A regular meeting of the Planning Commission was held on Monday, June 10, 2019, at the Kutztown Municipal Building, 45 Railroad Street.

The meeting was called to order at 7:04 PM by Ms. Lisa Ladd-Kidder, Chairperson. Members present were: Ms. Lisa Ladd-Kidder, Mr. Tim Haring, Mr. Frederick Engelhardt, Mr. Joel Seidel, and Mrs. Pat Snyder. Mr. Michael Blichar and Ms. Karen Feridun were absent. Also present: Mr. Gabriel Khalife, Borough Manager, and Ms. Carolann Moody, Recording Secretary. Public Attendance: Phila Back, Borough resident

PUBLIC COMMENTS ON NON-AGENDA ITEMS
There were no public comments.

PLANNING COMMISSION COMMENTS ON NON-AGENDA ITEMS
Ms. Ladd-Kidder mentioned that she was sorry to hear that Mr. Matt Hafer resigned as Director of Community Development/Codes Inspector adding that the Planning Commission is very sorry to lose the expert assistance from Mr. Hafer and wish him well in all of his endeavors.

Ms. Ladd-Kidder stated that the Borough is currently speaking with a potential replacement for the position of Director of Community Development, adding that she does have the job description for the Codes Inspector position if any members know someone who may be interested.

There was a brief discussion regarding the potential Director of Community Development replacement between Planning Commission members and Mr. Gabriel Khalife.

APPROVAL OF MINUTES
The May 13, 2019 Planning Commission minutes were reviewed by members. Motion by Mrs. Snyder and seconded by Mr. Engelhardt to approve the May 13, 2019 minutes as written. The motion passed by unanimous vote.

NEW BUSINESS/ACTION ITEMS
There was nothing to discuss under New Business/Action Items

OLD BUSINESS/UPDATES
- Planning Commission Response Regarding a Proposed Amendment to the Water Supply Agreement
Ms. Ladd-Kidder began the discussion by reminding everyone that in Chapter 2 of the 2012 Comprehensive Plan, it is stated that it is the responsibility of Planning Commission members to monitor wellhead protection issues and maintain high quality of drinking water. She added that she would like to review the Conditional Water Supply Agreement, as well as the proposed amendment for any corrections or changes that need to be made. Mrs. Snyder mentioned that Ms. Ladd-Kidder has done a phenomenal job reviewing and understanding this agreement adding that she agrees with her suggestion to have Environmental Council review any suggested changes Planning Commission members recommend.
Mr. Gabriel Khalife mentioned that he has been in contact with Mr. Larry Lloyd, who works very closely with the Borough on the Wellhead Protection Plan, adding that Mr. Lloyd does not want to get involved with the proposed amendment as it is not his area of expertise. Mr. Khalife stated that Mr. Troy Smith, Water Treatment Plant Manager, and the Water/Wastewater Committee are comfortable with moving forward with the proposed amendment. He mentioned that they do welcome recommendations from Planning Commission members.

Planning Commission members reviewed the working draft of the proposed New England Stone and Lime (NESL) Agreement and there was a lengthy discussion regarding the current agreed upon PCE of 2.5 ug/l, the proposed PCE of 5.0 ug/l (which is the maximum allowable through Department of Environmental Protection (DEP)); the Quarry representatives pointing out that the discharge water is not being used for drinking water; testing requirements; the increased pumping rate in 2015 including that the Water Supply Agreement is the only document that protects the Borough.

Ms. Phila Back reviewed with Planning Commission members what air stripping is and explained that if contaminated water gets discharged into the creek, it permeates through the ground into the ground water and the pumping at the wells sucks that water from the surface, down the well, then out of the creek bed. She stated that if contaminated water is going into the creek then it will be sucked into the wells because of the Cone of Depression. There was a brief discussion regarding the pumping.

Ms. Ladd-Kidder mentioned that she learned that the Quarry is using air stripping, adding that she believes we should not be involved with air stripping because should their become environmental health issues, and if the Borough agrees to the air stripping, they may at some point be involved in liability. Following a lengthy discussion, Mr. Khalife stated that there are many chemical, scientific and technical terms that may at times put up red flags, adding that over the years our water quality and testing have come back very good and when red flags do happen, the Quarry has responded and they have been a good neighbor by shutting down when our wells have been affected. He added that a red lined copy of the agreement should be requested so that the changes they want are clarified on one document.

Following a lengthy discussion, Planning Commission agreed that an informal response to the Water/Wastewater Committee be prepared, requesting a redline copy of NESL’s proposed changes and a consultation with an environmental attorney.

OFF AGENDA
There was nothing to discuss off agenda.

ADJOURNMENT
With no further business to discuss a motion was made by Mr. Haring and seconded by Mr. Seidel to adjourn the meeting. The motion carried and the meeting was adjourned at 8:32 PM.

Respectfully submitted,

Ms. Carolann Moody
Recording Secretary