

**HARVEYS LAKE BOROUGH
LUZERNE COUNTY
Public Hearing
Villas at Waterwood
July 19, 2011**

The Public Hearing of the Harveys Lake Borough Council was held on Tuesday, July 19, 2011 at 7:00 P.M. at the Harveys Lake General Municipal Building, Route 415, Sunset, Harveys Lake, PA.

Council President Kopko called the meeting to order and asked everyone to join him in the Pledge of Allegiance.

President Kopko announced the meeting tonight was being tape-recorded and if anyone in the audience had a recorder to please advise Council at this point Eileen Godin from the Times Leader indicated that she had a tape recorder.

Roll call:

Clarence Hogan	Mayor	Present
Fran Kopko	President	Present
Larry Radel	Vice President	Absent
Boyd Barber	Council Member	Present
Rich Williams	Council Member	Absent
Carole Samson	Council Member	Present
Ryan Doughton	Council Member	Present
Diane Dwyer	Council Member	Present
Charles McCormick	Borough Solicitor	Present
Susan R. Sutton	Borough Secretary	Present

****Indicates motions made.**

President Kopko stated that this was a public hearing to review and take public comment on Preliminary Plan Approval of the Villas at Waterwood. He stated that as they may recall, the Borough approved the proposed PRD tentative plan subject to the Developer's compliance with conditions as listed by the Borough Engineer. At this point, the developer has worked with the Borough Engineer and the Borough Planning Commission in order to reduce the number of applicable conditions as well as to address certain additional waivers requested by the developer.

(The meeting was advertised in the Times Leader and posted at the Borough Office.)

There was some discussion between Council and Angelo Terrana regarding the new waivers requested and the reduction of the previous conditions. The Planning Commission had recommended tentative PRD plan approval including the following waivers:

- Grant of a waiver to revise curb contours
- Grant of a waiver for US Army Corp of Engineers/PA Department of Environmental Protection Wetlands Verification
- Waiving of a road connection between Grandview Avenue and Rosalind Court
- Waiver for modifying the required chain link basin fencing with a decorative metal fence (with the Planning Commission's suggestion that an indemnification be obtained from the Developer with regard to the fence modification).

The Planning Commission also recommended approval subject to the following outstanding conditions: (Please note that the remaining conditions/requirements were drawn from the Borough Engineer's review letter of June 15, 2011.)

The outstanding conditions are as follows:

1. Solicitor comment/approval of proposed deed restrictions, easements, private covenants and formation documents for the Development
2. Developer's engineer shall revise the sewer easement widths as depicted on the plan
3. Harveys Lake Municipal Authority approval for sewer plan submission
4. Issuance of a Pennsylvania Highway Occupancy Permit for the project
5. Developer shall comply with comments made by Borton-Lawson dated June 2, 2011
6. E&S Plan approval and submission of all supporting documentation
7. NPDES approval and submission of all documentation associated therewith
8. Developer must submit an estimate of the total cost of the Phase One Required Improvements acceptable to the Borough Engineer
9. All construction by the Developer must be performed and completed in accordance with all SALDO final plan requirements
10. Developer must obtain minor subdivision plan approval (It should be noted that the Developer has already received conditional final minor subdivision approval for the reverse subdivision contemplated in this Item 10.)
11. Developer shall comply with all provisions of Article VII of the Ordinance governing assurances for completion of improvements
12. The central water system and associated permit needs to be issued by the Department of Environmental Protection in connection with the proposed public water source for the development.

The floor was opened for public comment. There was no comment.

****Councilwoman Dwyer made a motion to amend the tentative PRD plan approval including the 4 waivers that were presented tonight, and the 12 outstanding conditions listed, seconded by Councilmember Williams. The motion carried unanimously.**

****Councilmember Barber made a motion to adjourn, seconded by Councilmember Doughton. The motion carried unanimously.**

****The meeting was adjourned at 7:18 pm.**

Respectfully submitted by:

Susan R. Sutton
Borough Secretary