

Juniata Township Meeting

March 01, 2022

Agenda

Call Meeting to Order

Pledge of Allegiance

Approval of Minutes and Financial Report

Engineer Report

Solicitor Report

New Business

- Street Name Additions – Line of Fire Drive, Grand View Lane & Eagles View Drive.

Public Forum

Reports

- Construction Code Enforcement
- Planning Commission
- Road Master/Supervisor

Old Business

- Township Road Safety
- Ridgeview Campground
- ARPA Funding
- Hurricane IDA funding

Announcements

- Next Meeting: April 05, 2022 @ 6:00 p.m.

Adjourn Meeting

Juniata Township Meeting

February 01, 2022

Minutes

Chairman Stein called the meeting to order at 6:00 p.m. at the Juniata Township Municipal Building and led the meeting in the Pledge of Allegiance.

Attendance

Present:

- Greg Stein – Chairman
- Dean Parks – Co-chairman; Supervisor
- Wib Hall - Supervisor
- Leslie McDermott – Secretary/Treasurer
- Jamie Catanese – CEO/SEO
- Wayne Bradburn - Solicitor
- Tom Levine – Engineer
- Duane Dysard - Roadmaster

Guests:

- See Attached

Reading and approval of the regular meeting minutes from the January 04, 2022 monthly township meeting.

Supervisor Hall motioned to accept the minutes as recorded for this meeting. Seconded by Supervisor Parks. Unanimously approved by the Board.

The financial report was presented. Supervisor Parks motioned to approve the financial report as recorded for this meeting. Seconded by Supervisor Hall. Unanimously approved by the Board.

Engineer Report Ridgeview Campground

- Township Engineer, Tom Levine, gave an update on Ridgeview Campground:
 - Waiting on three items:
 - Sewage facility planning approval from DEP.
 - Public water supply permit to permit well on site for purposes of providing adequate drinking water.
 - Penn Dot - if the existing drive way at the intersection of the Penn Dot highway is adequate or needs to be modified.
 - Township ordinance gives the Board of Supervisors three options:
 - Approve the plan as presented.
 - Reject the plan as presented.
 - Approve the plan with conditions that Board feels are reasonable.
 - Campground owner, Justin Stoner is here tonight to request conditional approval for the plan.
 - Action must be taken tonight. Engineer Levine recommended that the Board of Supervisors reject the plan because the sewage facility planning module approval from DEP and the water supply permit are significant enough that they could change the approved plan.
 - Levine added that the complicating factor with conditional approval is that it is hard enough to administer an approved plan and if you have two sets of approved plans or some modifications and no one is here at the office to administer the same it can become extremely challenging.

Ridgeview Campground

- Louis Glantz, attorney for Justin Stoner, commented on Engineer Levine's recommendation for rejection:
 - The normal practice for townships is to approve plan with conditions but do not sign. Which means that Board of Supervisors will not sign anything, will not issue any permits, no one can move any dirt or do anything until conditions are met. Once conditions are met, then work can proceed.
 - Conditional approval shifts the burden to DEP and Penn Dot. The permits pending with DEP and Penn Dot are acts beyond the township's scope. The Board of Supervisors have no say in the pending items but may comment to DEP and Penn Dot. Therefore,

since the campground plan has met all the requirements of the township the only recourse of the Board of Supervisors is to approve plan with conditions.

- By rejecting the plan with conditions, Board of Supervisors could open the township up to litigation or it could start the approval process over again which is not fair to the applicant and could cost the township additional money.

Supervisor Stein motioned to reject the conditional acceptance of the Ridgeview Campground plan. Seconded by Supervisor Hall. Unanimously approved by the board.

PUBLIC FORUM

- Township resident, Carl Grove, commented that the Penn Dot permit was revoked.
- Campground owner, Justin Stoner, refuted Grove's claim by stating that the permit was never revoked and that they were only doing a change of use to add the quantity of campsites.
- Attorney Glantz, stated if Board of Supervisors agree to vote to approve the plan only after the permits are issued, they would grant an extension.
- Supervisor Stein ask for a vote to approve or disapprove the Ridgeview Campground Plan with conditions.
- Supervisor Parks and Hall commented that they did not have an issue approving the plan with conditions.
- Resident, Ken Stewart, asked supervisors to take into account everything that the residents have brought before the Board of Supervisors and to disapprove the plan.
- Resident, Carl Grove, stated that residents would like to see some support from the Board of Supervisors. By rejecting the plan, it shows residents that their concerns are being taken into consideration by the supervisors.
- Residents would like supervisors to require that campground owner, Justin Stoner, purchase a bond to cover costs of wells lost in the future due to the campground.
- Justin Stoner stated that campground is on different aquifer, the campground water draw is equivalent to 3.5 residential lots. Justin already has approval for 5 residential lots. When it is a residential sub-division, there is no push back from residents but because it is a campground plan that will not use as much water as 5 residential lots, it become a big issue for residents.

- Township residents accused campground owners of using inaccurate flow data for the sewage at the campground. After checking with DEP, it has been determined that owners used factual data.
- Mr. Stoner stated that the information being bought by the township residents before the Board of Supervisors is wrong.
- Joe Dinardi spoke on behalf of Harlan Byers, who was unable to attend the meeting, to express concern about a large vacation home just constructed at the end of parks road.
- The vacation home is being advertised on the internet as a home that will sleep 25 people and accommodate a party of 50 people.
- Residents are concerned about the sewage, water use and parking for large groups.
- Mr. Dinardi asked if the sewage module was approved for 25 people. Jamie has explained this numerous times to Harlan. Jamie once again explained that the sewage approval is based on number of bedrooms and type of structure. Sewage approval has nothing to do with the amount of people using a facility. It is no different than a private home accommodating numerous people for holidays and celebrations.
- Carl Grove commented that vacation rentals are something that the planning commission should take a look at.

SEO Report – Ridgeview Campground

- Township SEO, Jamie Catanese, gave an update on Ridgeview Campground:
 - When an SEO looks at a site, they look for general site suitability which means the site can support the proposed project's current and future septic needs.
 - Jamie recommended that the Board of Supervisors sign off on component two of township's checklist because Ridgeview Campground has met sight suitability.
 - Jamie double checked flows and verified that flow rates that Ridgeview Campground was using from a like size campground were correct.

NEW BUSINESS:

Planning Commission

- Consists of 5 members, 4-year terms. To stagger terms, commission will have 3 members with 3-year terms, 1 member with a 2-year term and 1 member with a 1-year term.

- Members must reside in Juniata Township.
- Members drew cards to determine terms.
 - 3-year terms: Chad Snare, Ken Stewart, Joe Biddle
 - 2-year term: Carl Grove
 - 1-year term: Vacant
- Supervisor Stein provided members with a list of tasks.
- Date and time of meetings must be advertised.
- Commission will meet 1st Monday of month starting March 07, 2022 @ 7:30 p.m.

Planning Commission Ordinance 2022-1

- Chairman Stein presented Planning Commission Ordinance 2022-1 for adoption.

Supervisor Parks motioned to adopt Ordinance 2022-01 for creating and establishing a township planning commission. Seconded by Supervisor Hall. Unanimously approved by the board.

Planning Commission By-Laws

- Chairman Stein presented the Planning Commission By-Laws for approval.

Supervisor Hall motioned to approve the Planning Commission By-Laws. Seconded by Supervisor Parks. Unanimously approved by the board.

Planning Commission Code of Ethics

- Chairman Stein presented Planning Commission Code of Ethics for approval.

Supervisor Parks motioned to approve the Planning Commission Code of Ethics. Seconded by Supervisor Hall. Unanimously approved by the board.

Township Road Safety

- Chairman Stein composed a letter to Rich Irvin requesting assistance in reaching out to the Pennsylvania State Police, Troop G and Penn Dot regarding traffic data during peak tourist season in Juniata Township.
- The Board of Supervisors would like to access historical traffic data in the township to study and assess the risks that residents face.

Street Name Addition - Cortland Drive

- A request from the Huntingdon County Mapping Department was received to establish a new street name in Juniata Township. The proposed street name is Cortland Drive. The private drive is located off Berley Road.

Supervisor Hall motioned to approve the addition of Cortland Drive to the Juniata Township Street naming ordinance. Seconded by Parks. Unanimously approved by the board.

PUBLIC FORUM:

Construction Code Enforcement

- See attached report.

Planning Commission

- No report.

Road Master/Supervisor Reports

- Restocked salt, anti-skid and dirty 2B.
- Spreader on the red truck was not working and snow plow was broken from plowing the mountain road. White truck had hydraulic leaks. Both trucks repaired. Had to hire independent contractor for ½ day of snow plowing while township equipment was down.
- Butch is getting additional keys made for the equipment.
- Greg requested a copy of each key for the equipment to kept at township building.

OLD BUSINESS:

Tax Collector Huntingdon County

- Secretary McDermott sent notice to Susan Harry, Huntingdon County Treasurer informing her that the Juniata Township Board of Supervisors has appointed her office as tax collector for Juniata Township.

Announcements

- Next meeting will be held March 01, 2022 @ 6:00 p.m.

Supervisor Parks motioned to adjourn the meeting @ 7:26 p.m. Seconded by Supervisor Hall.

8:14 AM

BOARD OF SUPERVISORS JUNIATA TWP HUNTINGDON COUNTY
Profit & Loss by Class
February 2022

3/01/22

Cash Basis

	General Fund	State Fund	TOTAL
Ordinary Income/Expense			
Income			
G301.00 · REAL PROPERTY TAXES			635.43
G301.10 · Real Estate Taxes Current Year	635.43	0.00	635.43
G301.40 · Real Estate Taxes Delinquent TB	236.51	0.00	236.51
Total G301.00 · REAL PROPERTY TAXES	871.94	0.00	871.94
G310.00 · PER CAPITA TAXES			63.00
G310.01 · Per Capita Taxes Current Year	63.00	0.00	63.00
Total G310.00 · PER CAPITA TAXES	63.00	0.00	63.00
G310.10 · Real Estate Transfer Tax	6,109.81	0.00	6,109.81
G310.20 · EARNED INCOME TAX			1,901.08
G310.21 · Earned Income Tax Current Year	1,901.08	0.00	1,901.08
G310.22 · Earned Income Tax Prior Year	2,783.62	0.00	2,783.62
Total G310.20 · EARNED INCOME TAX	4,684.70	0.00	4,684.70
G362.0 · PUBLIC SFTY			25.00
G362.41 · Bldg Pmnts	25.00	0.00	25.00
G362.44 · Sewage Permits/SEO Fees	225.00	0.00	225.00
Total G362.0 · PUBLIC SFTY	250.00	0.00	250.00
Total Income	11,979.45	0.00	11,979.45
Expense			
GENERAL FUND EXPENSES			
PUBLIC WRKS HIGHWAYS ROADS & ST			
G437.00 · Repairs of Tools & Machinery	81.71	0.00	81.71
Total PUBLIC WRKS HIGHWAYS ROADS & ST	81.71	0.00	81.71
Total GENERAL FUND EXPENSES	81.71	0.00	81.71
GENERAL GOVERNMENT			
G404.00 · Solicitor	1,080.00	0.00	1,080.00
Total GENERAL GOVERNMENT	1,080.00	0.00	1,080.00
INSURANCE CASUALTY & SURETY			
G486.10 · Insurance - Liability	327.08	0.00	327.08
G486.20 · Insurance - Property/Casualty	68.18	0.00	68.18
G486.30 · Insurance - Automobile	341.18	0.00	341.18
G486.70 · Worker's Compensation	182.81	0.00	182.81
Total INSURANCE CASUALTY & SURETY	919.25	0.00	919.25
PAYROLL EXPENSES			
P400.05 · Supervisor Wages	468.75	0.00	468.75
P400.12 · Roadmaster Wages	96.00	0.00	96.00
P403.11 · Tax Collector Wages	33.61	0.00	33.61
P405.10 · Secretary Wages	926.50	0.00	926.50
P409.37 · Building Repair/Maint	0.00	0.00	0.00
P413.00 · Code Enforcement Officer	45.00	0.00	45.00
P432.00 · Winter Maintenance	1,843.00	0.00	1,843.00
P437.00 · Repairs of Tools & Machinery	237.00	0.00	237.00
P438.00 · Repair/Maint Roads & Bridges	870.00	0.00	870.00
P438.20 · Land Slide	0.00	0.00	0.00
PAYROLL EXPENSES - Other	395.93	0.00	395.93
Total PAYROLL EXPENSES	4,915.79	0.00	4,915.79
STATE FUND EXPENSES			
S432.00 · Winter Maintenance Snow Removal	0.00	4,083.80	4,083.80
S437.00 · Repairs of Tools & Machinery	0.00	1,832.30	1,832.30
S438.00 · Repair/Maint Roads & Bridges	0.00	1,241.84	1,241.84

8:14 AM
 03/01/22
 Cash Basis

BOARD OF SUPERVISORS JUNIATA TWP HUNTINGDON COUNTY
Profit & Loss by Class
 February 2022

	<u>General Fund</u>	<u>State Fund</u>	<u>TOTAL</u>
S471.00 · Debt Service	0.00	48.52	48.52
S472.10 · Debt Interest	0.00	48.52	48.52
Total S471.00 · Debt Service	0.00	48.52	48.52
Total STATE FUND EXPENSES	0.00	7,206.46	7,206.46
G400.00 · Travel Reimbursement	0.00	0.00	0.00
G400.33 · Mileage - Supervisor/Roadmaster	0.00	0.00	0.00
Total G400.00 · Travel Reimbursement	0.00	0.00	0.00
G403.00 · Tax Collection	166.65	0.00	166.65
G403.21 · Office Supplies	83.02	0.00	83.02
G403.28 · Tax Collection Fees	249.67	0.00	249.67
Total G403.00 · Tax Collection	117.85	0.00	117.85
G405.34 · Advertising	117.85	0.00	117.85
G410.00 · Public Safety	225.00	0.00	225.00
G419.31 · Sewage Permits (SEO Fees)	225.00	0.00	225.00
Total G410.00 · Public Safety	1,076.06	0.00	1,076.06
G442.00 · Utilities	1,076.06	0.00	1,076.06
G471.00 · Debt Service	462.44	1,351.48	1,813.92
G471.10 · Debt Principal	58.59	0.00	58.59
G472.10 · Debt Interest	521.03	1,351.48	1,872.51
Total G471.00 · Debt Service	9,186.36	8,557.94	17,744.30
Total Expense	2,793.09	-8,557.94	-5,764.85
Net Ordinary Income	2,793.09	-8,557.94	-5,764.85
Net Income	2,793.09	-8,557.94	-5,764.85

BOARD OF SUPERVISORS JUNIATA TWP HUNTINGDON COUNTY

Balance Sheet

As of March 1, 2022

Mar 1, 22

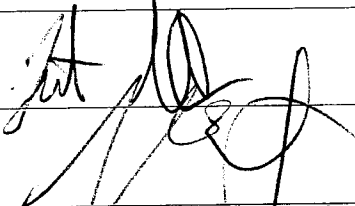
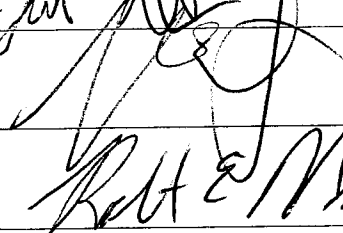
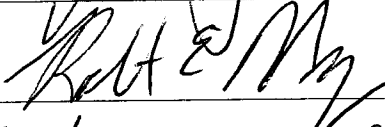

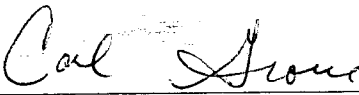
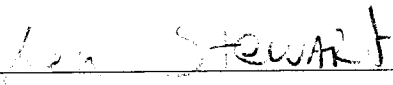
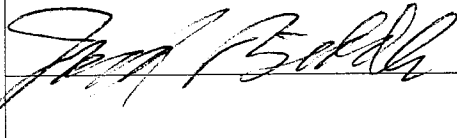


ASSETS	
Current Assets	
Checking/Savings	
G100.00 · GENERAL FUND	23,507.53
G100.00 · ARPA	27,894.34
G102.00 · SAVINGS ACCOUNT	11,638.33
S101.00 · STATE FUND	3,576.70
Total Checking/Savings	<u>66,616.90</u>
Total Current Assets	<u>66,616.90</u>
TOTAL ASSETS	<u>66,616.90</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
G21000 · PAYROLL LIABILITIES	
G210.00 · Federal Income Tax Withheld	469.76
G211.00 · Social Security Withheld	429.66
G211.10 · Social Security - Company	429.66
G212.00 · Local Income Taxes Withheld	143.72
G213.00 · Medicare Tax Withheld	200.92
G217.00 · State Income Tax Withheld	294.23
G219.00 · EMST Tax Withheld	31.60
G221.00 · PA UC Tax Withheld	4.41
G222.00 · PA UC Company	101.57
Total G21000 · PAYROLL LIABILITIES	<u>2,105.53</u>
Total Other Current Liabilities	<u>2,105.53</u>
Total Current Liabilities	<u>2,105.53</u>
Total Liabilities	2,105.53
Equity	
30000 · Opening Balance Equity	23,668.81
32000 · Retained Earnings	58,996.68
Net Income	<u>-18,154.12</u>
Total Equity	<u>64,511.37</u>
TOTAL LIABILITIES & EQUITY	<u>66,616.90</u>
Crestwood Estates	11,950.42
Truck Loan	15,231.97

Juniata Township Board of Supervisors Meeting Sign-in Sheet

Date:

Signature

Print Name

	Justin Stone
	Mark Linsousley
	Robert Myers
	Louis Glantz
	Carl Grove
	Kent Stewart
	Joe Biddle
	JOE DIARDI 
	MRS. GROVE 

JUNIATA TOWNSHIP

JANUARY 2022 ACTIVITY REPORT FOR FEBRUARY MEETING

Eric & Heather Wolf - Ripplin Rd.

They wish to do a stream crossing to access the largest portion of the land they own. They have contacted Tom Lavine to help with the process. There is a site meeting on Thursday February 17, at 10am

William Walters - Overlook Rd.

I checked Mr. Walters setbacks and Bureau Veritas is working on the permit.

Mathew Pipetti - Point Rd.

I have sent Mr. Pipetti a packet of forms to fill out and get back to me. Knowing that he will not meet our ordinance. Supervisors allowing the deck to go in because of safety and necessity to enter and exit the house.

Jay Kopp - Lot 8 Crestwood Estates

Lot 8 Crestwood Estates. I met Mr. Kopp and his son on the site to check the setbacks. He has to fill out the paperwork and get it back to me. He is requesting to permit a hookup to the existing septic system with the new house which is going to be the same number of bedrooms or less than the original slated dwelling. Mr. Kopp and his son keep expressing that they think the township should be involved with the ROW dispute. I am attaching the email Mr. Kopp sent me. I explained on several occasions that the twp. does not have anything to do with private ROWs and he should consult the police if he thinks there is an immediate issue and his attorney for advice

Mongold Injunction - Ripplin Rd.

I gave attorney Newfield the information he asked for about the Mongold injunction.

Casy McGraw - Lot 15 & 16 Raystown Reach

Casy is purchasing Lots 15 & 16 in Raystown reach and plans on building vacation cabins on them.
General information given

JUNIATA TOWNSHIP

JANUARY 2022 ACTIVITY REPORT FOR FEBRUARY MEETING

Joyce Kuras - 8341 River View Hgts.

Raystown Realty contacted me about a septic repair permit for the property. The cleanouts on the mound are broken and an apparent broken delivery line pipe.

Mckenzi Miller - Parks Rd.

Adding a second story to the home with no expansion. Adding a bedroom upstairs and removing one downstairs.

Diane Shee – Phelps Subdivision Piney Ridge

A lot was purchased from Jim Phelps on Piney Ridge near the Hall farm. Diane is applying for the septic permit. They will be applying for the building permit soon.

Clay Cooper – Phelps Subdivision Piney Ridge

Clay Cooper called and was interested in getting a copy of the old ordinance to see if Mr. Phelps was responsible for upgrading the road to a lot he is looking at purchasing.

Neal Salyards – Point Rd. – Dock Project

Todd Gype from DEP called me and let me know that Mr. Salyards Engineer had reached out to him. DEP is requiring Mr. Salyards to remove the portion of the dock placed already and start with permitting. Mr. Gype stated it would be a hinged floating dock “not what he had started” I forward the information to Tom Lavine Twp. Engineer.

Andy Blugerman – Riverview Hgts.

Andy Plans on putting up an attached gargage. I am tentatively meeting him on site to start the paperwork and check setbacks on Wednesday February 2nd.



Jamie Catanese <catanese.seo@gmail.com>

FW: 11182 Point Rd, Huntingdon (DEP # 361649)

3 messages

Fri, Jan 21, 2022 at 10:13 AM

Gipe, Todd <togipe@pa.gov>
To: "catanese.seo@gmail.com" <catanese.seo@gmail.com>

Mr. Catanese:

FYI, I am forwarding the email below which relayed to Mr. Salyards and his engineer the inapplicability of their GP-2 permit for a former landowner. I have forwarded this violation to the US Army Corps of Engineers, and, of course, it came to me from the PA Fish and Boat Commission. I have not yet heard from either of them how they will handle it. DEP is likely proceeding toward removal, then allowance of a proper dock structure via a GP-2 General Permit. I will copy you on future correspondence as well.

Thanks,

Todd G. Gipe | Environmental Protection Compliance Specialist

Department of Environmental Protection

Southcentral Regional Office

Waterways & Wetlands Program

909 Elmerton Avenue | Harrisburg, PA 17110

Phone: 717.705.4147 | Fax: 717.705.4760

www.depweb.state.pa.us

24-hour toll free Emergency Response number for SCRO: 1-800-541-2050.

The Department of Environmental Protection (Department) has launched an e-permit for Chapter 105 Wetland and Waterway Obstruction and Encroachment General Permits to make application submittal and review more efficient and enable faster responses to applicants. Information on e-permits can be found on our website at <https://www.dep.pa.gov/Business/Water/Waterways/Pages/ePermitting.aspx>

PRIVILEGED AND CONFIDENTIAL COMMUNICATION: The information transmitted is intended only for the person or entity to whom it is addressed and may contain confidential and/or privileged material. Any use of this information other than by the intended recipient is prohibited. If you receive this message in error, please send a reply e-mail to the sender and delete the material from any and all computers.

From: Gipe, Todd
Sent: Tuesday, January 18, 2022 2:42 PM
To: Josh Gunnett <jdgunnett@gmail.com>; Neal & Cheryl Salyards <nealrsalyards@yahoo.com>
Cc: Gates, David <dagates@pa.gov>; Gall, Matthew T CIV USARMY CENAB (USA) <Matt.Gall@usace.army.mil>
Subject: 11182 Point Rd, Huntingdon (DEP # 361649)

Josh:

Thank you for the copy of the previously-mentioned GP-2 permit transfer to the previous owner for a small private dock.

Commenting on that GP-2 transfer document, just to again be as clear as possible, **Part One, D. 19.** of a GP-2 (see the attached pdf and the excerpt box below) does not authorize any "fill" in the river.

19. The placement of fill or dredged material into a watercourse, floodway or body of water is not authorized under this General Permit.

Fill is defined in the GP-2 as:

FILL - Sand, gravel, earth or other material placed or deposited to form an embankment or raise the elevation of the land surface. The term includes material used to replace an area with aquatic life with dry land or to change the bottom elevation of any regulated water of this Commonwealth.

All of the concrete blocks and placed rocks qualify as fill. The subject GP-2 permit authorizes a small dock defined as "a single floating, cantilevered or pile structure"; which the installed structures are not.

Sincerely,

Todd G. Gipe | Environmental Protection Compliance Specialist

Department of Environmental Protection

Southcentral Regional Office

Waterways & Wetlands Program

909 Elmerton Avenue | Harrisburg, PA 17110

Phone: 717.705.4147 | Fax: 717.705.4760

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From: Josh Gunnett <jdgunnett@gmail.com>
Sent: Tuesday, January 18, 2022 12:42 PM
To: Gipe, Todd <togipe@pa.gov>; Neal & Cheryl Salyards <nealrsalyards@yahoo.com>
Subject: [External] Permit Transfer Agreement for Neal Salyards

ATTENTION: This email message is from an external sender. Do not open links or attachments from unknown sources. To report suspicious email, forward the message as an attachment to CWOPA_SPAM@pa.gov.

Todd,

Mr. Salyards asked me to send you a copy of the Permit Transfer Agreement that he had a copy of for his property.


Thanks,

Joshua Gunnett, P.E.

GNET

jdgunnett@gmail.com

(717) 449-8590

 **GP-2 Small Docks and Boat Ramps.pdf**
287K

Jamie Catanese <catanese.seo@gmail.com>
To: "Gipe, Todd" <togipe@pa.gov>

Fri, Jan 21, 2022 at 10:25 AM

Thank you. I will make our township engineer aware as well.

Jamie Catanese
[Quoted text hidden]

Jamie Catanese <catanese.seo@gmail.com>
To: Tom Levine <tml Levine@atlanticbb.net>


Fri, Jan 21, 2022 at 10:27 AM

Hi Tom,

I received this information from DEP about the dock project on Point Rd. Juniata Twp.

Thank you,

Jamie Catanese
[Quoted text hidden]

 **GP-2 Small Docks and Boat Ramps.pdf**
287K



Jamie Catanese <catanese.seo@gmail.com>

Re: You are formally denied access to Brandy Drive Crestwood Estates Huntingdon Pa 16652

1 message

Jay Kopp <jay.kopp0529@gmail.com>

Mon, Jan 31, 2022 at 11:11 AM

To: Jeff Leonard <jleonard@huntingdoncounty.net>, Lucille Kopp <lukopp56@gmail.com>, Jamie Catanese <catanese.seo@gmail.com>, Christopher Fisher <cartunes4u@gmail.com>

Sheriff Leonard:

I am curious if you had the opportunity to review the above email and are able to provide advice on how to proceed. 1). I visited the property with Jamie Catanese on Monday Jan 24 for the purpose of inspecting the septic system that was previously installed. 2). We are hoping to receive approval to apply for a building permit to begin site prep. 3). We are waiting for the house design and plans to be completed and approved. Following that, we trust we will receive the building permit. Each one of these steps are at different stages.

When we visited the property, on Jan 24th, the Silver Pontiac Grand Am was still parked in the center of Brandy Drive blocking access to our property. We continue to walk past that vehicle, but as soon as the weather breaks we intend to move equipment in for the purpose of preparing the lot for house construction to begin.

I discussed this issue with Chris Fisher (Crestwood Association representative) His response is highlighted as follows.

Chris Fisher wrote::

I was able to talk to Jeff and his advice was to get in touch with Rufus Breneman, our district justice. His office number is (814)643-2270. Rufus will start by sending a letter to Dick, and if he doesn't respond to that, then Jeff (the sheriff) will hand deliver the letter to him. Eventually, the car will be removed. I explained to him how you have been handling it thus far, and he said that you are on the right track. Get in touch with Rufus as soon as you can. Rufus is a great guy.

I contacted Rufus Breneman's office this morning and the receptionists said the district justice's office was not allowed to get involved with cases that might come before the district justice.

I am now requesting your advice. and strongly desire our "denied access to Brandy Drive" to be resolved prior to our accessing the property with construction equipment.

Sincerely;

Jay Kopp

On Tue, Dec 28, 2021 at 10:46 AM Jay Kopp <jay.kopp0529@gmail.com> wrote:

Sheriff Leonard:

Thank you for taking my call this morning.

The above email thread is quite lengthy but details all the back and forth communication that has transpired with Mr. Fogel since last Dec 31 2020.

The property in question, owned by my wife and I, is identified as

Lot 8, Section C. TM number 23-02A-06

The approx timeline that I shared in the phone conversation is as follows

2006 property purchased

2010. septic system installed

2013 Attorney Newton, legal work with neighbor Tom Munkinrick providing legal right of way to a small triangular corner of Munkinricks's property to allow better access to Lot 8, Section C

2018. First indication of Richard Fogels negative attitude toward my son Jonathan

As stated at the conclusion of my phone conversation:

It is my desire to resolve this confrontation in the least threatening manner possible. We wish to continue using Brandy Drive as the access point to our property. . We desire to develop this property and establish a house and continue a neighborly relationship with the Fogels.

Thank you for your willingness to review this matter and provide your advice.

Jay Kopp

----- Forwarded message -----

From: **RICHARD FOGEL** <littlejuniata33@verizon.net>

Date: Mon, Dec 27, 2021 at 12:20 PM

Subject: Re: You are formally denied access to Brandy Drive Crestwood Estates Huntingdon Pa 16652

To: jaykopp0529@gmail.com <jay.kopp0529@gmail.com>

You have to know the folks who screwed you are laughing their asses off plus there was SIXTY THOUSAND of pure profit of your money so guys could be paid very well for their contributions and approvals, etc etc

littlejuniata33@verizon.net

On Friday, March 19, 2021, 12:41:16 PM EDT, RICHARD FOGEL <littlejuniata33@verizon.net> wrote:

Jay: Would there be a problem for you to access your lot by going around Tom (the Vet) log home, I think that is the original access for your lot! That way no one would be punished with a shared drive including you!

littlejuniata33@verizon.net

On Tuesday, January 5, 2021, 10:14:08 AM EST, RICHARD FOGEL <littlejuniata33@verizon.net> wrote:

Without my permission unless you have printed evidence that you do have legal access and have presented same to my email address or my legal address at Richard Fogel 11353 Brandy Drive Huntingdon Pa 16652..... littlejuniata33@verizon.net Thanks and think Spring!

littlejuniata33@verizon.net