

**HALFMOON TOWNSHIP BOARD OF SUPERVISORS  
MEETING MINUTES**

**JUNE 8TH, 2023  
PAGE 1 OF 3**

**1. CALL TO ORDER**

Chair David Piper called the meeting to order at 7:00 p.m. (present at Community Center). Other Supervisors present were Rose Ann Hoover (present at Community Center); Patti Hartle (present by Zoom); Chuck Beck (present at Community Center) and Ron Servello (present at Community Center). Staff present were Amy Smith, Township Secretary (present at Community Center) and Mark Boeckel, CRPA (present at Community Center).

Residents & others in attendance (In-person): Karen Miller; Donnan Stoicovy, David Curran, Donna Hughes, Dan Hughes, Lena Sheaffer; Sandra Podgurski, Gina Motter, Wayne Foster, Reed Moyer, Peggy Sue Majewski and Hyeseon Kim.

Residents & others in attendance (Zoom): Bruce Helms and Tom Majewski.

**2. OPENING ANNOUNCEMENTS**

**More information is available on the website:** [www.halfmoontwp.us](http://www.halfmoontwp.us).

- This evening's meeting is being LIVE recorded on C-NET's YouTube channel.

**3. PUBLIC COMMENTS**

Mr. Moyer stated Monarch Butterflies feed off milkweed and requested that the milkweed along Shanelly Drive and Lutz Lane and anywhere else it may be along township roads not be mowed to continue to provide a food source for them.

Mr. Foster acknowledged and thanked Ms. Cindy Hahn for recording and making the meetings available to the public and Ms. Smith for linking documentation into the agenda. Mr. Foster requested the board respect the committee representatives and allow them to verbally provide their reports.

Ms. Sheaffer read a statement to the board and requested they support funding Schlow Library.

Ms. Hughes stated she agrees with Mr. Moyer regarding the Monarch Butterflies, Mr. Foster on the committee reports and Ms. Sheaffer on the Schlow Library funding.

Mr. Curran questioned whether there was a concrete or amosite plant coming to Halfmoon Township and added if there is, he hopes that any environmental issues are taken into account.

Ms. Majewski stated there were better uses for tax dollars other than Schlow Library and wanted to remind the board that not every citizen is in favor of funding Schlow Library.

**4. AMENDMENT OF AGENDA**

- ***MOTION: Mr. Servello moved to amend the agenda to move the C-NET presentation to the first agenda item after citizen comments; Ms. Hoover seconded; Vote 5-0-0; Motion Carried.***

**5. C-NET PRESENTATION (CYNTHIA HAHN & KAREN MILLER)**

Ms. Hahn provided a presentation reviewing 2022 highlights, operating & capital costs, programing and where and how to view the Board of Supervisors meetings.

**6. APPROVAL OF MINUTES**

- ***MOTION: Mr. Servello moved to approve the minutes of May 11, 2023; Ms. Hartle seconded; Vote 5-0-0; Motion Carried.***

**7. CONSENT AGENDA**

- a. The following items listed on the Consent Agenda portion of the agenda may be approved with a single motion by a member or if a member of the public requests that an item be removed from the Consent Agenda for a question or further discussion.

- i. Ratification of the Bills List for the period of 05/06/2023 to 05/19/2023 from the following funds:

**HALFMOON TOWNSHIP BOARD OF SUPERVISORS  
MEETING MINUTES**

**JUNE 8TH, 2023  
PAGE 2 OF 3**

1. General Fund in the amount of \$23,756.12
  2. Open Space Preservation Fund in the amount of \$50.00
- ii. b. Approval of the Bills List for the period of 05/20/2023 to 06/02/2023 from the following funds:

1. General Fund in the amount of \$174,794.34
2. Open Space Preservation Fund in the amount of \$404.60
3. State Highway Liquid Fuels Fund in the amount of \$5,599.37

- ***MOTION: Mr. Servello moved to approve the consent agenda; Ms. Hoover seconded; Vote 5-0-0; Motion Carried.***

**6. ORDINANCE 2023-02; CHAPTER 181 – SEWERS & SEWERS DISPOSAL AMENDMENT PUBLIC HEARING**

Mr. Boeckel stated Ordinance 2023-02 proposes amendments to the Sewers & Sewer Disposal Ordinance. Mr. Boeckel stated the amendments entail primarily adding several definitions and two minor amendments to make sure the regulations are consistent with the Centre Region Growth Boundary and Sewer Service Area Implementation Agreement. Mr. Boeckel commented that the two minor amendments deal with when a community on-lot disposal system is required to be utilized for any development that proposes fifteen or more lots or equivalent dwelling units and a section that is being added to address alternative wastewater treatment systems being prohibited within the township. Mr. Boeckel reiterated that these amendments are being proposed to make sure the township regulations are consistent with the Centre Region Growth Boundary and Sewer Service Area Implementation Agreement.

Mr. Piper opened the public hearing at 7:35 p.m. There were no public comments. Mr. Piper closed the public hearing at 7:36 p.m. Mr. Piper questioned whether there were any board comments. Mr. Servello stated that this is further progress in making the township ordinances better and keeping them up to date. There being no further comments, Mr. Piper called for a motion.

- ***MOTION: Mr. Servello moved to approve Ordinance 2023-02; An Ordinance of the Township of Halfmoon, Centre County, Pennsylvania, to amend and restate Articles I and II of Chapter 181, Sewers and Sewage Disposal, of the Code of the Township of Halfmoon; Mr. Beck seconded; Vote 5-0-0; Motion Carried.***

**7. ORDINANCE 2023-03; CHAPTER 255-13C ZONING & CHAPTER 255-19B ZONING AMENDMENTS PUBLIC HEARING**

Mr. Boeckel stated the two sections being amended are the Agriculture Zoning District and Single-Family Home Residential Zoning District. Mr. Boeckel stated that this ordinance proposes the removal of community sewage treatment plants as conditional uses in these zoning districts. Mr. Boeckel explained that this is in relation to the Centre Region Growth Boundary and Sewer Service Area Implementation Agreement and making sure the ordinances are consistent by not allowing those types of systems in the township.

Mr. Piper opened the public hearing at 7:38 p.m. Mr. Moyer questioned what the alternative was to a Community On-Lot Disposal System (COLDS) if they are not allowed, and public sewer is not available then what are the options for a developer for development. Mr. Boeckel stated COLDS are allowed and it is required for fifteen or more dwelling units or more that is proposed for residential lots. Mr. Boeckel explained that Community Sewage Treatment Plants are a large-scale plant that might use alternative energy and the regional growth boundary prohibits those types of systems and that is why they are being removed. Mr. Moyer questioned whether treatment plants are bad. Mr. Boeckel stated he would not say they were bad, but they are very costly and can be a high liability for the community. Mr. Boeckel stated that ultimately the municipalities are responsible to ensure that wastewater treatment is taking place within their boundaries so if a system like that were to fail in a development the taxpayers would ultimately be responsible for fixing it if the developer or the property owners can't afford it. Mr. Moyer questioned when this ordinance would take effect. Mr. Boeckel stated it would take effect at the time of adoption. Mr. Piper closed the public hearing at 7:40 p.m. Mr. Piper questioned whether there were any board comments. There being no further comments, Mr. Piper called for a motion.

HALFMOON TOWNSHIP BOARD OF SUPERVISORS  
MEETING MINUTES

JUNE 8TH, 2023  
PAGE 3 OF 3

- **MOTION:** *Mr. Servello moved to approve Ordinance 2023-03; An Ordinance of the Township of Halfmoon, Centre County, Pennsylvania, to amend and restate Section 255-13C of Article II of Chapter 255, Zoning, and Section 255-19B of Article IV of Chapter 255, Zoning, of the Code of the Township of Halfmoon; Mr. Beck seconded; Vote 5-0-0; Motion Carried.*
8. **DRAFT OF THE AMENDED REGIONAL GROWTH BOUNDARY AND SEWER SERVICE AREA (RGB AND SSA) IMPLEMENTATION AGREEMENT (PRESENTATION BY MARK BOECKEL, PRINCIPAL PLANNER)**  
Mr. Boeckel presented a preliminary review of the Regional Growth Boundary and Sewer and Service Area Implementation Agreement. Mr. Boeckel stated most new building permits are issued inside the RGB and SSA and that the development capacity inside the RGB and SSA is adequate to serve growth. Mr. Boeckel stated that source water continues to be protected from incompatible development and farmland and open areas have been preserved. Mr. Boeckel explained that the initial request to expand the RGB and SSA boundary remains a local decision and all five municipalities that make up the Centre Region COG need to approve a request to expand the RGB and SSA. Mr. Boeckel stated that there are no substantial changes and reviewed the minor changes; cleaned up authority and effective date; moved exceptions to the front of the agreement; background section was deleted and incorporated into the RGB and SSA at a Glance document and deleted the "Limited Review Process" and reauthorized the option for municipalities to approve minor requests to expand the RGB and SSA without going to the COG General Forum.
9. **ACCEPTANCE OF SANDRA PODGURSKI PROPERTY INTO 99-YEAR OPEN SPACE PRESERVATION LEASE PROGRAM AND SET PUBLIC HEARING DATE FOR JULY 13, 2023**  
This property is 40.25 acres and is partially located in the Village District. This property is adjacent to the orchard at the Way Fruit Farm. The Open Space Preservation Board and Planning Commission both recommended the application be accepted and the property be placed into the program.
- **MOTION:** *Ms. Hartle moved to direct staff to advertise for a public hearing on July 14, 2023 for the Sandra Podgurski 99-year open space preservation lease; Mr. Beck seconded; Vote 5-0-0; Motion Carried.*
10. **DIVERSITY, EQUITY & INCLUSION**  
There was nothing reported.
11. **ADJOURNMENT**  
There being no further business before the board, the regular meeting was adjourned at 7:57 p.m.
- **MOTION:** *Mr. Servello moved to adjourn the meeting at 7:57 p.m.; Mr. Beck seconded; Vote 5-0-0; Motion Carried.*

Respectfully submitted,



Amy M. Smith,  
Township Secretary

