

**HARVEYS LAKE BOROUGH  
LUZERNE COUNTY  
Public Hearing  
Villas at Waterwood  
November 15, 2010**

The Public Hearing of the Harveys Lake Borough Council was held on Monday, November 15, 2010 at 6:00 P.M. at the Harveys Lake General Municipal Building, Route 415, Sunset, Harveys Lake, PA.

**Roll call:**

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

**\*\*Indicates motions made.**

President Kopko stated that this was a public hearing to take public comment and act on the request of the Villas at Waterwood for a Conditional Approval of the Proposed Tentative Approval Plan submitted to Borough Council.

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

The floor was opened for public comment.

Resident Santo Agati asked what impact the development of 117 units would have on the sewer system. Would there be additional cost for the pumping stations, etc.

Attorney Angelo Terrana, representing the developers, stated that they had several meetings with the General Municipal Authority of Harveys Lake, (GMAHL). They currently have 36 EDU's. GMAHL currently has a new grant to find and correct infiltration. Hopefully, they will be able to correct enough that DEP will release more EDU's to GMAHL, and they will be able to purchase more from them. However, they will only be able to build as many homes as they have EDU's.

Resident Bob Cook asked about the water source they would be using. Attorney Terrana stated that an agreement was almost completed with Shirley Hanson for an easement to use well water from the Blue Jay Trailer Park. This would only be used for phase 1. They have engaged an engineering firm, Mills Engineering in Tunkhannock, PA that specializes in water to determine what is needed for the whole project.

Millie Monk asked about the grant that Attorney Terrana spoke about earlier.

Resident Bruce Hanson asked about the height of the buildings. He was concerned with his line of sight. He is all for the new development. He hopes it gets built. He was just asking for his information.

Attorney Terrana stated that no height variances had been asked for or given.

Resident Jason Miller asked about the water side of the project. He wanted to know what plans were in place.

It was pointed out that this is not part of the project.

Attorney Terrana stated that a reverse subdivision is being done to combine them into one lot. They are also separating the lake side. There will be two separated companies, one for the Villas and one for the Rentals of the Boat slips. The shorefront development is not on the table tonight.

Bob Cook asked how a reverse subdivision would affect the easement going through the back of his property to several cottages back there.

Attorney Terrana stated that it wouldn't affect it. He also stated that there was no planned use of the easement with the new development. However, if Mr. Cook felt that it was overburdening his easement, he could file a civil suit in court. However, this would have nothing to do with the plan this evening. There is no intent of the developers to use that easement.

Councilman Ryan Doughton asked if Council agreed, he would like to add an additional condition to the 60 that were recommended by the Borough Engineer. He asked that in the deed, they would include a statement that the roads and appurtenances in this development are not ever intended to be offered for dedication to the Borough of Harveys Lake.

Attorney Terrana agreed and it was added as number 61.

**\*\*Councilman Doughton made a motion to grant Conditional Approval of the Proposed Tentative Approval Plan of the Planned Residential Development submitted to council with the attached 60 (sixty) conditions outlined in the Letter from Michael J. Pasonick Engineers, dated November 1, 2010, and the additional request from Council that a statement would be included in the deed stating that the**

**roads and appurtenances in this development are not ever intended to be offered for dedication to the Borough of Harveys Lake, seconded by Councilmember Samson.**

**Roll Call vote:**

<b>Larry Radel</b>	<b>Yes</b>
<b>Rich Williams</b>	<b>Yes</b>
<b>Carole Samson</b>	<b>Yes</b>
<b>Ryan Doughton</b>	<b>Yes</b>
<b>Fran Kopko</b>	<b>Yes</b>

**The motion carried unanimously.**

**\*\*Councilmember Radel made a motion to adjourn, seconded by Councilmember Samson. The motion carried unanimously.**

**\*\*The meeting was adjourned at 6:50 pm.**

***This meeting was recorded word for word by the Standing Commissioner and is available for purchase or review in the Borough Office.***

Respectfully submitted by:

Susan R. Sutton  
Borough Secretary