clog causing the issues?

Mr. Brett stated if the sewer is not functioning correctly then it could be backing up the main line from the syphon and backing up the residents. When we looked at the Alcosan main model, it does not show the pipe at a decreased capacity and that it should have an issue in large rain events. Something is causing the backup and it could be downstream or it could be the Alcosan system itself. The Collier pipe may not be able to get into the Alcosan system. The report will indicate this. There are other areas in the Township that the Collier system connection cannot get into the Alcosan system causing backups.

Commissioner Cupples questioned if the engineers will give the Township a resolution.

Mr. Brett stated we will indicate if there is something the Township can fix and what the possibilities are. If it is not a Township issue, they will indicate that as well.

Commissioner Cupples questioned what the Township will do if it is someone else's issue.

Mr. Brett stated the Solicitor will be consulted.

Commissioner Chiurazzi questioned if Mrs. Maxwell's question will be answered as well in this report.

Mr. Brett stated yes.

## **V. New Business:**

1. Consider action to authorize the Township Engineer to prepare a Subdivision Plan for a Parcel at Collier Park for the installation of a communications tower.

*Motion was made by Commissioner Cupples, seconded by Commissioner Zymroz, to authorize the Township Engineer to prepare a Subdivision Plan as stated above. By unanimous vote, the motion passed.*

2. Consider action to set a public hearing date of Monday, July 25 at 6:00 pm for the proposed R4 Zoning District text amendment.

*Motion was made by Commissioner Young, seconded by Commissioner Chiurazzi, to set a public hearing as stated above. By unanimous vote, the motion passed.*

3. Consider action to set a public hearing date of Monday, June 27 at 6:00 PM for the B1-A District Zoning Ordinance Text Amendment proposal from NRP Properties.

*Motion was made by Commissioner Zymroz, seconded by Commissioner Vaughn, to set a public hearing as stated above. By unanimous vote, the motion passed.*

4. Consider action to approve the lowest bid for the demolition of 5097 Thoms Run Road, a residential structure and garage, in the amount of \$9,980.00 to Cardillo backhoe Service. This demolition is under the \$15,000 amount listed as “demolition funds” from the Capital Investment Fund Budget, specified in line item 413.610.

Commissioner Chiurazzi questioned where this property was located.

Mr. Plietz stated next to Beccari’s Market. The property is abandoned. It was left to a brother who does not have the money to maintain the property. The property then gets liened.

*Motion was made by Commissioner Vaughn, seconded by Commissioner Young, to approve the demolition of 5097 Thoms Run Road as stated above. By unanimous vote, the motion passed.*

5. Consider action to appoint Christie Covelli to fill the open position on the Vacancy Board effective May 24, 2022, until December 31, 2022.

*Motion was made by Commissioner Chiurazzi, seconded by Commissioner Young, to appoint Christie Covelli to the Vacancy Board as stated above. By unanimous vote, the motion passed.*

#### **VI. Account Transfer(s):**

- Approval of the transfer of \$28,000.00 from the General Fund Account to the Capital Fund Checking Account.
- Approval of the transfer of \$165,000.00 from the Parks & Recreation Fund Account to the General Fund Checking Account.

*Motion was made by Commissioner Chiurazzi, seconded by Commissioner Zymroz, to approve the transfers as stated above. By unanimous vote, the motion passed.*

#### **VII. Approval of General Fund Operating Account items:**

- Invoices paid, checks written and Bills Requested May 10, 2022 to May 23, 2022 in the amount of \$327,668.18.

*Motion was made by Commissioner Chiurazzi, seconded by Commissioner Cupples, to approve the General Fund Account items as stated above. By unanimous vote, the motion passed.*

#### **VIII. Approval of Capital Investment Account Items:**

- Invoices Paid, Checks Written and Bills Requested May 10, 2022 to May 23, 2022 in the amount of \$12,796.54.

*Motion was made by Commissioner Zymroz, seconded by Commissioner Vaughn, to approve the Capital Fund Account items as stated above. By unanimous vote, the motion passed.*

**IX. Approval of Sewer Account items:**

- Invoices paid, checks written and Bills Requested May 10, 2022 to May 23, 2022 in the amount of \$7,010.84.

*Motion was made by Commissioner Young, seconded by Commissioner Vaughn, and carried, to approve the Sewer Account items as stated above. By unanimous vote, the motion passed.*

**X. Adjourn**

*Motion was made by Commissioner Zymroz, seconded by Commissioner Vaughn, to adjourn the meeting at 7:28 p.m. By unanimous vote, the motion passed.*

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Wayne M. Chiurazzi – President  
Board of Commissioners

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Valerie A. Salla  
Township Secretary