



SHOHOLA TOWNSHIP

Board of Supervisors

George C. Fluhr, Gregory P. Hoyer, Keith W. Raser
Municipal Building
159 Twin Lakes Road
Shohola PA 18458

January 6, 2025

ATTENDANCE:

- Supervisors; Chairman Keith Raser, Vice-Chair George C. Fluhr, Supervisor Gregory P. Hoyer, Solicitor, Jason Ohliger and Secretary, Diana Blume, and all others on the attached list.

MEETING CALLED TO ORDER at 1:32pm

APPROVAL OF MINUTES:

- Motion** to approve Minutes from the Regular Meeting of the Board on December 12, 2024 made by **Vice-Chair Fluhr**, second by Supervisor Hoyer, motion carried.

APPROVAL OF EXPENDITURES:

- Motion** to approve the list of expenditures for December 2024, made by **Supervisor Hoyer**, second by **Chairman Raser**, motion carried.

APPROVAL OF TREASURERS REPORT:

- No report

PLANNING COMMISSION:

- None

SOLICITORS REPORT

- None

ANNOUNCEMENTS:

- None

OLD BUSINESS:

- Josiah Slack Well Ordinance:** Solicitor Ohliger began by stating that Josiah Slack is here on an application for a Well Waiver hearing under the Well Ordinance No 59. There are certain requirements for isolation distances in Section 603 of that Ordinance, specifically as it relates to adjacent property lines where there is a 10-foot isolation distance required and as to private road rights of way there is 10 feet isolation distance requirement. This application is for property located at Lot 9A Iroquois Road, Shohola, PA. No 911 address for this property to date, however, it is tax I.D. No. 049.02-07-82.
- Solicitor Ohliger directed the following statement to the applicant:

Solicitor: At the previous meeting of the Board, it was discussed that in order for the meeting to be a waiver of the isolation distances, under Section 900 of the Ordinance you have a burden of proving proof to the Board that you must potentially place the well in this location on your property within those isolation distances and it is the Boards decision whether or not to grant you the waiver.

Solicitor: Do you have any evidence or documents that you plan on presenting to the Board? I see a Map and the application in the file. We will mark the Well Waiver application as exhibit B1 and the Survey of the property as exhibit B2. So, this will be the full record for documents.

Solicitor: Do you intend to testify and provide your explanation as to why you need this wavier?
Mr. Slack: Yes sir!

Oath was administered to Mr. Slack

Solicitor: Do you swear to tell the truth, the whole truth and nothing but the truth?

Mr. Slack: Yes sir!

Mr. Slack: the lots purchased in Walker Lake are all 55'X95' and so we had to combined the lots in order to reach the distance that we thought would be there to install both the septic and the well, but due to the shape of the property, if it was long and narrow we could have done it because the square footage was there and we could make it inside, but it is the 10' setback that stops it from being enough space. There is proper space on the property for sanitary reasons, the road and the property next door can't be developed because it is green space. It can't be developed and it will never be developed so it wouldn't cause any kind of situation on their property or on the road way because it is in a good spot.

Mr. Raser: How close are you?

Mr. Slack: It is 2' from the vacant property and 1.9' from the roadway, which is not even a developed road it actually a roadway but it is not developed.

Solicitor: Is there something there? Is it a paper road, like is it just on a map and there is grass growing over it? Or is it that they did establish a road and it is grown over?

Mr. Slack: It is not an established road there. There is just grass. Which actually I have to develop the road right up to that house.

Mr. Fluhr: The property next door who owns it?

Mr. Slack: Walker Lake.

Mr. Raser: It could never be built on?

Mr. Slack: That's right! It could never be built on.

Solicitor: Now when you say "make it work" as you referenced before, you are talking about meeting the 100' isolation between the septic and the well? So, in order to have 100' isolation distance, this is the only place that you can put the well as indicated on the map that shows 2' from the property line and 1.9' from the roadway?

Mr. Slack: Yes sir! It is the only place.

Solicitor: Who have you consulted with that told you that?

Mr. Slack: The Zoning Officer, Ron Tussell, Jim Motichka, the land surveyor and the contractor that performed the perk test, they put it together for me.

Solicitor: Do you have anything else you would like to explain or share with the Board?

Mr. Slack: That is the only way the property will actually be developed is being able to have that well in that location.

Solicitor: Okay! There are a few people here and I recognize most of the faces but I am going to ask anyway, is there anyone here who has any interest in this application who wishes to be recognized as a party to this application specifically anyone from Walker Lake Shores or elsewhere? (NO RESPONSE RECEIVED). Therefore, with no response, there is no one who is going to cross examine you or give other testimony. But we do have to open the floor to any public comment.

Solicitor: Is there anyone that has any questions or comments even if you are not a party? (NO RESPONSE). With there being no response, I turn it over to the Board.

Mr. Raser: What do you think?

Mr. Fluhr: I think with this problem he doesn't have much of an alternative.

Motion to grant the waiver on the isolation distances for the road right of way and the adjacent property, **made by Vice-Chair Fluhr, second by Supervisor Hoeper, motion carried.**

NEW BUSINESS:

- Medication for IALS Service (Advanced EMT Certification): **Motion** to approve the purchase of the required medication in order to upgrade the State License to IALS up to \$5000.00, **made by Vice-Chair Fluhr, second by Supervisor Hoeper, motion carried.**
- Upgrade license to reflect IALS Service: **Motion** to approve the renewal of the state license to include the IALS, **made by Chairman Raser, second by Vice-Chair Fluhr, motion carried.**

CORRESPONDENCE

- None

REPORTS TO THE BOARD

- Building Permits No Report.
- Zoning and Sewage 1 Zoning, 1 Well and 9 Sewage permits issued in December 2024.
- Road Department Filling pot holes.
- Park Committee Successful event on the tree decorating despite the cold.
- Fire Department 190 Calls for service in 2024.
- Ambulance 244 911 calls for Ambulance in 2024

PUBLIC COMMENTS:

- None

SUPERVISORS COMMENTS:

- Supervisors wished everyone a happy and healthy holidays season.

Motion to adjourn at 2:13pm, **made by, Vice-Chair Fluhr, second by Supervisor Hoeper, motion carried.**

Respectfully Submitted by:

Diana Blume
Township Secretary