

**FERGUSON TOWNSHIP BOARD OF SUPERVISORS**

**Regular Meeting Agenda**

**Monday, March 4, 2019**

**7:00 PM**

**I. CALL TO ORDER**

**II. CITIZENS INPUT**

**III. SPECIAL REPORTS**

State College Borough Water Authority – Mr. Wes Glebe

**IV. APPROVAL OF MINUTES**

1. February 19, 2019, Board of Supervisors Regular Meeting
2. February 15, 2019 Vacancy Board Meeting Minutes

**V. UNFINISHED BUSINESS**

1. Proclamation designating week of March 10<sup>th</sup> as Groundwater Awareness Week in Ferguson Twp.
2. Public Hearing Resolution amending 2018 Operating Budget by increasing expenditures
3. Discussion – Donation Requests for 2019

**VI. NEW BUSINESS**

1. Consent Agenda
2. Appointments to Centre Region Council of Governments and Regional Committees
3. Authorization of Engineering Study to evaluate Parking Restrictions/Traffic Improvements on Rushcliffe Drive
4. Conveyance discussion of Township owned property at Base of Pine Grove Mountain to DCNR's Bureau of Forestry
5. Review Ch. 19 - Signs, Ferguson Township Code of Ordinances

**VII. REPORTS**

1. COG Committee Reports
2. Other Regional Reports
3. Staff Reports

**VIII. COMMUNICATIONS TO THE BOARD**

**IX. CALENDAR ITEMS – FEBRUARY/MARCH**

1. Northland Area Mobility Study Open House, Ferguson Township, March 11, 2019, 5:00 p.m.
2. Pine Grove Mills Small Area Plan, St. Paul Lutheran Church, March 13, 2019, 6:00 p.m.
3. Suburban Park Master Plan Public Meeting, Quality Inn, N. Atherton St., March 27, 2019, 6:00 p.m.

**X. ADJOURNMENT**



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# TOWNSHIP OF FERGUSON

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**Board of Supervisors  
Regular Meeting Agenda  
Monday, March 4, 2019  
7:00 p.m.**

**I. CALL TO ORDER**

**II. CITIZENS INPUT**

**III. SPECIAL REPORTS**

1. **STATE COLLEGE BOROUGH WATER AUTHORITY – Mr. Wes Glebe** 10 minutes

**IV. APPROVAL OF MINUTES**

1. February 19, 2019, Board of Supervisors Regular Meeting  
2. February 15, 2019 Vacancy Board Meeting Minutes

**V. UNFINISHED BUSINESS**

1. **A PROCLAMATION OF THE TOWNSHIP OF FERGUSON, CENTRE COUNTY, PENNSYLVANIA DESIGNATING THE WEEK OF MARCH 10<sup>TH</sup> AS GROUNDWATER AWARENESS WEEK IN FERGUSON TOWNSHIP.** 5 minutes

**Narrative**

Provided with the agenda is a copy of the proclamation presented on February 19<sup>th</sup> for consideration by the Board. The proclamation was submitted by Mr. Todd Giddings of Beaver Branch Road in accordance with Section 2.20 of the Home Rule Charter, Citizen's Right to be Heard. The proclamation designates the week of March 10<sup>th</sup> as Groundwater Awareness Week in Ferguson Township, and is congruent with the celebration of National Groundwater Awareness Week. If adopted, staff will advertise the proclamation on its webpage and promote resources provided by the National Groundwater Association.

*Recommended motion: That the Board of Supervisors proclaim the week of March 10<sup>th</sup> to be Groundwater Awareness Week in Ferguson Township.*

**Staff Recommendation**

That the Board of Supervisors **adopt** the proclamation.

2. **A PUBLIC HEARING ON A RESOLUTION OF THE TOWNSHIP OF FERGUSON, CENTRE COUNTY, PENNSYLVANIA AMENDING THE 2018 FERGUSON TOWNSHIP OPERATING BUDGET BY INCREASING EXPENDITURES AS DESCRIBED.** 5 minutes

**Narrative**

Provided with the agenda is a copy of a resolution advertised for public hearing increasing expenditures appropriated in the 2018 Annual Operating Budget. The amendment has been duly authorized under Section 7.08 of the Home Rule Charter, and the specific increase is in Fund 3 – Hydrant Fund in an

amount of \$5,000 to adjust for increases hydrant assessments levied by the State College Borough Water Authority. No other amendments have been made to the budget.

*Recommended motion: That the Board of Supervisors adopt the resolution amending the 2018 Ferguson Township Operating Budget.*

**Staff Recommendation**

That the Board of Supervisors **adopt** the resolution.

**3. DISCUSSION OF REQUESTS FOR DONATIONS BY VARIOUS COMMUNITY GROUPS FOR 2019** 10 minutes

**Narrative**

On January 21, 2019, the Board appointed a committee, comprised of Peter Buckland, Laura Dinnini, and Centrice Martin, to review donation requests for 2019 and present their recommendations to the Board of Supervisors. This committee reviewed each of the applications for donation requests and unanimously agreed to fund the Senior Citizens Group, in the amount of \$500, and the Community Diversity Group, amount determined by Board of Supervisors. This committee was also charged to review the Township's donation policy and present a recommendation to amend the policy. This review of draft amendments of the Township's donation policy is still in process. The committee anticipates having recommendations to forward to the Board of Supervisors for approval at a future meeting.

*Recommended motion: That the Board of Supervisors approve an appropriation for the Senior Citizens Group and the Community Diversity Group.*

**Staff Recommendation**

That the Board of Supervisors **approve** the donation requests.

**VI. NEW BUSINESS**

**1. CONSENT AGENDA** 5 minutes

- a. Board Member Request – Kathy Matason Letter of Support
- b. 2019-C8 Pavement Marking Contract: \$214,365.79
- c. 2018-C22 Barn Roof: \$23,400.00

**2. APPOINTMENTS TO CENTRE REGION COUNCIL OF GOVERNMENTS AND REGIONAL COMMITTEES** 10 minutes

**Narrative**

Appointments to COG and Regional Committees are typically done at the Board's Reorganizational Meeting held each January. With the resignation of former Ward III representative, Sara Carlson, the Board was unable to come to a consensus on an appointment to the Centre Region Parks and Recreation Authority. With the appointment of Mr. Killian on February 19<sup>th</sup>, the Board is asked to reconsider this item. Applications of the interested candidates, as well as the Township's policy on ABC appointments have been provided with the agenda. The Board should also consider appointing Mr. Killian to any COG Committees it would like him to represent the Township on.

*Recommended motion 1: That the Board of Supervisors appoint \_\_\_\_\_ to the Centre Region Parks and Recreation Authority for a term expiring December 31, 2023.*

*Recommended motion 2: That the Board of Supervisors appoint Mr. Killian to the \_\_\_\_\_ Committee(s) to a term(s) expiring December 31, 2019.*

**3. AUTHORIZATION OF ENGINEERING STUDY TO EVALUATE PARKING RESTRICTIONS AND TRAFFIC IMPROVEMENTS ON RUSHCLIFFE DRIVE** 10 minutes

**Narrative**

Staff has been approached by residents of Rushcliffe Drive in the Turnberry Traditional Town Development who have been concerned about speeding in the area and on-street parking that has caused problems for residents exiting their driveways. In the past, the Township has prohibited parking on sections of the street, but concerns remain related to driveway access and safety. Representatives of the neighborhood met with Township staff to review potential solutions, and the preference for residents is to designate the road a one-way street with permitted movement from Circleville Road to Havershire Boulevard. Staff has also been asked to consider either prohibiting parking on the street entirely or designating certain areas for parking by line striping spaces. Before proceeding with any analysis, the Board is asked to consider the matter and direct staff to proceed, if desirous. Provided with the agenda is an aerial image of the street.

*Recommended motion: That the Board of Supervisors direct staff to proceed with an engineering study to evaluate parking restrictions and potential traffic improvements on Rushcliffe Drive.*

**Staff Recommendation**

That the Board of Supervisors **direct** staff to proceed with an engineering analysis on Rushcliffe Drive.

**4. DISCUSSION OF CONVEYANCE OF TOWNSHIP OWNED PROPERTY LOCATED AT THE BASE OF PINE GROVE MOUNTAIN ON TAX PARCELS 24-7-44B AND 24-7-44 TO THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES' BUREAU OF FORESTRY** 20 minutes

**Narrative**

Ferguson Township owns two parcels of land that collectively total 61.06 acres at the base of Pine Grove Mountain. The parcels, identified as tax parcel 24-7-44 and tax parcel 24-7-44B, are 19.45 and 41.61 acres, respectively. Both lots are entirely woodland, and the larger of the two contains steep slopes and a section of Slab Cabin Run.

*Description and Zoning*

The larger of the two parcels is bisected by SR 26 (Water Street) and the smaller parcel is located approximately 800 feet west of the terminus of Chestnut Street as shown on attached aerial image. The larger parcel is bound on the east by largely wooded residential properties; on the south by land owned by the Commonwealth of Pennsylvania; on the west by land owned by the State College Borough Water Authority; and on the north by residential lots. Both lots are zoned Rural Residential (RR) and located in the Township's Ridge Overlay District (ROD). A snip of the Township's zoning map is attached to the agenda.

*Ownership and Conveyance*

The larger of the two parcels was conveyed to the Township on August 16, 2001, by the State College Borough Water Authority. It was previously owned by the Ferguson Township Authority and transferred to the State College Borough Water Authority on October 6, 2000. The Township received the smaller parcel from the State College Borough Water Authority in 2003, having been previously owned by the Pine Grove Mills Water Company and the Ferguson Township Authority in the 1990s.

*Background*

The Township was awarded a grant from DCNR to have a Forest Stewardship Plan completed for the property. The plan identifies the attributes of the property including soil types, slopes, forest composition, and recommended stewardship activities. To date, the Township has postponed any active land management activities at the properties including invasive species control, trail development, and timber harvesting. The Commonwealth of Pennsylvania has approached the Township about conveying the land to the Commonwealth, and the Bureau of Forestry of the Department of Conservation and Natural

Resources would assume the land management responsibilities. The Township is asked to consider conveying the land as a donation, but the Commonwealth would consider purchasing the land for a value to be determined if the Board were interested in requesting compensation for the properties. This was also an option recommendation by the consulting forester who wrote the Forest Stewardship Plan. The Plan has been attached to the agenda.

*Discussion*

Prior to proceeding with any further discussion with representatives of DCNR's Bureau of Forestry, staff is asking the Board to discuss and consider whether:

- a) a dialogue should be continued at this time or at some point in the future with the Bureau of Forestry to donate or sell the land to be absorbed as state forest;
- b) to update the land management plan and investment time and resources into maintaining the property to control invasive species and manage the woodlot; or
- c) continue with current practice and maintain ownership of the land with no maintenance plan.

Should the Board wish to own and maintain the property, a further discussion should be had about how best to maintain it. A summary of a meeting conducted with the Township Arborist and the Forester who authored the Forest Stewardship Plan for the properties from November 22, 2016, is also provided with the agenda.

**Staff Recommendation**

That the Board of Supervisors **discuss** the conveyance of the property and any concerns the Board may have.

**5. REVIEW OF CHAPTER 19, SIGNS OF THE FERGUSON TOWNSHIP CODE OF ORDINANCES**

20 minutes

**Narrative**

On June 5, 2017, the Board of Supervisors adopted revisions to Chapter 19, Signs & Billboards as a result of the Supreme Court decision in the *Reed vs. Town of Gilbert, AZ* case related to content neutral sign regulations. Since the time of adoption, Planning & Zoning staff, including the Sign Officer, have recorded areas of the ordinance that may need reexamination due to inconsistencies between the current ordinance language and desired sign use and placement. One particular example, or pain point with the current regulations include temporary signs. Staff has supplied the Board of Supervisors with a spreadsheet of the ordinance pain points, ordinance section language and potential solutions to the pain points.

*Recommended motion: That the Board of Supervisors direct staff to prepare an ordinance amendment for review addressing the identified deficiencies of the Sign Ordinance.*

**Staff Recommendation**

That the Board of Supervisors **direct** staff to prepare a draft ordinance amendment for review.

**VII. STAFF AND COMMITTEE REPORTS**

**1. COG COMMITTEE REPORTS**

5 minutes

- a. Transportation & Land Use Committee

**2. STAFF REPORTS**

15 minutes

- a. Township Manager
- b. Planning and Zoning Director
- c. Public Works Director

**VIII. COMMUNICATIONS TO THE BOARD**

**Ferguson Township Board of Supervisors**

Monday, March 4, 2019

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**IX. CALENDAR ITEMS – MARCH**

1. Northland Mobility Study Open House, Ferguson Township, March 11, 2019, 5:00 p.m.
2. Pine Grove Mills Small Area Plan, St. Paul Lutheran Church, March 13, 2019, 6:00 p.m.
3. Suburban Park Master Plan Public Meeting 3, Quality Inn, N. Atherton St., March 27, 2019, 6:00 p.m.

**X. ADJOURNMENT**

## FERGUSON TOWNSHIP BOARD OF SUPERVISORS

Regular Meeting  
Tuesday February 19, 2019  
7:00 PM

### I. ATTENDANCE

The Board of Supervisors held its second regular meeting of the month on Tuesday, February 19, 2019, at the Ferguson Township Municipal Building. In attendance were:

**Board:** Peter Buckland  
Steve Miller  
Laura Dininni  
Tony Ricciardi

**Staff:** Dave Pribulka, Township Manager  
Centrice Martin, Assistant to the Manager  
Ray Stolinas, Director of Planning & Zoning  
Chris Albright, Chief of Police  
Eric Endresen, Director of Finance

*Others in attendance included:* Faith Norris, Recording Secretary; District Judge Katie Oliver; Richard Killian; Susan Werner; Gerry L. Hamilton; Wes Glebe; Todd Giddings; Bill Hechinger; Matt Vidic; Deborah A. Benedetti; Connie D. Baggett; Charlene Harrison; Robert Semior

Mr. Buckland introduced Judge Oliver for the swearing in ceremony of the newly appointed Board member Richard Killian by unanimous vote by the Vacancy Board held on February 15, 2019. Mr. Killian fills the Ward III vacancy until the term ends December 31, 2019.

### II. CALL TO ORDER

Mr. Buckland called the Tuesday, February 19, 2019, regular meeting to order at 7:03 p.m.

Mr. Miller moved that the Board of Supervisors **remove** item 8, letter of support, from the agenda. Mr. Ricciardi seconded the motion. The motion passed unanimously.

### III. CITIZENS INPUT

Mr. Glebe spoke on the shared understanding on the state of our democracy quoting from an editorial done in the February issue of *Science*.

### IV. SPECIAL REPORTS

- a. Schlow Centre Region Library. Ms. Werner reported that the 2<sup>nd</sup> floor of the library was temporarily out of service due to a sprinkler system malfunction. During that time, the Community Room was turned into a study area to accommodate the patrons needing a study area and shelter during the closure of the University for the inclement weather. Book returns have increased since last year. Discussion followed on the flat funding and operating budget increase for the library. Ms. Werner shared a short story on a potential patron that inquired about the Children's department.

### V. APPROVAL OF MINUTES

Ms. Dininni moved that the Board of Supervisors **approve** the Regular Meeting minutes of February 4, 2019. Mr. Miller seconded the motion. The motion passed unanimously.

### VI. UNFINISHED BUSINESS

- a. PUBLIC HEARING RESOLUTION AUTHORIZING AGREEMENT WITH UAJA AND GREENBRIAR HOMEOWNERS ASSOCIATION

Mr. Pribulka reviewed the resolution as advertised for public hearing.

Citizens Input. Mr. Hamilton spoke on the Memorandum of Agreement (MOA) and residents' responses to the items in the MOA. He voiced his concern for answers at the next sewer meeting.

Mr. Miller moved that the Board of Supervisors **adopt** the resolution authorizing the Chairman and Secretary to execute an agreement with the University Area Joint Authority and the Greenbriar Homeowners Association as described in Exhibit "A" of the resolution. Mr. Ricciardi seconded the motion.

Roll Call vote on Resolution 2019-07: Mr. Buckland – YES; Ms. Dininni – YES; Mr. Killian – YES; Mr. Miller – YES; Mr. Ricciardi – YES.

b. PUBLIC HEARING RESOLUTION AMENDING CONDITION FOR LIQUOR LICENSE TRANSFER FOR GIANT FOOD STORES, LLC

Mr. Pribulka reviewed the current resolution (2012-11) and the requested modification as authorized for public hearing. The major change would be from quarterly to annual reporting. No public comment was noted.

Mr. Ricciardi moved that the Board of Supervisors **adopt** the resolution modifying resolution 2012-11 by amending condition 6(c) of the approval of the liquor license transfer requested by Giant Food Stores, LLC. Ms. Dininni seconded the motion.

Roll Call vote for Resolution 2019-08: Ms. Dininni – YES; Mr. Killian – YES; Mr. Miller – YES; Mr. Ricciardi – YES; Mr. Buckland – YES.

c. PUBLIC HEARING RESOLUTION APPROVING WHITE SETTLEMENT ON OWENS DRIVE

Mr. Pribulka reviewed the settlement offer for the property on Owens Drive that is now referred to as Songbird Sanctuary. The former owners filed an objection to the compensation amount offered for the property (\$240,000). The Board of Supervisors expressed interest to arrive at an agreeable settlement amount and a determination by the Board of View that includes the fee simple conveyance of the property to the Township, as well as the amount the condemnee is entitled to under the Eminent Domain Code for legal and appraisal services. This evening's public hearing is a request to approve the resolution for the additional amount for consideration for the acquisition of the property as well as the \$4,000 for legal and appraisal fees. The determined inclusive amount was \$504,000. The property is an authorized acquisition per the Eminent Domain Code.

No public comment was noted.

Ms. Dininni moved that the Board of Supervisors **adopt** the resolution approving an offer of settlement to Stephen and Paula White for the condemnation of property identified as tax parcel 24-019-073E. Mr. Ricciardi seconded the motion.

Mr. Miller noted for record that this expenditure was anticipated and it is within the 2019 budgeted amount.

Roll Call vote for Resolution 2019-09: Mr. Killian – YES; Mr. Miller – YES; Mr. Ricciardi – YES; Mr. Buckland – YES; Ms. Dininni – YES.

d. DISCUSSION OF PLASTIC BAG BAN/IMPACT FEE ORDINANCE

Mr. Pribulka reviewed the history of the public hearing from last year in response to a petition received by the Township. Research was done on other municipalities adopting similar ordinances. The main

point noted would be to engage dialogue with the community and identify interested stakeholder groups including the disabled community that may be doing things to advance the stated initiatives that can help identify special needs to achieve the goals necessary to put an ordinance in place. Mr. Pribulka spoke about Borough of Narberth and how the impact fee is imposed instead of a ban on plastic bags. More details followed on handling of other plastics, i.e., plastic straws. Moving forward, there are local organizations that Ferguson Township can seek additional information to review with the Board.

Citizens input. Mr. Hechinger noted that he was one of the Plastic Bag Ban petitioners. He voiced his concern on the ongoing health and safety issues with plastics and suggested practical ways for the impact fee. Mr. Vidic voiced his support for inclusion of the business community across municipalities and to determine what is already being done by small business owners in the area of sustainability and what would benefit the environment. Mr. Glebe voiced his support and his opinion on more clarity of language for the single plastic bag usage.

Following citizens input, the Board had a detail discussion. Some of the talking points included impacted businesses-big and small; fees vs. a ban; community and stakeholder engagement, including new proposed businesses; expanded scope that would include consulting and partnering with other municipalities and interested parties; income inequality and exemptions; and be cognizant of time and level of acceptance with all interested parties. Mr. Pribulka suggested a motion moving forward and made a clarification relative to staff time followed by details of the budget appropriation for these types of projects. Discussion followed on community engagement timelines.

Mr. Buckland moved that the Board of Supervisors **direct** staff to move forward with a community engagement initiative relative to Plastic Bag regulations and report back to the Board for clear direction moving forward. Mr. Ricciardi seconded the motion. The motion passed unanimously.

## VII. NEW BUSINESS

### a. CONSENT AGENDA

#### 1. Voucher Report – January 2019

Mr. Killian moved that the Board of Supervisors **approve** the Consent Agenda. Mr. Miller seconded the motion. The motion passed unanimously.

### b. ZONING REQUEST – 3062 ERNEST LN - SCBWA NIXON-KOCHER WATER TREATMENT FACILITY

Mr. Stolinas discussed the history on the property as provided with the agenda along with a visual presentation.

Mr. Miller moved that the Board of Supervisors **remain neutral** on the variances requested for 3062 Ernest Lane by the State College Borough Water Authority. Mr. Ricciardi seconded the motion. Discussion followed on the floodplain and ownership of property. The motion passed unanimously.

### c. PUBLIC HEARING RESOLUTION ADOPTING AMENDED PURCHASING AND PROCUREMENT POLICY

Mr. Endresen reviewed the proposed resolution as provided with the agenda. Discussion focused on the purchased order threshold, administrative process and blanket purchase order account cost savings. No public comment was noted.

Ms. Dininni moved that the Board of Supervisors **adopt** the resolution adopting an amended purchasing and procurement policy. Mr. Ricciardi seconded the motion. Discussion followed on thresholds for Capital items and purchase order examples.

Roll Call vote for Resolution 2019-10: Mr. Miller – YES; Mr. Ricciardi – YES; Mr. Buckland – YES; Ms. Dininni – YES; Mr. Killian – YES.

d. PUBLIC HEARING RESOLUTION AUTHORIZING DESIGNATION OF AUTHORIZED SIGNATORIES ON THE TOWNSHIP'S VARIOUS BANK ACCOUNTS

An editorial change was noted. Mr. Pribulka reviewed the resolution as advertised for public hearing. No public comment was noted. Clarification was made on signatories and authorizations.

Ms. Dininni moved that the Board of Supervisors **adopt** the resolution authorizing the Chairman and Secretary to execute a resolution with Jersey Shore State Bank designating the authorized signatories on the Township's various bank accounts. Mr. Miller seconded the motion.

Roll Call vote for Resolution 2019-11: Mr. Ricciardi – YES; Mr. Buckland – YES; Ms. Dininni – YES; Mr. Killian – YES; Mr. Miller – YES.

e. CITIZEN'S RIGHT TO BE HEARD – PROCLAMATION REQUEST

Mr. Pribulka introduced the item for discussion as provided with the agenda. Mr. Giddings discussed the proposed proclamation for Groundwater Awareness Week noted as March 10<sup>th</sup>. He noted that the Township's Sourcewater Protection Overlay District Ordinance takes effect tomorrow. He thanked the Board and Staff for their initiative, perseverance and commitment to the ordinance.

Ms. Dininni moved that the Board of Supervisors **direct** staff to prepare a proclamation for the March 4<sup>th</sup> Regular Meeting designating the week of March 10<sup>th</sup> to be Groundwater Awareness Week in Ferguson Township. Mr. Ricciardi seconded the motion.

Discussion followed on adding a monthly newsletter with facts and adding language to the proclamation noting policy and regional resources as stated at this meeting.

The motion passed unanimously.

f. AUTHORIZATION OF PUBLIC HEARING ON 2018 OPERATING BUDGET AMENDMENTS

Mr. Pribulka reviewed the draft changes in accordance with Section 7.08 of the Home Rule Charter. The requested amendment is for the 2018 Operating Budget's Hydrant Fund to capture the amount needed as provided with the agenda. The Township has sufficient reserves to cover the 2018 additional expenditures. Noted, no amendments are needed at this time for the 2019 Operating Budget that would reflect encumbered expenditures.

Ms. Dininni moved that the Board of Supervisors **authorize** the public hearing to amend the 2018 Ferguson Township Annual Operating Budget for March 4, 2019. Mr. Miller seconded the motion. The motion passed unanimously.

g. DISCUSSION OF COMMERCIAL PROPERTY (C-PACE) LEGISLATION AND THE ZONING ORDINANCE AMENDMENT

Mr. Pribulka reviewed the bill establishing clean energy districts as provided with the agenda along with a fact sheet describing the program. Mr. Stolinas discussed the districts' setup and why it needs referred to the county-wide level.

Ms. Dininni moved that the Board of Supervisors *direct* the Township Manager to write a letter of support to the Centre County Commissioners endorsing the passage of C-PACE legislation. Mr. Ricciardi seconded the motion.

Clarification was made that the Township is supporting this state-wide legislation that requires adoption at the county level. Discussion followed on C-PACE funding and concern on issues such as use of acceptable waste coal.

The motion passed unanimously.

## VIII. STAFF AND COMMITTEE REPORTS

### a. COG COMMITTEE REPORTS

1. Human Resources Committee. Mr. Ricciardi reported that the main discussion items were the update on the job description for the Executive Director and working on the public comment guidelines for COG meetings.
2. Ad Hoc Facilities Committee. Mr. Buckland reported the discussions included a presentation on the Sustainability Communities Collaborative and student engaged projects; COG building lease terms – no action taken; and RFP for COG building space evaluation. The Maintenance Facility Guide discussion was moved to the next meeting.
3. Joint Finance & PSE Committees. Messrs. Buckland, Miller and Endresen attended the meeting along with other area organizations noted. The main discussion was on a possible regional solar power purchase agreement – details followed on a possible intergovernmental purchase for cost savings that was approved to move forward with the exploratory process. A follow-up document is available for interested Board members.
4. Executive Committee. Mr. Miller reported the meeting was held today. The two main actions items were authorization of staff working on the above stated purchase agreement and cancelation of the COG meeting this month due to lack of action items.

### b. OTHER REGIONAL REPORTS

1. Centre Area Cable Consortium. Mr. Ricciardi reported that most of the discussion was in executive session with ongoing negotiations with Comcast. Details followed on potential C-NET additional remote origination points and noted that Ferguson did not have any remote uses in the past due to Township meetings not being broadcast live.

### c. STAFF REPORTS

1. Township Manager. Mr. Pribulka reviewed highlights of the report provided. The Township has a new Ordinance Enforcement Officer, Mr. Stacey Mayes; committee meetings' updates on economic development, parks and recreation; the Suburban Park Master Plan Steering Committee was rescheduled for today - Ms. Martin updated the Board on the pre-final design and the next public meeting that is scheduled for March 27<sup>th</sup> at 6:00 p.m.
2. Planning and Zoning Director. Mr. Stolinas reviewed the report provided that included the Active Plans list, meeting minutes, meeting updates and site plan for the new Public Works Building. The

new Public Works building has been submitted as a Land Development Plan (LDP) - details followed and comments from EPD and the Planning Commission are due by February 22<sup>nd</sup>; Zoning and SALDO update and Open House is scheduled for February 21<sup>st</sup> for the interested public to discuss their property and how the revisions affect them. A worksession at the Board's request will be scheduled in March to discuss the Public Works LDP. The Pine Grove Mills Small Area Plan has been rescheduled for March 13<sup>th</sup> at 6:00 p.m. The CBICC-ABC Essentials first of a series meetings titled "The Future's Blueprint" has been rescheduled due to inclement weather and will be held on February 28<sup>th</sup>.

Discussion followed on a follow-up item on zoning ordinance question on home-based businesses.

3. Public Works Director. Mr. Modricker reviewed the report as provided. The Transportation Mobility Study Open House is scheduled for March 11<sup>th</sup> at 5:00 p.m. – details followed; Public Works building as noted above was presented to the Planning Commission on February 11<sup>th</sup> - details followed on required submissions, building plans and draft policies that will come before the Board in the near future and anticipate June/July advertisement and bids; update on the Stormwater Fee Study Phase II that held it's kickoff meeting on February 11<sup>th</sup>; Tree Commission will meet on February 25<sup>th</sup>; and update on Winter operations and engineering projects. Noted, Kansa Avenue is out to bid for opening on February 26<sup>th</sup>.
4. Chief of Police. Chief Albright reported January statistics. Part 1 and 2 crimes were up slightly but overall calls for service were down; school bus violations continue and the PD is taking action by awareness on social media and with local schools; noted change on call log format due to switching to a new records management system.

Discussion followed on awareness and safety for area school buses.

**IX. COMMUNICATIONS TO THE BOARD – None**

**X. CALENDAR ITEMS**

- a. Zoning and SALDO Ordinances, Zoning Map / Idea Board Open House, Ferguson Township Main Meeting Room, February 21, 2019, 6:00 p.m.
- b. Northland Mobility Study Open House, Ferguson Township, March 11, 2019, 5:00 p.m.
- c. Pine Grove Mills Small Area Plan, St. Paul Lutheran Church, March 13, 2019, 6:00 p.m.

**XI. ADJOURNMENT**

Mr. Buckland called for adjournment. With no further business to come before the Board of Supervisors, Ms. Dininni motioned to adjourn the meeting. The meeting adjourned at 8:50 p.m.

Respectfully submitted,

David Pribulka, Township Manager  
For the Board of Supervisors

## FERGUSON TOWNSHIP BOARD OF SUPERVISORS

Vacancy Board Meeting Minutes

Friday, February 15, 2019

### I. **Call to Order**

Meeting was called to order at 12:02 p.m.

### II. **Attendance**

In attendance: Josh Potter, Chairman; Laura Dininni; Steve Miller; Peter Buckland; Tony Ricciardi; Dave Pribulka, Township Manager

### III. **Citizen's Input** - None

### IV. **Discussion of Applicants**

Mr. Pribulka reviewed where the process is currently at and what is being requested of the vacancy board. Mr. Potter opened up discussions on the three applicants and reviewed the interviews that were held on February 5<sup>th</sup>. Each of the vacancy board members commented on their positions and opinions on the three applicants.

### V. **Appointment of Board Member**

Mr. Potter called for nominations.

a. Mr. Buckland nominated Richard Killian.

Roll-Call Vote: Mr. Buckland – Yes; Ms. Dininni – Yes; Mr. Miller – Yes; Mr. Ricciardi – Yes; Mr. Potter – Yes. Motion carried unanimously.

b. Ms. Dininni nominated Jeremie Thompson.

### VI. **Adjournment**

The Vacancy Board Meeting was adjourned at 12:36 p.m.

Respectfully submitted,

David Pribulka, Township Manager  
For the Board of Supervisors

# Groundwater Awareness Week Proclamation

**WHEREAS**, groundwater, the subsurface water that fills cracks and solution openings in the bedrock, is a valuable natural resource, making up about 90 percent of the world's fresh water, excluding polar ice caps; and

**WHEREAS**, groundwater is a renewable resource that is replenished naturally by precipitation; and

**WHEREAS**, the residents in Ferguson Township use more than 1 million gallons of groundwater each day; and

**WHEREAS**, the residents and businesses in Ferguson Township are almost 100% dependent on groundwater for their drinking-water supply; and

**WHEREAS**, public and private water wells tapping groundwater resources often can provide the highest quality water available to homeowners and businesses; and

**WHEREAS**, groundwater comprises more than 85% of the water flowing in Slab Cabin Run and its tributaries each year, thereby providing an outstanding aquatic habitat; and

**WHEREAS**, groundwater is the most extracted natural resource in Ferguson Township, and

**WHEREAS**, the groundwater that is source water in Ferguson Township is now protected by the recently-adopted Source-Water Protection Ordinance,

**NOW, THEREFORE, BE IT RESOLVED THAT**, the week of March 10 through 16, 2019 is hereby designated Groundwater Awareness Week in the Township of Ferguson in conjunction with the celebration of National Groundwater Awareness Week.

**PROCLAIMED** this 19<sup>th</sup> day of February, 2019.

**Ferguson Township Board of Supervisors,**

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**Peter Buckland, Chairman**



**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE TOWNSHIP OF FERGUSON, CENTRE COUNTY, PENNSYLVANIA AMENDING THE 2018 FERGUSON TOWNSHIP OPERATING BUDGET BY INCREASING EXPENDITURES AS DESCRIBED.**

**WHEREAS**, the Ferguson Township Board of Supervisors adopted the 2018 Township Operating Budget on December 11, 2017, projecting revenues and expenditures for the 2018 fiscal year; and

**WHEREAS**, Section 7.08 of the Ferguson Township Home Rule Charter provides for amendment of the Township Operating Budget after adoption; and

**WHEREAS**, the Board of Supervisors declared an amendment of the budget on February 19, 2019 and notice of the public hearing was duly and properly advertised.

**NOW THEREFORE**, the Ferguson Township Board of Supervisors amends the 2018 Township Budget as follows:

Fund/Account	Description	Original Budget	Change	Revised Budget
03.448.363	Hydrant Service	\$35,500	\$5,000	\$40,500
To adjust the Hydrant Fund budget to remain in compliance with fund level budgetary authority.				

**RESOLVED** this 4<sup>th</sup> day of March, 2019.

**TOWNSHIP OF FERGUSON**

By: \_\_\_\_\_  
Peter Buckland, Chairman  
Board of Supervisors

[ S E A L ]

ATTEST:

\_\_\_\_\_  
David G. Pribulka, Secretary

**Pribulka,David**

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**From:** Beverly Corl <bjcorl@hotmail.com>  
**Sent:** Sunday, September 23, 2018 3:27 PM  
**To:** Pribulka,David  
**Subject:** Ferguson Twp. Area Senior Citizens Group

Good morning Mr. Pribulka,

On behalf of the Ferguson Twp. Area Senior Citizens Group and our treasurer, Betty Powley, I am contacting you with a request for a contribution to our group, as you have so generously considered in the past. We are submitting this request for your 2019 Operating Budget. If approved, the check can be mailed to:

Betty Powley  
291 East Pine Grove Road  
State College, PA 16801

Thank you in advance for considering our request.

Sincerely,  
Bev Corl, Secretary  
Ferguson Twp. Area Senior Citizens Group

RECEIVED OCT - 9 2018

# EVERY GIFT *helps*



October 2018

Mr. David Pribulka, Manager  
Ferguson Township  
3147 Research Drive  
State College, PA 16801

Dear Mr. Pribulka and Supervisors,

For the past 50 years, Home Nursing Agency has been here, serving the people of Ferguson Township. Our staff is comprised of local professionals from the area...friends and neighbors caring for their friends and neighbors. Together, we are making sure that all who call Ferguson Township Ferguson Township home – the children, elderly, poor, sick, and uninsured – will continue to receive the needed care they require.

As the only not-for-profit, charitable home health organization in the region, we have a special commitment to ensuring those who need care receive it, regardless of their ability to pay. Last year, our staff provided 1,728 visits to 66 children and adults in Ferguson Township.

Working together, we can provide the very best healthcare and services at home and in Ferguson Township. I hope you will consider supporting Home Nursing Agency with a contribution of \$500 during your 2018-2019 allocations process. We appreciate your partnership to provide continued access to care for the residents of Ferguson Township.

If you are interested in having me attend a Council meeting to speak further about Home Nursing Agency in your community, please feel free to contact me at [khelsel@homenursingagency.com](mailto:khelsel@homenursingagency.com) or by phone at (814) 947-7024.

Sincerely,

A handwritten signature in black ink that reads "Kim Helsel".

Kim Helsel

Director of Development/Marketing Communications  
Home Nursing Agency

Enclosure

**ADMINISTRATIVE OFFICES**

201 Chestnut Avenue, P.O. Box 352  
Altoona, PA 16603-0352

P: 1.800.992.2554 • 814.946.5411 • F: 814.946.5352

[www.homenursingagency.com](http://www.homenursingagency.com)

*A United Way Member Agency*

*Equal Opportunity Employer*

RECEIVED JUN 21 2018



## MEMBERSHIP DRIVE

341 Science Park Road | State College, PA 16803 | 814.238.8138 | [www.wildlifeforeveryone.org](http://www.wildlifeforeveryone.org)

June 20, 2018

David Pribulka  
3147 Research Dr  
State College PA 16801-2752

Dear David,

We're kicking off our 2018 summer membership drive and are excited to tell you about a few of the year's highlights! We just wrapped up our Seedlings for Schools program and it's been a banner year with a 70% increase in the number of schools participating. That translates to nearly 65,000 more students getting outdoors and planting trees in the Pennsylvania landscape! Next year we're going to introduce pollinator gardens for schools to plant and nurture.

This past year, we awarded our first class of university students with financial support and internships to advance their career paths. The scholarship fund was established to inspire the next generation of conservationists and present opportunities for students to deepen their connection with nature and wildlife. Look at our website and meet these six extraordinary young people who represent the brightest and best of their generation.

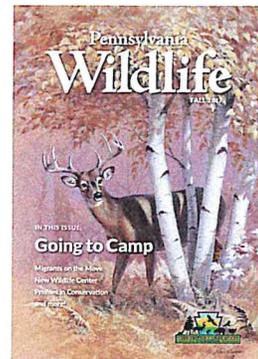
Your membership gift supports initiatives such as the Seedlings for Schools program and the Scholarship Fund, in addition to our bi-annual magazine, *Pennsylvania Wildlife*, and most importantly our mission to promote wildlife conservation and education in Pennsylvania. Our goal this year is to enlist 500 new members to the ranks of the Wildlife for Everyone Foundation.

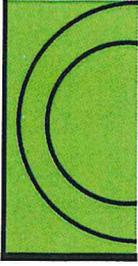
Thank you again for your support. You keep our foundation going and growing!

Yours in Conservation,

A handwritten signature in black ink that reads "Jerry". The signature is written in a cursive, flowing style.

Jerry Regan  
President





Leadership  
Centre County

August 13, 2018

Dear Ferguson Township Board of Supervisors,

Thank you for this opportunity to partner with Ferguson Township. Our idea to host an open house for citizens interested in becoming more informed and engaged through their participation in LCC is new this year! We've never had an open house for this purpose and hope you can support us in this endeavor.

Our proposal for the Open House is that Ferguson Township would be the only sponsor for this new event. And to answer Laura's question – YES! We have many other sponsors for our various programs and workshops (see enclosed listing).

Our sponsors make it possible for us to provide quality programming that impacts each participant and through them – over 600 nonprofit organizations they volunteer in throughout Centre County.

Enclosed in this packet is information that will answer some of the questions you had at your meeting on August 6<sup>th</sup>. I plan to attend on the 20<sup>th</sup> to answer any further questions you might have.

Thank you so much for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Georgia Abbey". The signature is fluid and cursive, with the first name being more prominent.

Georgia Abbey  
Executive Director



COMMUNITY DIVERSITY  
CONFERENCE

*Embracing & Implementing Inclusion*

June 2018

Dear Community Partner,

We sincerely appreciate your continued sponsorship and support of the Community Diversity Conference. We are proud to announce that we will offer our third conference on **Tuesday, June 11, 2019 at the Penn Stater Conference Center Hotel**. As such, we want to encourage you to Save the Date and plan to attend.

We are providing this information early in hope that you will consider including your sponsorship in your annual budget. Your commitment to enhance community relations and increase awareness about diversity makes an impact in Centre County. Your participation and support through a financial contribution, donation of prizes, products or gift certificates is tax exempt. Please take a moment to review options below and select your level of sponsorship for 2019:

<b>Beyond Diversity Sponsor</b>	<b>\$500 or more</b>
<b>Social Justice Sponsor</b>	<b>\$250-\$499</b>
<b>Sustainability Patron</b>	<b>\$100-\$249</b>
<b>Cultural Dexterity Donation</b>	<b>Donated items for raffle prizes, gift certificates, products etc.</b>

**Please Note:** With donations of \$250 or more, your organization's information will be included in the program and on the CDG's website with a link to your organization. **Your commitment is needed by December 14, 2018.**

As a reward for your continued sponsorship we are offering you:

1. One complimentary registration that may be used by you or a designated staff member
2. A table at our pre-conference Recruitment Fair
3. Complimentary admission to the Networking Social directly following the conference

Please join us at the diversity conference, promote your business, and enhance your name recognition throughout the community as an organization that supports diversity and inclusion which builds a richer community for all.

Your generosity makes a world of difference and is greatly appreciated.

Please visit our website or for additional information or call Carol at 814-865-6614.

We thank you in advance for your consideration and support of this worthy endeavor. Together, we are implementing inclusion.

*Carol Eicher*

Carol Eicher, President

*Leslie Laing*

Leslie A. Laing, Co-Chair

*Kevin Kassab*

Kevin Kassab, Co-Chair

The Community Diversity Group (CDG) is a non-profit 501 (c)(3) coalition with representatives from the citizens of Centre County, businesses of Centre County, employees of Penn State, local governments, and local non-profit organizations. Our goal is to create a welcoming climate for all community members. We host diversity-focused events and use publicity efforts designed to educate the community as to the significance of cultural sensitivity. The CDG offers training, consulting, and a monthly calendar of diversity events. Your contribution is tax-deductible. Open public meetings are held on the first Tuesday of each month. Become a member and make a difference. Visit our website for additional opportunities: [www.CommunityDiversityGroup.squarespace.com](http://www.CommunityDiversityGroup.squarespace.com).





COMMUNITY DIVERSITY  
CONFERENCE

*Embracing & Implementing Inclusion*

## 2019 Conference Sponsorship

Thank you for your interest in supporting the Community Diversity Conference. To become a sponsor, please complete the following information below:

Circle one:      **Business**                                      **Organization**                                      **Individual**

Contact Name: \_\_\_\_\_ Business/Organization: \_\_\_\_\_

Address: \_\_\_\_\_ Phone Number: \_\_\_\_\_

\_\_\_\_\_ Email Address: \_\_\_\_\_

Sponsorship Level Desired:		Amount
<b>Beyond Diversity Sponsor</b>	\$500 or more	_____
<b>Social Justice Sponsor</b>	\$250-\$499	_____
<b>Sustainability Patron</b>	\$100- \$249	_____
<b>Cultural Dexterity</b>	Donated items for raffle prizes, gift certificates, food or beverage service and any other amounts	_____ (Value of Gift)

Please Note: If you donate \$250 or more, your organization's logo and website information will be included in the program, on CDG's website with a link to your organization, and on the lunchtime slide show. We will need a high-quality color JPEG or PDF copy of your logo for promotional purposes. Please send the logo to: [CommunityDiversityGroup@gmail.com](mailto:CommunityDiversityGroup@gmail.com).

Please make checks out to the **Community Diversity Group**.

**MAIL YOUR SPONSORSHIP FORM AND PAYMENT TO:**

Community Diversity Group, P.O. Box 933, State College, PA 16803-0933, c/o Community Diversity Conference

Authorized Representative:

Print Name: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Thank you for your generous support.**

**March 4, 2019**

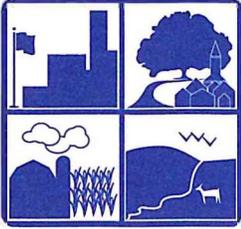
**Consent Agenda**

**Board of Supervisors Request – Kathy Matason Letter of Support**

**Narrative**

Recent events should prompt the Board to recognize that Ms. Matason has conducted meetings in good faith, in a spirit of cooperation, advanced policies for the common good, and conducted herself well. Her work on and for the Centre Region Parks and Recreation Authority meets the Ferguson Township Strategic Plan Goal #9 – Partnerships and Regional Thinking. Therefore, the Board is asked to advance this letter of support recognizing Ms. Matason's service. Provided with the agenda is a copy of the letter as drafted by Chairman Buckland.

*Recommended motion: That the Board of Supervisors authorize a letter of support recognizing Kathy Matason's service to the Centre Region Parks and Recreation Authority.*



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## TOWNSHIP OF FERGUSON

3147 Research Drive • State College, Pennsylvania 16801  
Telephone: 814-238-4651 • Fax: 814-238-3454  
www.twp.ferguson.pa.us

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March 18, 2019

Kathleen Matason,  
Centre Region Parks and Recreation Authority  
545 Puddintown Road  
State College, PA 16801

RE: Letter of Support

Dear Ms. Matason:

The Ferguson Township Board of Supervisors wishes to thank you for your service on the Centre Region Parks and Recreation Authority (CRPRA). Your work on the CRPRA has directly benefitted our region's and our township's residents. In particular, we recognize your judiciousness and diligence as Chair of the CRPRA Board. Chairing an authority board tasked with overseeing and assisting with the budget, staffing, programming, service, and the design of current and future parks brings with it tension and conflicts. We are heartened by your level-headedness and commitment.

Thank you again for your service.

Sincerely,  
**Township of Ferguson**

Peter Buckland  
Chairman, Board of Supervisors

c: Pam Salokangas, Director of the Centre Region Park and Recreation Authority Board  
Correspondence file



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## TOWNSHIP OF FERGUSON

3147 Research Drive • State College, Pennsylvania 16801  
Telephone: 814-238-4651 • Fax: 814-238-3454  
[www.twp.ferguson.pa.us](http://www.twp.ferguson.pa.us)

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TO: Ferguson Township Board of Supervisors  
FROM: Ryan T. Scanlan, E.I.T., Assistant Township Engineer  
DATE: February 26, 2019  
SUBJECT: **AWARD OF 2019-C8, Pavement Marking Contract**

Bids were opened publicly for Contract 2019-C8 Pavement Markings at 2:00 pm on Tuesday, February 26, 2019 and read aloud. The bid was advertised in the Centre Daily Times on February 6, 2019.

Two (2) bids were received as follows:

Alpha Space Control Co., Inc.	\$214,365.79
Seneca Pavement Markings	\$262,846.15

The total bid amount includes work for neighboring municipalities that have chosen to piggyback on this contract. Ferguson Township's share of the contract is \$92,533.41, we budgeted \$100,000 for this work. Alpha Space Control has performed this contract in past years and has worked well with the Township. Attached is a copy of the bid tabulation and cost share summary for all participating municipalities.

As in past years, in an attempt to get additional bids, the advertisement for bids was sent to 22 contractors who are qualified to perform this type of work.

I recommend that the Board of Supervisors award the contract to Alpha Space Control Co., Inc. for a total of \$214,365.79 per their bid.

Attachments: 2019-C8 Pavement Marking Bid Tabulation

Copy: D. Pribulka  
D. Modricker  
Participating Municipalities (via email)  
2019-C8 File

**CONTRACT 2019-C8 PAVEMENT MARKINGS**

Bid Tabulation

NO.	ITEM	UNIT	QTY	TOTAL - ENGR EST.		Alpha Space Control Co.		Seneca Pavement marking			FERGUSON TWP		BENNER TWP		COLLEGE TWP	
				Est. Cost	COST	QTY	COST	QTY	COST		QTY	COST	QTY	COST	QTY	COST
1	4" YELLOW LONG LINE	LF	1,361,800	\$0.0535	\$72,856.30	\$0.051	\$69,451.80	\$0.0525	\$71,494.50		420,744	\$21,457.94	180,000	\$9,180.00	97,400	\$4,967.40
2	4" or 6" WHITE LONG LINE	LF	971,138	\$0.0535	\$51,955.88	\$0.051	\$49,528.04	\$0.0525	\$50,984.75		353,170	\$18,011.67	60,000	\$3,060.00	68,400	\$3,488.40
3	24" WHITE (STOP / CROSS WALK / HATCHING)	LF	7,966	\$2.14	\$17,047.24	\$1.90	\$15,135.40	\$1.80	\$14,338.80		3,580	\$6,802.00	350	\$665.00	2,650	\$5,035.00
4	24" YELLOW (HATCHING)	LF	842	\$2.14	\$1,801.88	\$1.90	\$1,599.80	\$1.80	\$1,515.60		340	\$646.00		\$0.00		\$0.00
5	18" WHITE HATCHING (BIKE CROSSING)	LF	200	\$2.00	\$400.00	\$1.85	\$370.00	\$1.80	\$360.00			\$0.00		\$0.00	200	\$370.00
6	12" WHITE (VASCAR / HATCH)	LF	884	\$1.87	\$1,655.29	\$1.60	\$1,414.40	\$1.50	\$1,326.00		184	\$294.40		\$0.00		\$0.00
7	8" WHITE CROSS WALK	LF	1,456	\$1.66	\$2,414.78	\$1.55	\$2,256.80	\$1.50	\$2,184.00		0	\$0.00	450	\$697.50		\$0.00
8	6" WHITE CROSSWALK	LF	13,464	\$1.61	\$21,609.72	\$1.50	\$20,196.00	\$1.50	\$20,196.00		7,644	\$11,466.00		\$0.00	4,900	\$7,350.00
9	4" WHITE PARKING STALL	LF	279	\$0.27	\$74.63	\$0.20	\$55.80	\$1.00	\$279.00		112	\$22.40		\$0.00		\$0.00
10	SINGLE ARROW	EA	588	\$42.80	\$25,166.40	\$40.00	\$23,520.00	\$35.00	\$20,580.00		284	\$11,360.00	25	\$1,000.00	190	\$7,600.00
11	COMBINATION ARROW	EA	66	\$85.60	\$5,649.60	\$75.00	\$4,950.00	\$75.00	\$4,950.00			\$0.00	4	\$300.00	36	\$2,700.00
12	"ONLY" LEGEND	EA	2	\$53.50	\$107.00	\$65.00	\$130.00	\$75.00	\$150.00			\$0.00	2	\$130.00		\$0.00
13	"STOP" LEGEND	EA	5	\$53.50	\$267.50	\$75.00	\$375.00	\$75.00	\$375.00		1	\$75.00		\$0.00		\$0.00
14	"AHEAD" LEGEND	EA	6	\$74.90	\$449.40	\$75.00	\$450.00	\$75.00	\$450.00		5	\$375.00		\$0.00		\$0.00
15	"BIKE" LEGEND	EA	6	\$53.50	\$321.00	\$65.00	\$390.00	\$75.00	\$450.00		6	\$390.00		\$0.00		\$0.00
16	"PED" LEGEND	EA	3	\$42.80	\$128.40	\$65.00	\$195.00	\$50.00	\$150.00		2	\$130.00		\$0.00		\$0.00
17	"X-ING" LEGEND	EA	4	\$53.50	\$214.00	\$65.00	\$260.00	\$75.00	\$300.00		4	\$260.00		\$0.00		\$0.00
18	"R X R" CROSSBUCK LEGEND	EA	12	\$187.25	\$2,247.00	\$150.00	\$1,800.00	\$150.00	\$1,800.00			\$0.00	2	\$300.00		\$0.00
19	"SLOW"	EA	6	\$53.50	\$321.00	\$65.00	\$390.00	\$75.00	\$450.00		6	\$390.00		\$0.00		\$0.00
20	LARGE CURVE ARROW	EA	6	\$74.90	\$449.40	\$65.00	\$390.00	\$350.00	\$2,100.00		6	\$390.00		\$0.00		\$0.00
21	BIKE SYMBOL	EA	6	\$26.75	\$160.50	\$25.00	\$150.00	\$50.00	\$300.00		6	\$150.00		\$0.00		\$0.00
22	WRONG WAY ARROW	EA	2	\$74.90	\$149.80	\$50.00	\$100.00	\$50.00	\$100.00		2	\$100.00		\$0.00		\$0.00
23	LANE MERGE ARROW	EA	0	\$85.60	\$0.00	\$0.00	\$0.00	\$500.00	\$0.00			\$0.00		\$0.00		\$0.00
24	12"X18" YIELD TRIANGLES	EA	48	\$2.14	\$102.72	\$2.00	\$96.00	\$5.00	\$240.00		48	\$96.00		\$0.00		\$0.00
25	"+" INTERSECTION SYMBOL (12'X6")	EA	2	\$80.25	\$160.50	\$85.00	\$170.00	\$50.00	\$100.00		2	\$170.00		\$0.00		\$0.00
26	"XX MPH" LEGENG (8')	EA	2	\$160.50	\$321.00	\$85.00	\$170.00	\$50.00	\$100.00		2	\$170.00		\$0.00		\$0.00
27	PAVEMENT MARKING REMOVAL	SF	26,369	\$0.75	\$19,776.75	\$0.75	\$19,776.75	\$2.50	\$65,922.50		26,369	\$19,777.00		\$0.00		\$0.00
28	SCHOOL SLOW	EA	11	\$128.40	\$1,412.40	\$95.00	\$1,045.00	\$150.00	\$1,650.00			\$0.00		\$0.00		\$0.00
	<b>TOTAL AMOUNT</b>				\$213,321.06		\$214,365.79		\$262,846.15			\$92,533.41		\$15,332.50		\$31,510.80

**CONTRACT 2019-C8 PAVEMENT MARKINGS**

Bid Tabulation

NO.	ITEM	UNIT	QTY	TOTAL - ENGR EST.		HALFMOON TWP		HARRIS TWP		MARION TWP		PATTON TWP		PORTER TWP		SC BORO	
				Est. Cost	COST	QTY	COST	QTY	COST	QTY	COST	QTY	COST	QTY	COST	QTY	COST
1	4" YELLOW LONG LINE	LF	1,361,800	\$0.0535	\$72,856.30	64,416	\$3,285.22	2,875	\$146.63	7,920	\$403.92	126,284	\$6,440.48		\$0.00	95,000	\$4,845.00
2	4" or 6" WHITE LONG LINE	LF	971,138	\$0.0535	\$51,955.88	400	\$20.40	37,600	\$1,917.60		\$0.00	165,643	\$8,447.79		\$0.00	21,000	\$1,071.00
3	24" WHITE (STOP / CROSS WALK / HATCHING)	LF	7,966	\$2.14	\$17,047.24	90	\$171.00	1100	\$2,090.00		\$0.00		\$0.00	170	\$323.00		\$0.00
4	24" YELLOW (HATCHING)	LF	842	\$2.14	\$1,801.88		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
5	18" WHITE HATCHING (BIKE CROSSING)	LF	200	\$2.00	\$400.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
6	12" WHITE (VASCAR / HATCH)	LF	884	\$1.87	\$1,655.29		\$0.00	700	\$1,120.00		\$0.00		\$0.00		\$0.00		\$0.00
7	8" WHITE CROSS WALK	LF	1,456	\$1.66	\$2,414.78		\$0.00	900	\$1,395.00		\$0.00		\$0.00		\$0.00		\$0.00
8	6" WHITE CROSSWALK	LF	13,464	\$1.61	\$21,609.72		\$0.00	570	\$855.00		\$0.00		\$0.00		\$0.00		\$0.00
9	4" WHITE PARKING STALL	LF	279	\$0.27	\$74.63		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	167	\$33.40
10	SINGLE ARROW	EA	588	\$42.80	\$25,166.40		\$0.00	27	\$1,080.00		\$0.00		\$0.00	20	\$800.00		\$0.00
11	COMBINATION ARROW	EA	66	\$85.60	\$5,649.60		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	26	\$1,950.00
12	"ONLY" LEGEND	EA	2	\$53.50	\$107.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
13	"STOP" LEGEND	EA	5	\$53.50	\$267.50		\$0.00	4	\$300.00		\$0.00		\$0.00		\$0.00		\$0.00
14	"AHEAD" LEGEND	EA	6	\$74.90	\$449.40		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	1	\$75.00
15	"BIKE" LEGEND	EA	6	\$53.50	\$321.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
16	"PED" LEGEND	EA	3	\$42.80	\$128.40		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	1	\$65.00
17	"X-ING" LEGEND	EA	4	\$53.50	\$214.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
18	"R X R" CROSSBUCK LEGEND	EA	12	\$187.25	\$2,247.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
19	"SLOW"	EA	6	\$53.50	\$321.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
20	LARGE CURVE ARROW	EA	6	\$74.90	\$449.40		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
21	BIKE SYMBOL	EA	6	\$26.75	\$160.50		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
22	WRONG WAY ARROW	EA	2	\$74.90	\$149.80		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
23	LANE MERGE ARROW	EA	0	\$85.60	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
24	12"X18" YIELD TRIANGLES	EA	48	\$2.14	\$102.72		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
25	"+" INTERSECTION SYMBOL (12'X6")	EA	2	\$80.25	\$160.50		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
26	"XX MPH" LEGENG (8')	EA	2	\$160.50	\$321.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
27	PAVEMENT MARKING REMOVAL	SF	26,369	\$0.75	\$19,776.75		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
28	SCHOOL SLOW	EA	11	\$128.40	\$1,412.40		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	11	\$1,045.00
	<b>TOTAL AMOUNT</b>				\$213,321.06		\$3,476.62		\$8,904.23		\$403.92		\$14,888.28		\$1,123.00		\$8,039.40

**CONTRACT 2019-C8 PAVEMENT MARKINGS**

Bid Tabulation

NO.	ITEM	UNIT	QTY	TOTAL - ENGR EST.		SPRING TWP		WALKER TWP		UNION TWP	
				Est. Cost	COST	QTY	COST	QTY	COST	QTY	COST
1	4" YELLOW LONG LINE	LF	1,361,800	\$0.0535	\$72,856.30	250,685	\$12,784.94	93,878	\$4,787.78	22,598	\$1,152.52
2	4" or 6" WHITE LONG LINE	LF	971,138	\$0.0535	\$51,955.88	189,738	\$9,676.64	75,187	\$3,834.54		\$0.00
3	24" WHITE (STOP / CROSS WALK / HATCHING)	LF	7,966	\$2.14	\$17,047.24	26	\$49.40		\$0.00		\$0.00
4	24" YELLOW (HATCHING)	LF	842	\$2.14	\$1,801.88	502	\$953.80		\$0.00		\$0.00
5	18" WHITE HATCHING (BIKE CROSSING)	LF	200	\$2.00	\$400.00		\$0.00		\$0.00		\$0.00
6	12" WHITE (VASCAR / HATCH)	LF	884	\$1.87	\$1,655.29		\$0.00		\$0.00		\$0.00
7	8" WHITE CROSS WALK	LF	1,456	\$1.66	\$2,414.78	106	\$164.30		\$0.00		\$0.00
8	6" WHITE CROSSWALK	LF	13,464	\$1.61	\$21,609.72	350	\$525.00		\$0.00		\$0.00
9	4" WHITE PARKING STALL	LF	279	\$0.27	\$74.63		\$0.00		\$0.00		\$0.00
10	SINGLE ARROW	EA	588	\$42.80	\$25,166.40	42	\$1,680.00		\$0.00		\$0.00
11	COMBINATION ARROW	EA	66	\$85.60	\$5,649.60		\$0.00		\$0.00		\$0.00
12	"ONLY" LEGEND	EA	2	\$53.50	\$107.00		\$0.00		\$0.00		\$0.00
13	"STOP" LEGEND	EA	5	\$53.50	\$267.50		\$0.00		\$0.00		\$0.00
14	"AHEAD" LEGEND	EA	6	\$74.90	\$449.40		\$0.00		\$0.00		\$0.00
15	"BIKE" LEGEND	EA	6	\$53.50	\$321.00		\$0.00		\$0.00		\$0.00
16	"PED" LEGEND	EA	3	\$42.80	\$128.40		\$0.00		\$0.00		\$0.00
17	"X-ING" LEGEND	EA	4	\$53.50	\$214.00		\$0.00		\$0.00		\$0.00
18	"R X R" CROSSBUCK LEGEND	EA	12	\$187.25	\$2,247.00	10	\$1,500.00		\$0.00		\$0.00
19	"SLOW"	EA	6	\$53.50	\$321.00		\$0.00		\$0.00		\$0.00
20	LARGE CURVE ARROW	EA	6	\$74.90	\$449.40		\$0.00		\$0.00		\$0.00
21	BIKE SYMBOL	EA	6	\$26.75	\$160.50		\$0.00		\$0.00		\$0.00
22	WRONG WAY ARROW	EA	2	\$74.90	\$149.80		\$0.00		\$0.00		\$0.00
23	LANE MERGE ARROW	EA	0	\$85.60	\$0.00		\$0.00		\$0.00		\$0.00
24	12"X18" YIELD TRIANGLES	EA	48	\$2.14	\$102.72		\$0.00		\$0.00		\$0.00
25	"+" INTERSECTION SYMBOL (12"X6")	EA	2	\$80.25	\$160.50		\$0.00		\$0.00		\$0.00
26	"XX MPH" LEGENG (8')	EA	2	\$160.50	\$321.00		\$0.00		\$0.00		\$0.00
27	PAVEMENT MARKING REMOVAL	SF	26,369	\$0.75	\$19,776.75		\$0.00		\$0.00		\$0.00
28	SCHOOL SLOW	EA	11	\$128.40	\$1,412.40		\$0.00		\$0.00		\$0.00
	<b>TOTAL AMOUNT</b>				\$213,321.06		\$27,334.07		\$8,622.32		\$1,152.52





**Proposal and Contract**

**2018-C22 Tudek Barn Roof Replacement**

**Date: October 8, 2018**

**A. DEPOSIT OF PROPOSALS:**

All envelopes containing Bid proposals shall be clearly marked "Attn: Public Works Director, Bid Proposal for Letting of October 30, 2018 CONTRACT 2018-C22"  
DATE

FERGUSON TOWNSHIP  
MUNICIPALITY (NAME & TYPE)

DAVID G. PRIBULKA  
SECRETARY

Sealed Proposals will be received on or before 2:00 PM, on the above Letting Date.  
TIME

3147 RESEARCH DRIVE  
ADDRESS

Bids will be opened and read at approximately 2:00 PM, on the above Letting Date.  
DATE

STATE COLLEGE, PA 16801  
PROPOSALS MUST BE MAILED OR OTHERWISE DELIVERED TO THE ABOVE ADDRESS

1. The CONTRACTOR proposes to perform all work on the following project as more specifically set forth in the Schedule of Prices (Attachment 1), General Conditions and Technical Specifications (Attachment 2), Location Map (Attachment 3), and Prevailing Minimum Wages (Attachment 4) made a part of this contract and on file at Ferguson Township Municipal Building, 3147 Research Drive, State College, PA 16801.
2. If designated as the successful bidder, the CONTRACTOR agrees to begin work within 10 days of the notice to proceed, and complete all work within 30 calendar days.

**B. PROPOSAL OF: Spicer's General Contracting & Landscaping LLC**

NAME OF CONTRACTOR

152 Kenley Court State College, Pa

ADDRESS

**CONTRACTOR'S CERTIFICATION**

It is hereby certified as follows:

1. The only person(s) interested in this proposal as principal(s) is (are):  
Zachariah Spicer
2. None of the above persons are employees of the municipality.
3. This proposal is made without collusion with any other person, firm or corporation.
4. All plans and specifications referred to above and the site of the work have been examined by the CONTRACTOR. The CONTRACTOR understands that the quantities indicated herein are all lump sum items and that all work will be completed to accomplish a complete project for the price listed on the Schedule of Prices. (Attachment 1).

5. The CONTRACTOR will comply with all requirements of the laws and implementing regulations of the Commonwealth of Pennsylvania and the United States relating to human relations, equal opportunity and non-discrimination in employment, and will pay to workmen employed in the performance of the contract the wages to which they may be entitled.

Commonwealth of Pennsylvania

County of Centre

Sworn to and subscribed before me

this 30 day of October 2018

Zachariah Spicer  
CONTRACTOR (print name)

WITNESSED OR ATTESTED BY:

BY: [Signature] Owner  
SIGNATURE AND TITLE:

[Signature]  
SIGNATURE AND TITLE:

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
James Russell Lohr Sr., Notary Public  
(SEAL) Patton Twp., Centre County  
My Commission Expires May 13, 2019  
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

TO BE EXECUTED ONLY IN THE EVENT THE ABOVE PROPOSAL IS ACCEPTED

ACCEPTED ON November 5, 2018  
DATE

FERGUSON TWP  
MUNICIPALITY

ATTESTED BY:

[Signature] MANAGER  
SIGNATURE AND TITLE:

BY: PETER BUCKLAND, CHAIRMAN

NAME and TITLE

[Signature]  
SIGNATURE

(SEAL)

Attachment 1

Schedule of Prices (Bid Form) for Contract 2018-C22

Tudek Barn Roof Replacement

(CONTRACTOR name:) Spicer's General Contracting & Landscaping LLC hereby agrees to complete the work described in the attached Scope of Work, Specifications, and General Conditions in accordance with the Schedule of Prices on this bid form. Any exceptions taken by the CONTRACTOR are noted below:

Exceptions: (CONTRACTOR to note any exceptions to the contract in the space provided. Attach additional sheets if necessary. The Township, at its sole discretion, will consider the exceptions and may decide to accept or reject the exceptions and make award to the CONTRACTOR in the best interest of the Township.)

Item No.	Unit	Estimated Quantity	Description	Unit Price (\$)	Total
1	LS	8,000 Sq. Ft.	Roofing and Fascia	\$4.75.00/ Sq. Ft.	\$38,000.00
2	LS	450 Sq. Ft.	Gutters and Downspouts	\$12.00/ Sq. Ft.	\$5,400.00
			<b>TOTAL</b>		<b>\$ 43,400.00</b>

CONTRACTOR name: Spicer's General Contracting & Landscaping LLC

Printed name of person preparing quote: Zachariah Spicer

Signature: 

Work phone: \_\_\_\_\_

Cell phone: 814-441-5451

Address: 152 Kenley Court State College, Pa

Note: Include with the bid the following:  
References



**FERGUSON TOWNSHIP APPLICATION  
FOR ABC MEMBERSHIP**

Date: 10.31.18

Name: G. RANDOLPH HUDSON

Address: 427 S. NIXON RD.  
STATE COLLEGE PA 16801

Phone: (w) 814 937.4372 (h) \_\_\_\_\_ (e-mail) grhudsonaia@gmail.com

Occupation: ARCHITECT

Are you a resident of Ferguson Township?  
 yes  No

If yes, for how many years? 25 Voting Ward: 1 2 3  
(Circle One)

Experience as an elected or appointed official:

Type of Position: \_\_\_\_\_ Duties Involved: SEE ATTACHED.

ABC(s) that you are interested in being appointed to:  
CENTRE REGION PARKS & REC REPRESENTATIVE FOR FERG. TWP.

Special Skills you have which relate to the ABCs applied for:  
SEE ATTACHED.

Other information that may be relevant in requesting appointment to the ABC(s): (please attach any additional relevant information)  
SEE ATTACHED.

G. Hudson  
Signature of Applicant

Return your completed applications to: Ferguson Township Manager  
3147 Research Drive  
State College, PA 16801

## Biography

Randy Hudson was born in New York City and raised in State College, PA. He is a graduate of State College High School, where he was captain of the soccer and track and field teams. At Penn State, he majored in architecture, graduating first in his class. He received a Masters of Architecture from Columbia University. He now practices architecture from home offices in State College and in Southampton, NY, focusing on residential design, and studies for other projects. He and his wife, Cynthia Nixon, have two grown sons, Evan, and Ryan; and 4 grandchildren. Randy and Cynthia have lived in Ferguson Township since 1993.

## Resume

Randy was with Hayes Large Architects from 1977 to 2015, where he was **Design Partner for architecture and landscape architecture**. Projects included over 100 schools, most of which had associated outdoor athletic and rec facilities; Penn State's Eastview Terrace residence halls and Pattee Library; **COG's Schlow Centre Region Library**; and residential projects. He has **taught architecture and landscape architecture** at Penn State, and received its **Arts and Architecture Alumni Award**. Randy's design practice has consistently pursued one idea: when people connect to the world around them, they're happier and more complete.

## Parks and Recreation-Related Experience

Randy was the winner of an American Institute of Architects-sponsored competition for the design of a park in Montoursville, PA to honor the high school students and chaperones lost in the Flight 800 crash.

He has a lifelong passion for parks and park design, and enjoys observing how people use them. He offers CRPA perspective from wide travels around the US and abroad. Randy has spent considerable time in, or has visited, among many others: **Urban Parks**--Central Park and the High Line, NYC; Boston Common; Boston; Waterfront Park, Seattle; Hyde Park, London; Golden Gate Park, San Francisco. **National Parks and Natural Areas**—Tallgrass Prairie Preserve, OK; Zion and Arches Parks, UT; Algonquian Provincial Park, ON; and numerous National Seashores.

## Approach to Centre Region Parks

Randy believes in an inclusive, transparent approach to the programming, design and maintenance of parks. He considers the cost-benefit of initial costs and maintenance as vital to informed decisionmaking. He believes parks should support all ages, activities and body types, and consider the natural world, water, wildlife and views in creating balanced places.

## Local Board and Organization Experience

Randy was a founding member of the Board of The State Theatre Board, and served for four years. His duties included staff oversight, financial due diligence, fundraising and music programming. Locally he is a member of Clearwater Conservancy, the Nittany Valley Environmental Coalition and supports Schlow Library and the State Theatre.

## Sustainable Design

Randy is a pioneer in green design. He is a LEED (Leadership in Energy and Environmental Design) accredited professional, and designed one of the US's first LEED schools. His Ferguson Township home has hosted League of Women Voters and other environmental tours, and its property is certified as a National Wildlife Habitat by the National Wildlife Foundation.

For: Angela Kalke

**APPLICATION FOR ABC MEMBERSHIP**

(RECEIVED OCT 24 2018)

Date: 10/24/18

Name: Bill Keough

Address: 3560 Tadpole Road, Pa Furnace, PA 16865

Phone: 692-8374 (home) \_\_\_\_\_ (work)

Occupation: Retired

Are you a resident of Ferguson Township?

yes  No

If yes, for how many years? 48~ Voting Ward (1) 2 3  
(Circle One)

Experience as an elected or appointed official:

Type of Position:

Duties Involved:

F.T. Supervisor

Elected position - Leadership for Ferg. Township Government

F.T. Planning Commission

Provide land use direction for Ferg. Township Government

ABC(s) that you are interested in being appointed to:

Centre Region Parks & Recreation Authority

Special Skills you have which relate to the ABCs applied for:

Working knowledge of Centre Region Council of Gov. Parks & Rec. Mission Authority & CRPR Strategic Plan.

Other information that may be relevant in requesting appointment to the ABC(s): (please attach any additional relevant information)

\_\_\_\_\_  
\_\_\_\_\_  
William Keough  
Signature of Applicant

Return your completed applications to:

Ferguson Township, PA  
3147 Research Drive  
PA 16801



FERGUSON TOWNSHIP APPLICATION FOR ABC MEMBERSHIP

Date: 10/29/2018

Name: Richard (Rick) Tetzlaff

Address: 742 West aaron DRive State College, PA. 16803

Phone: (w) 8143252116 (h) 8143604772 (e-mail) rptetzlaff@gmail.com

Occupation: Associate Vice President - Investments; Wells Fargo Advisors

Are you a resident of Ferguson Township? x yes No

If yes, for how many years? 25 Voting Ward: 1 2 3 (Circle One)

Experience as an elected or appointed official:

Type of Position: President - Ferguson Tax Review Board

Duties Involved: Suggest Tax changes for township when Supervisors requested.

ABC(s) that you are interested in being appointed to: Parks & Rec Board

Special Skills you have which relate to the ABCs applied for: Former Rep to State of PA ASA; Former Member of the Hess Field Association, Former Softball Umpire and member of the Executive Board, Former Board member LCC, Immediate Past President of the State College Sunrise Rotary

Other information that may be relevant in requesting appointment to the ABC(s): (please attach any additional relevant information) Was an active citizen in the planning of the regional parks.

Signature of Applicant [Handwritten Signature]

Return your completed applications to: Ferguson Township Manager 3147 Research Drive State College, PA 16801

RESOLUTION NO. 2017-20

**A RESOLUTION OF THE TOWNSHIP OF FERGUSON, CENTRE COUNTY, PENNSYLVANIA,  
ESTABLISHING A POLICY FOR THE APPOINTMENT OF REPRESENTATIVES ON LOCAL  
AND REGIONAL AUTHORITIES, BOARDS, AND COMMISSIONS.**

**WHEREAS**, the Board of Supervisors is desirous of establishing a policy to guide the appointment of qualified representatives to local and regional Authorities, Boards, and Commissions; and

**WHEREAS**, the Board of Supervisors is committed to the selection of qualified representatives in a fair and unbiased manner; and

**WHEREAS**, the Ferguson Township Policy on the Appointment of Representatives to Local and Regional Authorities, Boards, and Commissions is attached hereto as Exhibit "A".

**NOW THEREFORE** the Ferguson Township Board of Supervisors adopts the Ferguson Township Policy on Local Authorities, Boards, and Commissions.

**RESOLVED** this 2<sup>nd</sup> Day of October 2017

**TOWNSHIP OF FERGUSON  
BOARD OF SUPERVISORS**

By: \_\_\_\_\_

Steve Miller, Chairman

[ S E A L ]

**ATTEST:**

By: \_\_\_\_\_

David Pribulka, Secretary

## Exhibit "A"

### Ferguson Township Policy on the Appointment of Representatives to Local and Regional Authorities, Boards, and Commissions

#### Purpose

This Board of Supervisors is desirous of establishing a process to appoint representatives to local and regional Authorities, Boards, and Commissions ("ABCs"). These include, but may not be limited to the Ferguson Township Planning Commission, Ferguson Township Tree Commission, Ferguson Township Zoning Hearing Board, Centre Region Parks and Recreation Authority, UAJA Board, SCBWA Board, Schlow Centre Region Library, C-NET Board, ICDA, Tax Review Board, and others that are not specifically exempted below.

Historically, the Board has followed different strategies depending on the specific ABC appointment being made. It has been determined by the Board that a uniform policy on ABC appointments will allow fair consideration of all applicants, ensure equal access to information by individual Board members, and help to establish an objective process by which the most qualified applicant may be selected.

#### Policy

It shall be the policy of the Ferguson Township Board of Supervisors to interview all candidates who meet the minimum qualifications for an ABC appointment when a vacancy occurs. This shall include incumbents who express a desire to be reappointed. In circumstances where there is only one applicant for an ABC vacancy, the Board of Supervisors may appoint said applicant without an interview.

In the first week of October of each year, the Township shall post on its website and relevant publications a list of ABC vacancies for the upcoming year. Additionally, Township staff shall notify ABC members whose terms are expiring to determine whether they are interested in reappointment. Incumbents whose terms are expiring shall not be required to re-apply unless they wish to supplement their prior application with new information. Applications for ABC vacancies shall be accepted through November 1 of each year.

The Board of Supervisors shall schedule one or more public worksessions to interview applications for ABC vacancies as needed. While the worksessions shall be open to the public, the public shall not be permitted to ask questions of the applicants nor speak except at Citizen's Input at the start of the worksessions. Upon interviewing all interested applicants at a worksession, the Board may adjourn to an Executive Session to deliberate.

Appointments to ABC vacancies shall be made at the Organizational Meeting.

#### Exceptions

The following ABCs and offices shall not be subject to the procedure established herein: Centre Regional Planning Commission, Township Solicitor, Tax Collector (Local Services Tax, Earned Income and Net Profits Tax), Health Officer, Sewage Enforcement Officer, Tax Administrator, COG Committees, Centre County Tax Collection Representative, Spring Creek Watershed Commission, Centre Area Cable Consortium, and Police Pension Advisory Board. Other ABCs and offices may be exempt from this policy upon a unanimous vote of the Board of Supervisors.





**pennsylvania**

DEPARTMENT OF CONSERVATION  
AND NATURAL RESOURCES

---

BUREAU OF FORESTRY

March 25, 2016

Ferguson Township  
3147 Research Drive  
State College, PA 16828

Re: Forest Stewardship Plan

Dear Ferguson Township,

Your Forest Stewardship Plan for your Centre County woodlot was prepared at least 10 years ago and an update of that plan is due (no cost). Therefore, it is time to review past forest management activities and consider future practices. Please complete the following pages and return in the enclosed envelope. This will serve to confirm your continued interest in participating in the forest stewardship program.

Please feel free to contact me at the phone number below if you have any questions or concerns.

Sincerely,

A handwritten signature in cursive script that reads "Timothy R. Cole".

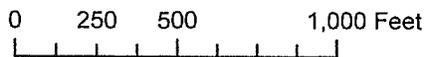
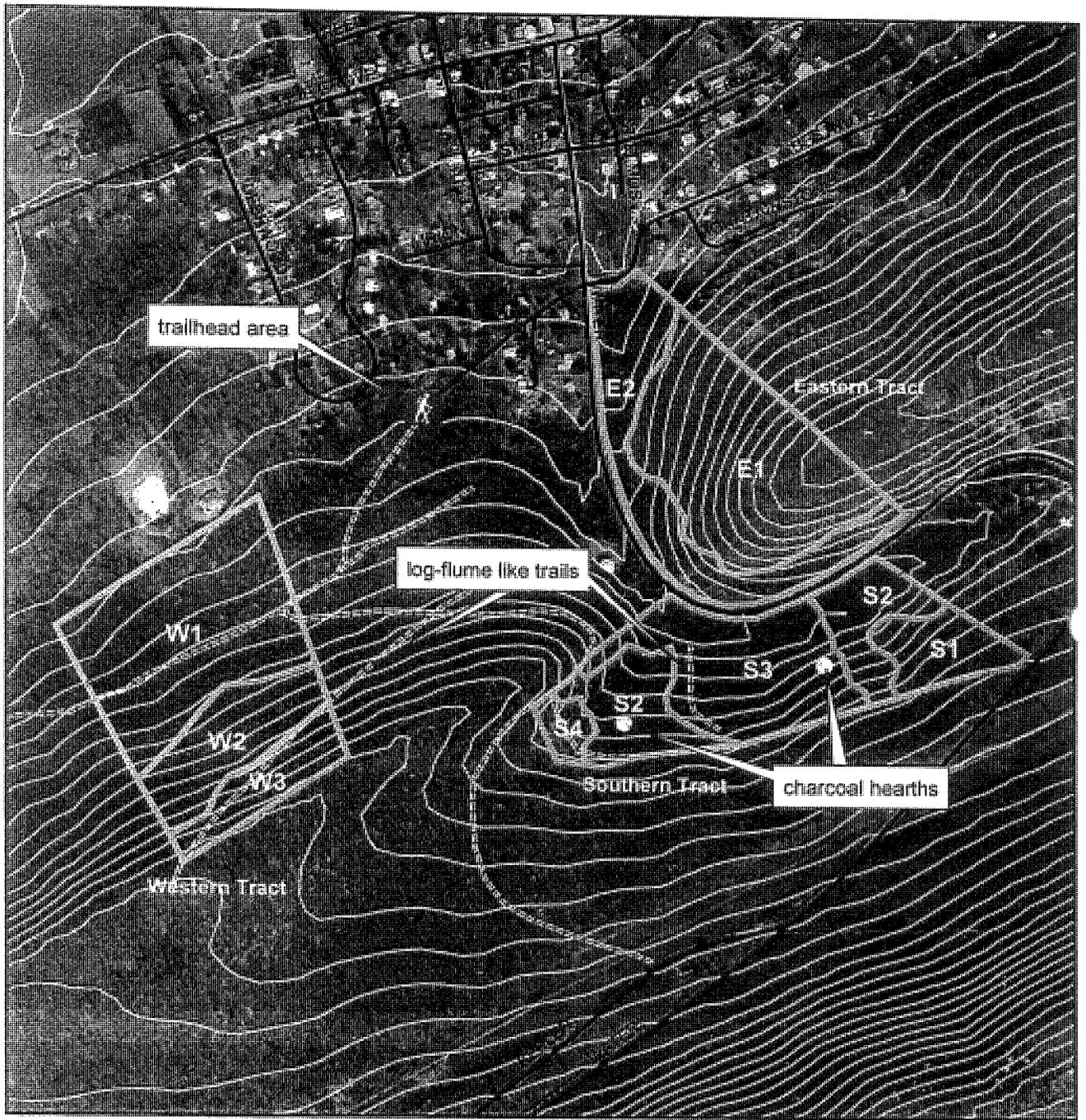
Timothy R. Cole  
Forester

TRC:bdm

Enclosure

Cc: File

# Ferguson Township Stewardship Properties



## Forest Management Timeline

Year	Stand	Recommendation
2005 winter	Property – wide	Locate boundary lines using a surveyor if necessary – clearly mark boundary lines as described in the property wide recommendations
2006 spring	Property – wide	<del>Discuss trail network with Bureau of Forestry and Ferguson Township supervisors</del>
2006 summer	E2, S2, S3	Control invasive plant species in road right of way and do trash pick up
2006 fall	Western Tract	Identify trails to be opened and improved
2006 winter	Western Tract	Open and improve trails
2007 summer	Western Tract	Decide if trail head parking area is feasible, pursue agreement with Bureau of Forestry, design and install parking area
2007 fall	Western Tract	Identify trees for tree identification trail, construct trails as necessary to access trees
2008 spring	Western Tract	Install trail head sign / bulletin board / Tree ID brochure, picnic tables
2008 summer	E2, S2, S3	Retreat invasive plant species in road right of way
2008 fall	Southern Tract	Identify trails to be opened and improved
2009 spring	Western Tract	Sign trails, clear trails of woody debris, improve sections of trail as needed
2009 summer	S1, S2, S3	Locate and construct new “loop” trail
2009 summer	W1	Inspect stand for potential timbersale
2010 summer <sup>1</sup>	E2, S2, S3	Control invasive plant species in road right of way and do trash pick up
2010 summer <sup>2</sup>	Western and Southern Tracts	Trail maintenance; signage, woody debris, trail surface upgrade
2011 winter	S3	Conduct timbersale





# PENNSYLVANIA FOREST STEWARDSHIP PROGRAM

## Planning Your Forest's Future

Step 4. What activities would you like to accomplish on your property over the next 5 years? Please list your interests below.

DATE	MANAGEMENT UNIT. #	ACTIVITY
		Begin to implement Forest Stewardship Plan subject to available funds.
		Currently no local funds available

Step 5. (check the appropriate blocks below)

Yes, I am interested in a meeting with my service forester.

           I will call my service forester at (814) 643-2340 to schedule an appointment.

Please call me at (814) 238-4651 between the hours of 8 a.m. and 4 p.m.

           No, I do not wish to meet with my service forester at this time.

Step 6. Please return this record to your service forester in the enclosed self-addressed envelope. Thank you and please know that your forest stewardship ethic is greatly appreciated by DCNR, the Bureau of Forestry and the Commonwealth of Pennsylvania.



## PENNSYLVANIA FOREST STEWARDSHIP PROGRAM Updating Your Landowner Information

Step 1. Please verify your landowner information below and make changes if necessary.

### LANDOWNER INFORMATION

#### Mailing Address:

Name: TOWNSHIP OF FERGUSON
Address: 3147 Research Drive.
State College Pa. 16801
Phone: (814) 238-4651
FAX: (814) 238-3454
Email: admin@twp.ferguson.pa.us

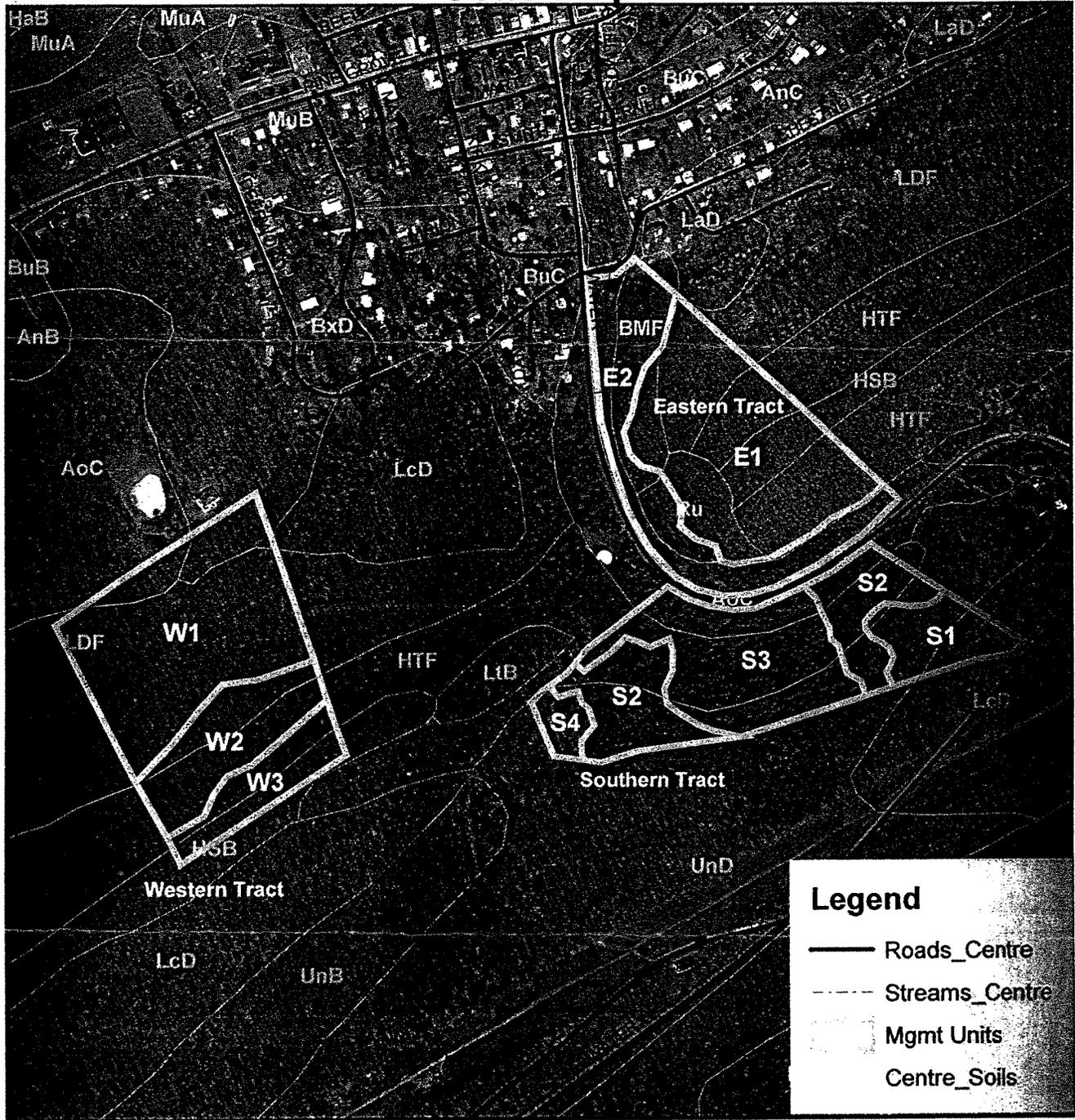
#### Property Address:

Address: Pine Grove Mtn. 77.4 acres
Phone: ( )
FAX: ( )
Email:

Step 2. Please review the landowner goals and objectives listed in your forest stewardship plan. If your objectives have changed, please state your new objectives below:

### NEW LANDOWNER OBJECTIVES (If changed)


# Ferguson Township Stewardship Properties Soils Map



0 250 500 1,000 Feet



## Forest Management Timeline

Year	Stand	Recommendation
2005 winter	Property – wide	Locate boundary lines using a surveyor if necessary – clearly mark boundary lines as described in the property wide recommendations
2006 spring	Property – wide	<del>Install trail network with Bureau of Forestry and Ferguson Township employees</del>
2006 summer	E2, S2, S3	Control invasive plant species in road right of way and do trash pick up
2006 fall	Western Tract	Identify trails to be opened and improved
2006 winter	Western Tract	Open and improve trails
2007 summer	Western Tract	Decide if trail head parking area is feasible, pursue agreement with Bureau of Forestry, design and install parking area
2007 fall	Western Tract	Identify trees for tree identification trail, construct trails as necessary to access trees
2008 spring	Western Tract	Install trail head sign / bulletin board / Tree ID brochure, picnic tables
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2009 spring	Western Tract	Sign trails, clear trails of woody debris, improve sections of trail as needed
2009 summer	S1, S2, S3	Locate and construct new “loop” trail
2009 summer	W1	Inspect stand for potential timbersale
2010 summer <sup>1</sup>	E2, S2, S3	Control invasive plant species in road right of way and do trash pick up
2010 summer <sup>2</sup>	Western and Southern Tracts	Trail maintenance; signage, woody debris, trail surface upgrade
2011 winter	S3	Conduct timbersale





# PENNSYLVANIA FOREST STEWARDSHIP PROGRAM

## Updating Your Landowner Information

Step 1. Please verify your landowner information below and make changes if necessary.

### LANDOWNER INFORMATION

#### Mailing Address:

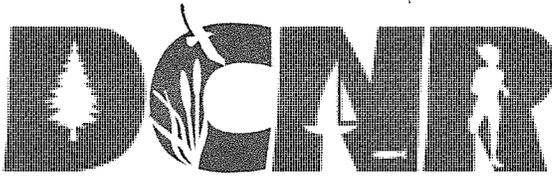
Name:
Address:
Phone: (    )
FAX: (    )
Email:

#### Property Address:

Address:
Phone: (    )
FAX: (    )
Email:

Step 2. Please review the landowner goals and objectives listed in your forest stewardship plan. If your objectives have changed, please state your new objectives below.

#### NEW LANDOWNER OBJECTIVES (If changed)

Pennsylvania Department of Conservation and Natural Resources

181 Rothrock Lane  
Huntingdon, PA 16652  
February 4, 2011

**Bureau of Forestry****814-643-2340**

Ferguson Township  
c/o Mark Kunkel  
3147 Research Dr  
State College, PA 16801

Dear Mr. Kunkel,

Your Forest Stewardship Plan for your Centre County woodlot was prepared at least five (5) years ago and an update of that plan is due (no cost). Therefore, it is time to review past forest management activities and consider future practices. Please complete the following pages and return them to me in the enclosed self-addressed envelope. This will serve to confirm your continued interest in participating in the forest stewardship program.

On a related issue, various practice cost-share programs are currently available through the NRCS (Natural Resources Conservation Service). These programs include the following:

- EQIP (focus on wildlife habitat and water quality improvement)
- CSP (variety of conservation activities)
- HFRP (easements, improve biodiversity, recovery of threatened/endangered species, carbon sequestration)
- BCAP (promote renewable energy)

If you are interested in learning more about these programs, please call me at your earliest convenience.

In addition, I would be happy to schedule a site visit with you. Please see step five of the form.

Sincerely,

Timothy R. Cole  
Forester

TRC:bdm

Enclosure

cc: File

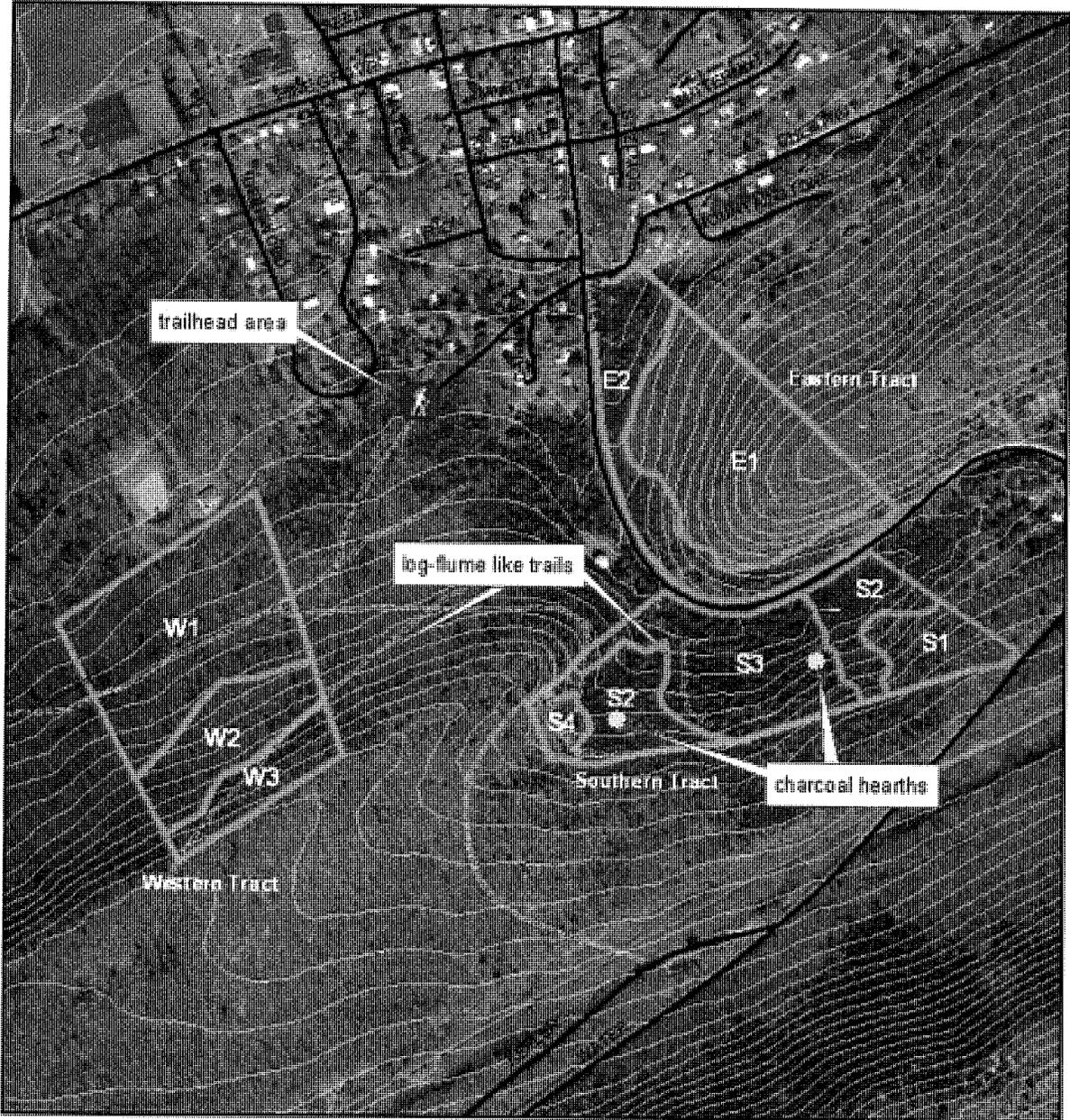
**Stewardship**

**Partnership**

**Service**



# Ferguson Township Stewardship Properties



0 250 500 1,000 Feet



complete instructions and file(s) must be included to decompress file(s) on our system.

#### F. Schedule

- All work to be completed within 30 calendar days from Notice to Proceed (or day proposal is signed by the Township).
- Township will review and return survey if necessary noting omissions, errors, etc.
- Corrected survey to be resubmitted within 10 calendar days of receipt from Township.
- Liquidated damaged of \$50.00 per calendar day will be assessed for each calendar day that the schedule is delayed.

Please direct any comments or questions to Josh Collins, EIT, Township Engineer, @ (814) 238-4651, Department #2. Proposals must be submitted no later than 3:30 P.M. on Friday, April 6, 2007.

cc: David Modricker, Public Works Director  
Mark Kunkle, Township Manager

File: 2007-RFP7 Former SCBWA Property - Property Survey Proposals

**Trees Marked for Removal along W. Chestnut Street, Pine Grove Mills**  
**Summary of Volumes and Values**

<b>Species</b>	<b>DBH</b>	<b># of Logs</b>	<b>Bd. Ft.</b>	<b>\$ per MBF</b>	<b>Value</b>
Red Oak	24	1	252	470	118.44
Red Oak	25	1.5	389	470	182.83
Red Oak	21	2	331	470	155.57
Red Oak	17	2	206	470	96.82
Red Oak	18	2	234	470	109.98
Red Oak	15	2	157	470	73.79
Red Oak	19	1	153	470	71.91
Red Oak	22	1.5	294	470	138.18
Black Oak	19	1.5	213	470	100.11
Black Oak	15	1.5	127	470	59.69
Chestnut Oak	14	1	74	190	14.06
White Pine	15	2	166	190	31.54
<b>Totals</b>			<b>2596</b>		<b>1152.92</b>

*\$ 711.40*

Notes:

- 1) DBH is the measure of diameter at breast height (DBH) which is 4.5' above the ground measured on the uphill side.
- 2) A log is equal to 16' of merchantable material.
- 3) Board feet are measured using the International 1/4" Scale.
- 4) "\$ per MBF" is price per one thousand board feet of wood and is quoted from a recent tally sheet from Brumbaugh Lumber (see attached copy).
- 5) Final volumes and values will vary based on the amount of unseen rot in the trees and grading by the log buyer. \$470 MBF is a conservative price for some of the logs.

Joe Harding  
2-14-06



**Joseph Harding, Consulting Forester**

Society of American Foresters Certified Forester

1024 Kathryn Street

Boalsburg, Pennsylvania 16827

(814) 466 – 2312

[harding1@isp.com](mailto:harding1@isp.com)

November 6, 2005

Dear Mr. Kunkel,

Enclosed is the long awaited stewardship plan for your property. I hope you find that it was worth the wait. If you have any questions or find anything that needs to be modified please don't hesitate to call me during the day at (814) 865 – 6272 or in the evening at (814) 466 – 2312 or by e-mail.

If you approve the plan please sign all three copies of the Signature Page and mail them to Tim Cole in the enclosed envelope. He will sign on his line and return a copy to you and me for the files. Also, if you approve I've enclosed an invoice for my services. Thank you for the opportunity and I hope to work with you on this project in the future. Thank you.

Sincerely,

A handwritten signature in cursive script that reads "Joe Harding". The signature is written in black ink and is positioned below the word "Sincerely,".

## Forest Management Timeline

Year	Stand	Recommendation	
2007 winter	Property – wide	Locate boundary lines using a surveyor if necessary – clearly mark boundary lines as described in the property wide recommendations	#
2007 spring	Property – wide	Discuss trail network with Bureau of Forestry and Ferguson Township supervisors	
2007 summer	E2, S2, S3	Control invasive plant species in road right of way and do trash pick up	#
2007 fall	Western Tract	Identify trails to be opened and improved	
2008 winter	Western Tract	Open and improve trails	#
2008 summer	Western Tract	Decide if trail head parking area is feasible, pursue agreement with Bureau of Forestry, design and install parking area	#
2008 fall	Western Tract	Identify trees for tree identification trail, construct trails as necessary to access trees	#
2008 spring	Western Tract	Install trail head sign / bulletin board / Tree ID brochure, picnic tables	#
2008 summer	E2, S2, S3	Retreat invasive plant species in road right of way	#
2008 fall	Southern Tract	Identify trails to be opened and improved	
2009 spring	Western Tract	Sign trails, clear trails of woody debris, improve sections of trail as needed	#
2009 summer	S1, S2, S3	Locate and construct new “loop” trail	#
2009 summer	W1	Inspect stand for potential timbersale	
2010 summer <sup>1</sup>	E2, S2, S3	Control invasive plant species in road right of way and do trash pick up	#
2010 summer <sup>2</sup>	Western and Southern Tracts	Trail maintenance; signage, woody debris, trail surface upgrade	
2012 winter	S3	Conduct timbersale	# +

3147 Research Drive  
State College, PA 16801  
Telephone: 814-238-4651  
Fax: 814-238-3454  
www.twp.ferguson.pa.us

**Ferguson Township**

**Fax**

**To:** Tim Cole  
Joe Harding

**From:** Mark A. Kunkle, Township Manager

*Mark*

**Fax:**

**Pages:** 2

**Phone:**

**Date:** January 9, 2006

**Re:** Forest Management Timeline  
Ferguson Township Stewardship  
Report

**CC:**

**Urgent**    **For Review**    **Please Comment**    **Please Reply**    **Please Recycle**

Tim and Joe:

I have reviewed the Forest Stewardship Report prepared by Joe Harding for a tract of land owned by Ferguson Township. I have some concerns about the timetable established with milestones for improvements. Given that I received the report in November the Township was deep into its budget preparation. This did not permit time to properly budget funding to accomplish the tasks included in the stewardship plan.

I have therefore taken the liberty of sliding the schedule one year. This will allow me to properly budget for the initial years' activities, i.e. surveying and invasive species control.

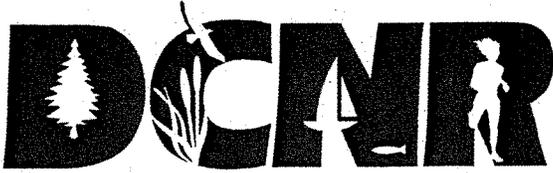
If these revisions are acceptable please provide me with a revised timetable. I plan to report on this at our Board meeting next week.

A question I will be asked is if there are any other funding sources to accomplish the tasks included in the plan. If you know of any please let me know.

Thanks,  
Mark

## Forest Management Timeline

<b>Year</b>	<b>Stand</b>	<b>Recommendation</b>
2006 winter	Property – wide	Locate boundary lines using a surveyor if necessary – clearly mark boundary lines as described in the property wide recommendations
2007 spring	Property – wide	Discuss trail network with Bureau of Forestry and Ferguson Township supervisors
2007 summer	E2, S2, S3	Control invasive plant species in road right of way and do trash pick up
2007 fall	Western Tract	Identify trails to be opened and improved
2007-8 winter	Western Tract	Open and improve trails
2008 summer	Western Tract	Decide if trail head parking area is feasible, pursue agreement with Bureau of Forestry, design and install parking area
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2011 winter	S3	Conduct timbersale



Pennsylvania Department of Conservation and Natural Resources

181 Rothrock Lane  
Huntingdon, PA 16652

February 4, 2011

Bureau of Forestry

814-643-2340

Ferguson Township  
c/o Mark Kunkel<sup>LE</sup>  
3147 Research Dr  
State College, PA 16801

Dear Mr. Kunkel<sup>LE</sup>,

Your Forest Stewardship Plan for your Centre County woodlot was prepared at least five (5) years ago and an update of that plan is due (no cost). Therefore, it is time to review past forest management activities and consider future practices. Please complete the following pages and return them to me in the enclosed self-addressed envelope. This will serve to confirm your continued interest in participating in the forest stewardship program.

On a related issue, various practice cost-share programs are currently available through the NRCS (Natural Resources Conservation Service). These programs include the following:

- EQIP (focus on wildlife habitat and water quality improvement)
- CSP (variety of conservation activities)
- HFRP (easements, improve biodiversity, recovery of threatened/endangered species, carbon sequestration)
- BCAP (promote renewable energy)

If you are interested in learning more about these programs, please call me at your earliest convenience.

In addition, I would be happy to schedule a site visit with you. Please see step five of the form.

Sincerely,

Timothy R. Cole  
Forester

TRC:bdm

Enclosure

cc: File

**Stewardship**

**Partnership**

**Service**



Pennsylvania Department of Conservation and Natural Resources

181 Rothrock Lane  
Huntingdon, PA 16652  
February 4, 2011

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Forester

TRC:bdm

Enclosure

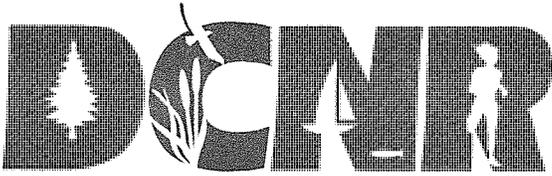
cc: File

**Stewardship**

**Partnership**

**Service**

RECEIVED AUG - 3 2011



Pennsylvania Department of Conservation and Natural Resources

---

**BUREAU OF FORESTRY**

August 1, 2011

Ferguson Township  
C/O Mark Kunkel  
3147 Research Dr.  
State College, PA 16801

Dear Mr. Kunkel:

Unfortunately, I have not heard from you concerning the 5 year update of your Forest Stewardship Plan. As a reminder, I've enclosed a copy of the letter I sent to you back in February. Hopefully, I will hear from you in the near future. Until then, I will place your plan in the "inactive" category.

Sincerely,

Timothy R. Cole  
Forester

TRC:bdm

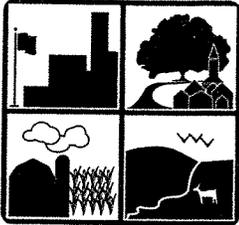
Cc: File

181 Rothrock Lane, Huntingdon, PA 16652-1100, ph. 814-643-2340, fax 814-643-6304

**Stewardship**

**Partnership**

**Service**



## TOWNSHIP OF FERGUSON

3147 Research Drive • State College, Pennsylvania 16801  
Telephone: 814-238-4651 • Fax: 814-238-3454  
www.twp.ferguson.pa.us

RECEIVED MAR 29 2007

**TO:** Randy Webster, Larson Design Group  
Mark Saville, Sweetland Engineering & Associates  
B.K. Bastress, Penn Terra Engineering  
Jim Wagner, Tri-Tech / Wagner Engineering & Surveying  
Marty Meiser, Knapka Surveying  
Mary Reffner, Stiffler, McGraw & Associates, Inc.

**FROM:** Josh Collins, EIT, Ferguson Township Engineer 

**DATE:** March 22, 2007

**SUBJECT: REQUEST FOR PROPOSALS, FERGUSON TOWNSHIP  
PROPERTY BOUNDARY SURVEY (2007-RFP7)**

You are requested to provide a quote for the following item of work:

**A. Project Location**

The properties to be surveyed are located south of Pine Grove Mills, PA. Portions of the properties can be accessed off of Water Street (SR 26) and Chestnut Street. The property tax parcel numbers are 24-7-44 and 24-7-44B. The combined acreage of the properties is approximately 62 acres. See attached map for property locations and approximate boundaries as identified on Centre County GIS mapping.

**B. Proposals**

Cost proposals shall be a lump sum, not to exceed cost proposal. Any and all proposals may be rejected at the Township's discretion.

**C. Plan Requirements**

- Plans to be on 24" X 36" sheets.
- Prepare a base map showing the property boundaries with metes and bounds, bearings to the nearest second, distances to the nearest 100<sup>th</sup> of a foot and all curve data.
- Plan sheets at an acceptable scale not less than 1" = 60' and overall general plan at best fit or normally acceptable scale for 24" X 36" sheet.
- Property corner locations/coordinates.

- Identify overlaps, gores, gaps, and encroachments onto the surveyed premises, or encroachments from the surveyed premises onto adjacent land.
- Show lines of occupation and indications of adverse claims of others discoverable from a survey and inspection of the land.
- Identify and label property owner, address, deed book and page number and UPI for all adjoining parcels.
- Tie-in with other County or Township or other agency horizontal and vertical control which may be known and available.
- Plans must contain a Professional Land Surveyor certification statement as follows:

“I, \_\_\_\_\_, a Professional Land Surveyor in the Commonwealth of Pennsylvania, do hereby certify that the plan correctly represents the tract of land as shown.”

The professional licensed land surveyor shall affix his seal to the plan.

#### D. Other Requirements

- Surveyor must perform all necessary research to establish legal property boundaries.
- Perform a field run survey of the property to locate existing markers, lines of occupation, and any encroachments that may exist. The survey should identify the magnitude and source of substantial differences between the survey area and deeded area.
- Establish limits of property and set pins or monuments at all property corners and property line changes in direction to define the limits of the property. Property boundary shall be blazed at approximately 100 foot intervals. Existing property corner pins shall be exposed and marked.
- Process field data and perform boundary analysis and math checks to determine property boundary.
- Draft a written legal description with metes and bounds for the property tracts.
- Coordination with Township Engineer to ensure Township's satisfaction of survey plan.
- All information to be done on AutoCAD compatible with the township's system (AutoCAD - Release 14, or later).

#### E. Deliverables

- Two sets of prints.
- Reproducible mylar.
- Written legal description (hard copy and electronically)
- CD-ROM with all information saved with file(s) identified. Files to be compatible with Autocad Land Development software. Softdesk

projects and drawing files shall be included. If file(s) are compressed, complete instructions and file(s) must be included to decompress file(s) on our system.

**F. Schedule**

- All work to be completed within 30 calendar days from Notice to Proceed (or day proposal is signed by the Township).
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Please direct any comments or questions to Josh Collins, EIT, Township Engineer, @ (814) 238-4651, Department #2. Proposals must be submitted no later than 3:30 P.M. on Friday, April 13, 2007.

cc: David Modricker, Public Works Director  
Mark Kunkle, Township Manager

File: 2007-RFP7 Former SCBWA Property - Property Survey Proposals

**TO:** Randy Webster, Larson Design Group  
Mark Saville, Sweetland Engineering And Associates  
D.N. Bustross, Penn Terra Engineering  
Jim Wagner, Tri-Tech / Wagner Engineering and Surveying  
Marty Meiser, Knapka Surveying

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- Prepare a base map showing the property boundaries with metes and bounds, bearings to the nearest second, distances to the nearest 100<sup>th</sup> of a foot and all curve data.
- Existing features such as structures, utilities, easements, encroachments, roads, streams, etc.

- Plan sheets at an acceptable scale not less than 1" = 60' and overall general plan at best fit or normally acceptable scale for 24" X 36" sheet.
- Property corner locations/coordinates.
- Identify and label property owner, address, deed book and page number and UPI for all adjoining parcels.
- Tie-in with other County or Township or other agency horizontal and vertical control which may be known and available.
- Plans must contain a Professional Land Surveyor certification statement as follows:

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- CD-ROM with all information saved with file(s) identified. Files to be compatible with Autocad Land Development software. Softdesk projects and drawing files shall be included. If file(s) are compressed,

## Signature Page

### Plan Writer's Page:

To the best of my knowledge, this Stewardship Plan contains:

- An accurate representation of the landowner's interests and objectives for the property
- An accurate assessment of all natural resources present on the property addressed in the plan
- Management recommendations in keeping with the landowner's interests and abilities, and considering the inherent value of all resources on the property.

Author of Plan Joseph A. Harding Date 11/6/05

### Landowner's Pledge:

I accept the recommendations contained in this Stewardship Plan, and will make an honest effort to follow them for the ten-year period covered by the plan.

Since timber has a significant impact on my forest resources I agree to complete commercial timber harvests recommended in the plan with the assistance of a professional forester. I understand that the forester is to designate trees to be cut based on a written prescription derived through a careful stand analysis of the management unit(s) involved.

I understand that a service forester or consultant will periodically review the implementation of my Stewardship Plan to assist me in maintaining "Stewardship Forest" status. To enable him/her to carry out this responsibility I will make available copies of plan amendments and/or timber harvesting prescriptions before carrying out a major activity. I understand that I am not obligated to obtain approval from the service forester but that he/she may advise me if prescriptions do not appear to serve the goals of my Stewardship Plan or meet program standards.

I understand that as a "Forest Steward" I am eligible (but not obligated) to request Stewardship Incentive Program (SIP) cost-share assistance to help implement approved practices recommended in the plan or subsequent amendments. If I choose to withdraw from the Forest Stewardship Program I agree to return the sign that designates my property a "Stewardship Forest" to the service forester.

Landowner Mark A. Fenchel, Secretary Date 1/17/06  
*FERGUSON TOWNSHIP BOARD OF SUPERVISORS*

### Bureau of Forestry Approval:

This Stewardship Plan meets the requirements established by the Pennsylvania Bureau of Forestry for Forest Stewardship Plans developed using cost-share assistance.

Service Forester Timothy A. Cole Date JANUARY 20, 2006

**Joseph Harding, Consulting Forester**

Society of American Foresters Certified Forester

1024 Kathryn Street

Boalsburg, Pennsylvania 16827

(814) 466 – 2312

[harding1@isp.com](mailto:harding1@isp.com)

**December 6, 2005**

**Dear Mr. Kunkel,**

**While reviewing the plan, Tim Cole discovered that while I was attempting to understand the boundary discrepancies on the western tract, I actually inventoried part of the Bureau's land. So I have corrected the maps and rewritten the plan to reflect the necessary changes. Please discard the previous plan except for the photocopies of my field inventory sheets for the eastern and southern tracts and your answers to the landowner questionnaire and substitute the enclosed pages. If you have any questions or find anything that needs to be modified please don't hesitate to call me during the day at (814) 865 – 6272 or in the evening at (814) 466 – 2312 or by e-mail.**

**Again, if you approve the plan please sign all three copies of the Signature Page and mail them to Tim Cole in the enclosed envelope. He will sign on his line and return a copy to you and me for the files. Also, if you approve I've enclosed an invoice for my services. Thank you for the opportunity and I hope to work with you on this project in the future. Thank you.**

**Sincerely,**

*Joe Harding*

**Forest Stewardship Plan  
For the Ferguson Township, Centre County Property**

**Prepared For:**

**Ferguson Township  
c/o Mr. Mark Kunkel  
3147 Research Drive  
State College, PA 16801  
Telephone: 814-238-4651  
Fax: 814-238-3454  
[mkunkle@twp.ferguson.pa.us](mailto:mkunkle@twp.ferguson.pa.us)**

**Property Location:  
Ferguson Township, Centre County  
Pine Grove Mills, PA**

**77.4 Forest Stewardship Acres**

**Prepared By:**

**Joseph Harding  
Consulting Forester, CF, SAF  
1024 Kathryn Street  
Boalsburg, PA 16827  
(814) 466-2312  
[harding1@isp.com](mailto:harding1@isp.com)**

**Authorized By:**

**Tim Cole, Service Forester  
PA DCNR BOF  
Rothrock District 5  
PO BOX 403  
Huntingdon, PA 16652  
(814) 643-2340 Office  
(814) 643-6304 Fax  
[ticole@state.pa.us](mailto:ticole@state.pa.us)**

**December 2005**

## Signature Page

### **Plan Writer's Page:**

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Author of Plan \_\_\_\_\_ Date \_\_\_\_\_

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Landowner \_\_\_\_\_ Date \_\_\_\_\_

### **Bureau of Forestry Approval:**

This Stewardship Plan meets the requirements established by the Pennsylvania Bureau of Forestry for Forest Stewardship Plans developed using cost-share assistance.

Service Forester \_\_\_\_\_ Date \_\_\_\_\_

### **Landowner Objectives:**

Ferguson Township wants to be good stewards of this property. It is important to the township to maintain the health of the forest and the positive aesthetic qualities of the forest as the gateway into Pine Grove Mills. The township would like to improve public access to the property for passive recreation such as hiking, picnicking and environmental education. The property will not be open for camping or hunting. The township would also like to manage the property for an occasional source of income from well planned timber harvests.

### **Directions:**

The property lies in three parcels and for the purposes of identification will be called the western, southern and eastern parcel. The western parcel is accessible by traveling .17 of a mile south on Route 26 from the intersection of Route 26 and Route 45, turn right or west onto West Chestnut Street and park at the end of the maintained road, follow the old road bed which bisects the western parcel, this old road bed continues through the property onto Bureau of Forestry property and ends at a parking area along Kepler Road. The southern parcel borders Route 26 (Water Street) on two sides however safe parking is limited to one pull-off along Route 26 where the eastern-most tip of the parcel borders Route 26. The southern-most border of this parcel borders along Bureau of Forestry property and follows an old woods road which is in decent condition. The eastern parcel also borders Route 26 along its western property line but again has very poor parking. The parcel borders a small section of East Chestnut Road near a stream which could provide limited safe parking.

### **Species of Special Concern:**

The Pennsylvania Natural Diversity Inventory (PNDI) records show that there is an occurrence of a rare, candidate, threatened or endangered species under the jurisdiction of the Pennsylvania Fish and Boat Commission. However given the nature of this project, the immediate location or the current status of the nearby element occurrence, no adverse impacts are expected to the species of special concern.

### **The Property Within the Landscape:**

The property is part of a forested mountain that comprises part of the ridge and valley providence. It borders the southern edge of Pine Grove Mills development. The property contains one of the largest concentrations of conifers (hemlock) for several miles along Tussey Mountain. The property could also be considered as part of a major wildlife travel corridor.

### **Inventory Process:**

Aerial photography, field reconnaissance and Geographic Information Systems were used to delineate management units and collect information on stand conditions including species composition, tree quality, stand density, understory species and conditions and special features.

## **General Property Recommendations:**

The sections of the western and southern parcels that adjoin Bureau of Forestry property have well defined property lines due to the Bureau's boundary line maintenance. The other sections of the boundary lines on the southern and eastern parcels are not easily located. Also, the geographic information system boundary shape file provided by Ferguson Township as well as the Centre County plat map do not match the actual boundary location observed on the ground for the western parcel. Several prominent trails which are clearly visible on aerial photos and identifiable on the ground were used as reference points. Bureau of Forestry boundary paint and signs were located that indicate the Ferguson township western parcel is actually located further west than previously identified. Also the parcel's shape does not match the expected shape at all and seems to be more rectangular. The parcel is bounded on three sides by Bureau of Forestry boundary with corner numbers 32, 33, 34 and 35. This bounded rectangle matches a map provided by Bureau of Forestry Service Forester Mr. Tim Cole. A photocopy of the map is included in this plan.

In the future before any trail improvements or timber harvesting occur it would be advisable to hire a licensed professional surveyor to reestablish the boundary lines. Once the lines have been located it is best to permanently mark the line by scraping the bark off of low value living trees down to the cambial layer in a 6" by 6" square and then painting the scar with a durable outdoor paint. This activity is best completed during the winter months when the leaves are off the trees and it is easier to see existing boundary marks. Also, the sap will not flow out of the scraped areas and prevent the paint from binding to the tree. This activity will preserve the work of the land surveyors that has been done on the property and reduce the possibility of incurring additional surveying costs in the future. Care should be taken not to scrape neighbor's trees unless an agreement has been reached before surveying.

Several species of invasive plants; Japanese barberry, Tree of Heaven, Japanese Knotweed, multiflora rose and Japanese honeysuckle were observed throughout the property. These invasive species should be controlled while there are still relatively few occurrences of them. Striped maple and hay scented fern was also found in many of the management units throughout the property. Both of the species can present challenges during the phase of a timber harvest when one is attempting to regenerate the forest. There were many occurrences of these species throughout the property however the necessary treatment is more involved and costly. Therefore I would recommend that these species only be treated before any timber harvests occur.

If the Bureau of Forestry gives permission, a parking area / trailhead could be constructed at the end of West Chestnut Street to access the western and southern tracts. The old main road over Tussey Mountain passes through the western parcel and along the edge of the southern parcel. In addition there are numerous other smaller trails that pass through Bureau of Forestry ground and the western and southern tracts. Once boundary lines are settled and permission is obtained from the Bureau a very nice network of trails could be created to provide recreational and environmental educational opportunities for township and other area residents. A self-guided tree identification trail could easily be established as a service project for some local group. A brochure to accompany a self-guided trail about the history of the forest and its ecology could also be created and made available at the trail head. The trails would require relatively little work in the form of clearing downed trees and installing some water diversion devices on some of the trails as necessary to prevent erosion to be useable. Further upgrades

may be desirable. Trees harvested to create the parking area could help to defray the cost of the initial start up.

**Special Features of the Property:**

The property contains an unnamed tributary stream which eventually flows into Slab Cabin Run and Spring Creek. This rock-bottomed stream varies in width from 5 to 10 feet and contains many small “waterfalls” and pools. Trout were observed in several of the pools which is indicative of a healthy, clean stream.

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## **Management Unit Descriptions, Soil Information and Recommended Practices:**

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### **Eastern Tract**

**Management Unit:** E1

**Area:** 16.9 acres

**Description:**

This unit lies on both sides of the Tussey Mountain ridge and has north by northwest aspect and a south by southeast aspect. Normally aspect is a major factor in determining stand conditions however in this situation the underlying soil's influence on the stand conditions was greater than that of aspect. There are some minor differences between the north and south side of the ridge but not enough to classify this area as two management units. The terrain very steep to steep since the top of the ridge is not that broad and it quickly drops off. Portions of the unit are very rocky however other sections do not have any rock at all. Mixed hardwood trees are the predominant vegetation however there is an occasional conifer. The species that were observed in this unit in order of greatest to least frequency are; chestnut oak, red oak, red maple, black gum, Virginia pine, white pine, service berry and sassafras. The oaks were in the small sawtimber to large sawtimber range of 12 to 18 inches DBH (DBH stands for "diameter at breast height" and it is the measure of the tree's diameter at 4.5 feet above the ground on the uphill side). On the southern side of the ridge the oaks were in the small pole to small sawtimber range of 6 to 12 inches DBH. This is because there is more water available for growth on the northern side of the ridge. Black gum was also much more plentiful on the southern side of the ridge. The other species were mostly in the 6 to 12 inch range however smaller and larger stems were also observed. The potential of growing good quality timber in this stand is poor to fair. There were no obvious signs of insect or disease in the stand. In the mid-story (the vertical level of trees underneath the canopies of the tallest trees) and the understory (the vertical level below the mid-story) red maple and black gum saplings and witch hazel shrubs occasionally came through an extremely dense layer of mountain laurel and blueberry (also known as vaccinium). Underneath this dense layer are teaberry, partridge berry plants and moss. Occasionally seedlings of commercial species such as chestnut and red oak, red maple and hemlock were observed however they are very sparse and usually browsed by deer.

There were many standing dead trees observed throughout the stand (the term "stand" is interchangeable with the term "management unit"). Hard mast (which is defined as acorns, nuts or hard seeds) for wildlife is available from the oak, maple and pine trees. Soft mast (berries and drupes) is available from the black gum, sassafras and service berry trees. There was no low evergreen cover and very little high evergreen cover available in this stand. Evergreen cover is important for wildlife for concealment cover but mostly for its thermal properties of cooling in the summer and holding warmth and / or protecting wildlife from winter winds.

**Stand Stocking Level:** This stand is adequately stocked with trees. There are limited resources available for growth and the trees are most likely utilizing them to their maximum potential.

**Soil Type(s):** **HTF** – Hazelton-Dekalb association, very steep  
**HSB** - Hazelton extremely stony sandy loam, gently sloping  
**LDF** – Laidig extremely stony loam, steep  
**BMF** – Berks and Weikert soils, steep  
**Ru** – Rubble land

**Soil Restrictions:**

The **Hazelton-Dekalb soil association** is usually found on mountainsides with slopes of 25 to 80%. Up to 50% of these areas are usually covered by stones 10 to 30 inches in diameter. Runoff is rapid to very rapid. This association is fairly well to well suited for woodlands and is rated as having a moderate erosion hazard, severe equipment limitations, severe seedling mortality and slight windthrow hazard. Tree species commonly found on these soils are black and chestnut oak, Virginia, pitch and white pine. Species suggested for planting are Virginia, white and red pine. This association is rated as having a fair site quality index for growing trees.

**Hazelton extremely stony sandy loam soils** are found on gentle 0 – 8 % slopes on mountain tops. Runoff is slow to medium and 15 to 50% of the surface is covered by stones 10 to 30 inches in diameter. This soil is well suited to woodlands and is rated as having a slight erosion hazard, moderate equipment limitations, severe seedling mortality and slight windthrow hazard. Trees commonly found on this soil are red oak, yellow poplar, sugar maple, white ash, white pine and red maple. Trees recommended to plant are white pine, European larch, Norway spruce and yellow poplar. The soil is rated as having a good site index for growing trees.

**Laidig extremely stony loam soils** are found on side slopes on uplands with slopes of 25 to 60%. Runoff is rapid to very rapid and 15 to 35% of the area is covered by stones 10 to 24 inches in diameter. The soil is well suited for woodland and is rated as having a moderate erosion hazard, severe equipment limitations, slight seedling mortality and slight windthrow hazard. Trees commonly found on this soil are red oak, yellow poplar, sugar maple and white ash. Trees recommended for planting are white pine, yellow poplar, European larch, Norway spruce and red pine. The soil is rated as having a good site index for growing trees.

**Berks and Wiekert soils** are mainly found on convex areas on uplands with slopes of 25 to 60%. Runoff is rapid to very rapid and as much as 10% of the surface is covered by stones 10 to 24 inches in diameter. Most limitations are caused by the steep and very steep slopes, droughtiness and the shallow and moderate depth to bedrock. These soils are fairly well suited to woodlands and are rated as having a moderate erosion hazard, severe equipment limitations, severe seedling mortality and moderate windthrow hazard. Trees commonly found on these soils are black, red and chestnut oak and Virginia pine. Trees recommended for planting are white and Virginia pine. These soils are rated as having a fair site index for growing trees.

**Rubble land** is very variable in its slope and can be nearly level to very steep. About 90% or more of the surface can be covered by stones and boulders. Many areas are bare because there is not enough soil between the stones and boulders to support vegetation. Where vegetation can survive, it consists mainly of a thin, scrubby stand of chestnut oak and mountain laurel.

**Recommendations:** The soil descriptions and restrictions strongly influence the recommendations for this unit. There are trees and other vegetation that is growing and surviving on the unit despite poor soil types therefore I would recommend leaving this unit to develop naturally. It will provide and protect the scenic entryway into Pine Grove Mills and Ferguson Township and a scenic backdrop for the town residents. Currently the only safe access to the parcel is off of East Chestnut Street however there are very steep banks limiting access to this unit. Therefore it would not seem practical to develop this parcel for hiking trails or picnicking.

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**Management Unit:** E2

**Area:** 9.9 acres

**Description:** This is a relatively thin band of very steep ground immediately adjacent to Water Street (Route 26). It is very rocky and vegetated with a mixture of hardwoods and hemlocks. The species observed were: chestnut, scarlet, red and black oak, red maple, sweet birch and hemlock. The hardwoods ranged in diameter from 6 to 12 inches DBH while most of the hemlocks were in the 0 - 6 inch diameter range. There is an extremely dense understory of mostly hemlock however some red maple and birch saplings and small poles (0-6"DBH) were also observed. The understory was dense layer of mountain laurel, vaccinium with some tea berry and moss on the ground. An occasional service berry tree was observed as well as the invasive and non-desirable striped maple. In the northern-most section of this unit in the right-of-way along Route 26 down to East Chestnut Street a tangle of mostly undesirable, invasive and some exotic species was observed. The species included; Japanese barberry, privet, Tree of Heaven, green briar, honey suckle (climbing and bush), grape, multiflora rose, fire bush and Japanese Knotweed. Other tree species observed were sassafras, Norway maple, black cherry, black locust and white ash along the stream.

Few cavity and snag trees were observed. There will be some wildlife food available from the oaks, maples, cherry, sassafras and service berry. Low and high evergreen cover is abundant in this unit.

**Stand Stocking Level:** The stand is adequately stocked with trees to almost crowded in the dense hemlock patches.

**Soil Type(s):** Ru – Rubble land

BMF – Berks and Weikert soils, steep

AoC – Andover very stony loam, 8 to 15% slopes

**Soil Restrictions:**

**Rubble land** is very variable in its slope and can be nearly level to very steep. About 90% or more of the surface can be covered by stones and boulders. Many areas are bare because there is not enough soil between the stones and boulders to support vegetation. Where vegetation can survive, it consists mainly of a thin, scrubby stand of chestnut oak and mountain laurel.

**Berks and Weikert soils** are mainly found on convex areas on uplands with slopes of 25 to 60%. Runoff is rapid to very rapid and as much as 10% of the surface is covered by stones 10 to 24 inches in diameter. Most limitations are caused by the steep and very steep slopes, droughtiness and the shallow and moderate depth to bedrock. These soils are fairly well suited to woodlands and are rated as having a moderate erosion hazard, severe equipment limitations, severe seedling mortality and moderate windthrow hazard. Trees commonly found on these soils are black, red and chestnut oak and Virginia pine. Trees recommended for planting are white and Virginia pine. These soils are rated as having a fair site index for growing trees.

**Andover very stony loam soils** are in concave areas in uplands. From 3 to 15% of the surface is covered by stones 10 to 24 inches in diameter. Runoff is medium. The soil is rated as having a moderate erosion hazard, severe equipment limitations, severe seedling mortality and moderate windthrow hazard. Trees commonly found on this soil are red oak, red maple, white ash, yellow poplar and sugar maple. Trees recommended to plant are white pine, European larch, white spruce, yellow poplar and Norway spruce. This soil is rated as having a good site index for growing trees.

**Recommendations:** Other than the northern section of this unit it should be left to develop naturally and serve as a buffer along the road and stream. Trash from motorists will need to be cleaned up periodically. Also it is recommended that periodic inspections be made of the trees that could possibly reach the road if they fell, be made for soundness and health. It is recommended that the invasive and exotic species be controlled in northern section of this unit between the stream and Route 26. Trees and shrubs should be cut and removed and the cut surfaces should be treated with an approved herbicide to control resprouting. The Tree of Heaven trees are particular dangerous due to their ability to put out seed at an early age and because the seed is so easily transported by wind or water. Tree of Heaven can quickly establish itself in disturbed areas or “creep” into established forests and eventually out compete and take over. Therefore it is recommended that periodic reinspections of this area be made to control this species.

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### **Southern Tract**

**Management Unit:** S1

**Area:** 3.6 acres

**Description:** This unit is on flat to gently sloping ground. The overstory is predominantly mixed hardwoods consisting of scarlet, chestnut and red oak in the small to large sawtimber (12” – 18” DBH) size class, sweet birch, red maple and a few black cherries in the small pole to small sawtimber (6” – 12” DBH) size class and black gum in the 0 – 6” DBH range. This appears to be a good site to grow trees. The trees are of good to very good quality including scarlet oak which usually does not produce a very good quality stem. The mid- and understory consists of scattered hemlocks (0 – 6” DBH), witch hazel shrubs, mountain laurel, barberry and ground pine. Striped maple saplings and seedlings were also observed in this stand. There are also scattered patches of black cherry saplings approximately 1” DBH and up to 10’ tall. There are a few Norway maple saplings in the stand.

There were few cavity and snag trees observed. The oaks, maples, black gums and cherries will produce food for wildlife. The scattered provides some low evergreen cover for wildlife.

**Stand Stocking Level:** The stand is adequately stocked with trees which are utilizing the site well.

**Soil Type(s):** **LcD** - Laidig extremely stony loam, 8 – 25% slope  
**UnD** - Ungers very stony loam, 8 – 25% slope

**Soil Restrictions:**

**Laidig extremely stony loam soils** are found on the concave side slopes no uplands. Runoff is medium to rapid and 15 to 25% of the surface is covered by stones 10 to 24 inches in diameter. The soil is well suited to woodlands and is rated as having a slight erosion hazard, moderate

equipment limitations, slight seedling mortality and slight hazard of windthrow. Trees commonly found on this soil are red oak, yellow poplar, sugar maple and white ash. Trees recommended to plant are white pine, yellow poplar, European larch, Norway spruce and red pine.

**Ungers very stony loam soil** is found in convex areas on upper side slopes of mountains. Runoff is medium to rapid and from 3 to 15% of the surface is covered by stones 10 to 24 inches in diameter. This soil is very well suited to woodland and is rated as having an erosion hazard of slight, moderate equipment limitations, slight seedling mortality and slight hazard of windthrow. Trees commonly found on this soil are red oak, Virginia and white pine and white oak. Trees recommended to plant are white and Virginia pine and European larch. This soil is rated as having a good site index for growing trees.

**Recommendations:** This stand has timber production potential however there is very little desirable seedlings and saplings to replace any harvested trees. Also there are some species, striped maple, barberry and Norway maple that should be controlled before any harvesting occurs. A partial harvest in conjunction with deer enclosure fencing would be possible in 10 to 15 years. An old woods road runs along the long southern most boundary of the southern tract. The downed trees and branches obstructing this trail could be cleared and it would provide a good opportunity for hiking. This trail connects with the old road over the mountain that bisects the western tract. The construction of some new trails would complete a circular trail route through the properties.

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**Management Unit:** S2

**Area:** 8.7 acres

**Description:** This stand is divided into two sections which are located on the eastern and western fringes of a large hemlock stand. It is on a moderate to steep slope with a predominantly northern aspect. It appears to be a good to very good site for growing trees. There were no signs of recent cutting however two charcoal hearths were discovered in this tract. One hearth is located along the western edge of the western section of this stand. Most likely the area was clear cut for charcoal production around the 1900's. The overstory tree species observed in order of frequency were: chestnut, red, black and scarlet oak, red maple, sweet birch and just a few black cherry and basswood trees. Most of these trees were in the 12 to 18 inch DBH range however there were several very good quality stems that were greater than 20 inches DBH. The trees have good to very good timber quality potential. The mid-story and understory consists of black gum, red maple, birch and hemlock that are 6 to 12 inches in DBH. Witch hazel, striped maples, mountain laurel, hay scented fern and ground pine is scattered throughout the unit. There are also many scattered, patches of very dense hemlock saplings that are 0 to 6 inches DBH.

There were many cavity and snag trees observed in the stand. Hard mast wildlife food will be produced by the oaks, maples and basswoods and soft mast will be produced by the black gum and cherries. There were significant patches of low evergreen cover scattered throughout the stand and high evergreen cover from the hemlocks was also very abundant.

A small intermittent stream flows along the northwestern edge of western section of this stand. A large 24 inch DBH black locust tree is located along the southern boundary of the eastern section of this stand and an old bottle dump is located 50 feet southeast of the locust.

**Stand Stocking Level:** The stand is adequately stocked and the trees are utilizing the site well.

**Soil Type(s):** **UnD** - Ungers very stony loam, 8 – 25% slope  
**HTF** – Hazelton-Dekalb association, very steep  
**AoC** – Andover very stony loam, 8 to 15% slopes

**Soil Restrictions:**

**Ungers very stony loam soil** is found in convex areas on upper side slopes of mountains. Runoff is medium to rapid and from 3 to 15% of the surface is covered by stones 10 to 24 inches in diameter. This soil is very well suited to woodland and is rated as having an erosion hazard of slight, moderate equipment limitations, slight seedling mortality and slight hazard of windthrow. Trees commonly found on this soil are red oak, Virginia and white pine and white oak. Trees recommended to plant are white and Virginia pine and European larch. This soil is rated as having a good site index for growing trees.

The **Hazelton-Dekalb soil association** is usually found on mountainsides with slopes of 25 to 80%. Up to 50% of these areas are usually covered by stones 10 to 30 inches in diameter. Runoff is rapid to very rapid. This association is fairly well to well suited for woodlands and is rated as having a moderate erosion hazard, severe equipment limitations, severe seedling mortality and slight windthrow hazard. Tree species commonly found on these soils are black and chestnut oak, Virginia, pitch and white pine. Species suggested for planting are Virginia, white and red pine. This association is rated as having a fair site quality index for growing trees.

**Andover very stony loam soils** are in concave areas in uplands. From 3 to 15% of the surface is covered by stones 10 to 24 inches in diameter. Runoff is medium. The soil is rated as having a moderate erosion hazard, severe equipment limitations, severe seedling mortality and moderate windthrow hazard. Trees commonly found on this soil are red oak, red maple, white ash, yellow poplar and sugar maple. Trees recommended to plant are white pine, European larch, white spruce, yellow poplar and Norway spruce. This soil is rated as having a good site index for growing trees.

**Recommendations:** This stand has timber production potential however there are little to no desirable seedlings and saplings in place to replace harvested trees. Also striped maple and hay scented fern is scattered throughout the stand. After harvesting, both of these species can spread because of the additional sunlight and seriously inhibit desirable seedlings and saplings from getting established and growing. Therefore it will be necessary to control these species before harvesting occurs. Harvesting could occur in conjunction with harvests in adjacent units in 10 to 15 years. Harvesting trees and creating open patches with sufficient sunlight to allow newly established seedlings to thrive is the recommended treatment. Supplemental planting and deer exclosures may be required to improve species diversity and regeneration success.

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**Management Unit:** S3

**Area:** 10.8 acres

**Description:** This unit is on a moderate to steep slope with a northerly aspect. It appears to have moderately well drained soil except for the immediate vicinity of the stream which passes through this unit and the eastern section of unit S2. There are several “draws” starting at mid-slope and ending at the stream. These “draws” are very rocky and appear to have seeps and intermittent streams flowing through them in the wettest times of the year. The overstory trees (trees in the main canopy) are almost all hemlock trees with an occasional hardwood tree. The scattered hardwoods observed in order of frequency are chestnut and red oak, red maple, sweet

birch. There were also several scattered white pines mixed in with the hemlocks. Most of the trees observed were in the 12 to 18 inch diameter range however there were scattered trees of all the species listed that were greater than 18 inches. It appears to be a good to very good site for growing trees and currently the tree stems are good to very good quality. No signs of recent cutting or insect or disease problems were observed in the stand. The understory is wide open with very little vegetation except for scattered dense patches of hemlock saplings, invasive hay-scented fern and non invasive fern and witch hazel shrubs in the rocky draws. Deer browse did not appear to be an issue in this stand.

Many hemlock and birch snag and cavity trees were observed. Some wildlife food is available in this stand from the oaks and maples. The scattered dense patches of hemlocks provide low conifer cover while the overstory hemlocks and white pines provided abundant high evergreen cover. The seeps in the draws and the stream which flows along Route 26 are special features of this unit. The stream is 2 to 6 feet wide, rock bottom with many pools and falls. Small trout, dace and aquatic insects were observed in the stream. A small building is located along the stream and was probably used for water treatment at one time. Along the management unit line on the western side between S2 and S3 a "log flume-like" man-made ditch starts at mid-slope and runs downhill to the stream.

**Stand Stocking Level:** This stand is crowded to almost overcrowded however hemlock trees can tolerate higher numbers of trees per acre and do well in this condition.

**Soil Type(s):** **UnD** - Ungers very stony loam, 8 – 25% slope  
**HTF** – Hazelton-Dekalb association, very steep  
**AoC** – Andover very stony loam, 8 to 15% slopes

#### **Soil Restrictions:**

**Ungers very stony loam soil** is found in convex areas on upper side slopes of mountains. Runoff is medium to rapid and from 3 to 15% of the surface is covered by stones 10 to 24 inches in diameter. This soil is very well suited to woodland and is rated as having an erosion hazard of slight, moderate equipment limitations, slight seedling mortality and slight hazard of windthrow. Trees commonly found on this soil are red oak, Virginia and white pine and white oak. Trees recommended to plant are white and Virginia pine and European larch. This soil is rated as having a good site index for growing trees.

The **Hazelton-Dekalb soil association** is usually found on mountainsides with slopes of 25 to 80%. Up to 50% of these areas are usually covered by stones 10 to 30 inches in diameter. Runoff is rapid to very rapid. This association is fairly well to well suited for woodlands and is rated as having a moderate erosion hazard, severe equipment limitations, severe seedling mortality and slight windthrow hazard. Tree species commonly found on these soils are black and chestnut oak, Virginia, pitch and white pine. Species suggested for planting are Virginia, white and red pine. This association is rated as having a fair site quality index for growing trees.

**Andover very stony loam soils** are in concave areas in uplands. From 3 to 15% of the surface is covered by stones 10 to 24 inches in diameter. Runoff is medium. The soil is rated as having a moderate erosion hazard, severe equipment limitations, severe seedling mortality and moderate windthrow hazard. Trees commonly found on this soil are red oak, red maple, white ash, yellow poplar and sugar maple. Trees recommended to plant are white pine, European larch, white spruce, yellow poplar and Norway spruce. This soil is rated as having a good site index for growing trees.

**Recommendations:** This stand is very aesthetically appealing to motorists and drive into and out of Pine Grove Mills. The stand is relatively healthy and hemlock is not very valuable as timber. Therefore I recommend that this stand be left as an “aesthetic buffer” along the gateway into Pine Grove Mills. There are occasional “swathes” of windthrow from the recent tropical storms however the value of the timber and the cost of salvaging the wood would make the operation economically infeasible. This unit will have to be inspected frequently for signs of the Hemlock Woolly Adelgid (HWA). The HWA is a small insect that causes severe damage to mortality in hemlocks and although it was not observed in this stand it has been observed in both Centre and Huntingdon counties. A heavy HWA infestation could have devastating effects because of the difficulty in selling dead hemlock, the visibility of the site and the lack of commercially desirable regeneration in the understory. Harvesting small patches of the hemlock if timed to occur with a larger harvest on the other units may be economically feasible. Creating patch openings, disturbing the duff (humus) layer, increasing the sunlight to the forest floor and leaving white pines and hardwoods around the edges of the openings for seed should produce positive results. Deer browse on germinating seedlings and growing saplings could be a concern and would need to be assessed at the time of harvest. It is also critical to control the invasive species, including the striped maple, hay scented fern and the Tree of Heaven so that the disturbance and increased sunlight do not create favorable conditions for these species to spread and dominate.

Also, a trail could easily be constructed through this unit which could loop around to the old road bed and provide an enjoyable hiking trail.

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**Management Unit:** S4

**Area:** 1.5 acres

**Description:** This unit is on a relatively flat, slightly rocky bench in the western corner of the tract. It is a mixed hardwood, good quality timber stand with sweet birch, red maple, hemlock, chestnut and scarlet oak. There was also one black cherry and white ash tree observed. The oaks were in the 12 to 18 inch diameter range and the birch and maple were in the 6 to 12 inch diameter range. The unit appears to be a good site for growing trees however the stand was lightly stocked. There were no observations of recent cutting however a charcoal hearth was discovered nearby in unit S2. The mid-story contained black gum, hemlock and red maples in the 0 to 6 inch diameter range. Scattered striped maples, witch hazels and patches of hay scented fern were observed in the understory. No commercial seedlings were observed in the stand.

Dead birch trees provided many snag and cavity trees. Hard mast wildlife food is produced by the few oaks and the maples and soft mast is produced by the black gum and cherry. An occasional hemlock provided some low and high evergreen cover.

A small spring emanated from the common property corner #44 with the Bureau of Forestry. It formed a small intermittent stream which flowed down a rocky draw into unit S2. A small trail bisects the stand and joins with the larger old road bed along the border with the Bureau of Forestry.

**Stand Stocking Level:** The stand is lightly stocked with trees partially due to its relatively small acreage and the trail which bisects the stand and reduces available growing space.

**Soil Type(s):** UnD - Ungers very stony loam, 8 – 25% slope

## **Soil Restrictions:**

**Ungers very stony loam soil** is found in convex areas on upper side slopes of mountains. Runoff is medium to rapid and from 3 to 15% of the surface is covered by stones 10 to 24 inches in diameter. This soil is very well suited to woodland and is rated as having an erosion hazard of slight, moderate equipment limitations, slight seedling mortality and slight hazard of windthrow. Trees commonly found on this soil are red oak, Virginia and white pine and white oak. Trees recommended to plant are white and Virginia pine and European larch. This soil is rated as having a good site index for growing trees.

**Recommendations:** Protect the spring while improving the trail through the unit. If invasive species control is conducted in any of the nearby units also control the striped maple and hay scented fern in this unit.

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## **Western Tract**

**Management Unit:** W1

**Area:** 14.5 acres

**Description:** This unit has gentle to moderate slopes and a northern exposure. The soils seem to be moderately well drained. The unit has little surface rock below the main trail dissecting the unit and scattered patches of surface rock above the trail. This appears to be a good to very good quality site for growing trees. The trees that are currently growing in this unit have a good to very good timber crop potential. This mixed hardwood stand is adequately stocked with the following species in order of frequency: the understory is comprised of sweet birch in the 6 to 12 inch diameter range, red oak and a few black oak in the 12 to 18 inch diameter range, chestnut oak in the 12 to 18 inch range below the trail and 18 to 22 inch diameter range above the trail, scattered white pine in the 18 to 22 inch diameter and red maple in the 6 to 12 inch diameter range. The midstory contains white pine, red maple and sweet birch in the 1 to 6 diameter range. Very scattered occurrences of white ash, black cherry, black gum, black locust and one butternut in the 6 to 12 inch diameter range were observed.

The understory growth is relatively dense and contains scattered patches of mountain laurel and vaccinium (huckleberry), dogwood, partridge berry, tea berry, ground pine and green briar. Invasive striped maple (seedlings and saplings) and a few large grape vines were scattered throughout the stand. Red oak and white pine saplings are scattered throughout the stand. Several clumps of hemlock saplings were found near the western border.

Many wildlife cavity and snag trees were observed in the stand. Hard mast from the oaks has the opportunity to be very abundant depending on the seed production year. Soft mast from black gum, black cherry and dogwood is sparse in this unit. Low and high evergreen cover from white pine and hemlock is spotty in this unit.

No signs of recent cutting were observed in the stand however an old charcoal hearth was discovered on the northern edge of the unit near the private residence. Also an old dump was discovered in the major bend of the old road along the western edge of the unit.

**Stand Stocking Level:** The stand was adequately stocked with trees.

**Soil Type(s):** **LDF** – Laidig extremely stony loam, steep  
**BxD** – Buchanan extremely stony loam, 8 to 25% slope  
**AoC** - Andover very stony loam, 8 to 15% slopes

## **Soil Restrictions:**

**Laidig extremely stony loam soils** are found on side slopes on uplands with slopes of 25 to 60%. Runoff is rapid to very rapid and 15 to 35% of the area is covered by stones 10 to 24 inches in diameter. The soil is well suited for woodland and is rated as having a moderate erosion hazard, severe equipment limitations, slight seedling mortality and slight windthrow hazard. Trees commonly found on this soil are red oak, yellow poplar, sugar maple and white ash. Trees recommended for planting are white pine, yellow poplar, European larch, Norway spruce and red pine. The soil is rated as having a good site index for growing trees

**Buchanan extremely stony loam soils** are sloping to moderately steep. Stones that are 10 to 36 inches in diameter are supposed to cover 15 to 50 percent of the surface. However since very few stones were found in this area it may have been farmed many years ago in which case the stones were cleared. Runoff is medium. It is well suited to woodlands. Erosion hazard and equipment limitations are rated as moderate. Seedling mortality and windthrow hazard are rated as slight. Trees to favor in existing stands are yellow poplar, red oak, white ash, sugar and red maple. Trees recommended for planting are yellow poplar, European larch, Norway spruce, white spruce and white pine. Other limitations are seasonal high water table and slow permeability.

**Andover very stony loam soils** are in concave areas in uplands. From 3 to 15% of the surface is covered by stones 10 to 24 inches in diameter. Runoff is medium. The soil is rated as having a moderate erosion hazard, severe equipment limitations, severe seedling mortality and moderate windthrow hazard. Trees commonly found on this soil are red oak, red maple, white ash, yellow poplar and sugar maple. Trees recommended to plant are white pine, European larch, white spruce, yellow poplar and Norway spruce. This soil is rated as having a good site index for growing trees.

**Recommendations:** This site has timber production potential and already has some commercial regeneration established. A timber harvests and marking prescription could be designed to harvest some timber, create conditions favorable for establishing new seedlings and saplings and encouraging the established seedlings and saplings to grow. The most common species are sweet birch and red oak. I would recommend letting the birch and red oak stems grow and increase in size. This stand should be reevaluated in 5 to 10 years for a potential harvest. The deer populations should also be examined at that time to determine if deer exclusion fencing will be necessary to protect commercially desirable seedlings from deer browsing.

In the mean time, this stand is very aesthetically appealing, especially in the fall with brilliant yellows of the birches and the somewhat symmetrical growth patterns and curves in the main stems of the birch trees. The trails through the stand could be cleared of downed trees and branches to provide recreational opportunities for hikers and other users of the tract.

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**Management Unit:** W2

**Area:** 5.6 acres

**Description:** This stand has moderate to steep slopes with a northern aspect. The soil appears to be well to very well drained. It is very rocky of above the "diagonal log flume-like path" and has scattered patches of rocks below the log flume path. This "log flume" path is very similar to the one in unit S3. This is a fair site for growing trees and it is currently stocked with trees that a fair timber crop potential. Significant mortality of chestnut oaks was observed which was probably due to past stresses from gypsy moth defoliations and drought. This mostly chestnut oak dominated stand included the following trees in order of frequency:

chestnut oak in the 12 to 18 inch diameter range, very scattered white pines in the 12 to 18 inch diameter range and a patch of 12 to 18 inch diameter basswood along the eastern boundary of this unit. The midstory contains sweet birch, red maple and red oak in the 1 to 6 inch diameter range.

The understory has scattered patches of vaccinium (huckleberry) and mountain laurel and evenly distributed witch hazel, non-invasive fern, tea berry and service berry. Invasive striped maple seedlings and saplings are scattered throughout the stand. Severely browsed chestnut oak seedlings are scattered throughout the stand and there is an occasional red oak or white pine sapling.

There are many wildlife cavity and snag trees in this unit. Hard mast from the chestnut oaks has the opportunity to be abundant depending on the seed production year. Soft mast from the service berry and vaccinium is sparse. Low and high evergreen cover from white pine is very spotty in this stand.

**Stand Stocking Level:** This stand is adequately stocked with trees that appear to be growing rather slowly due to the thin soil.

**Soil Type(s):** **HTF** – Hazelton-Dekalb association, very steep  
**LDF** – Laidig extremely stony loam, steep

**Soil Restrictions:**

The **Hazelton-Dekalb soil association** is usually found on mountainsides with slopes of 25 to 80%. Up to 50% of these areas are usually covered by stones 10 to 30 inches in diameter. Runoff is rapid to very rapid. This association is fairly well to well suited for woodlands and is rated as having a moderate erosion hazard, severe equipment limitations, severe seedling mortality and slight windthrow hazard. Tree species commonly found on these soils are black and chestnut oak, Virginia, pitch and white pine. Species suggested for planting are Virginia, white and red pine. This association is rated as having a fair site quality index for growing trees.

**Laidig extremely stony loam soils** are found on side slopes on uplands with slopes of 25 to 60%. Runoff is rapid to very rapid and 15 to 35% of the area is covered by stones 10 to 24 inches in diameter. The soil is well suited for woodland and is rated as having a moderate erosion hazard, severe equipment limitations, slight seedling mortality and slight windthrow hazard. Trees commonly found on this soil are red oak, yellow poplar, sugar maple and white ash. Trees recommended for planting are white pine, yellow poplar, European larch, Norway spruce and red pine. The soil is rated as having a good site index for growing trees.

**Recommendations:** This site has limited timber production potential due to the site quality, slope and rockiness. Therefore I would recommend allowing the stand to develop naturally. The “log flume” trail runs along a portion of the southern edge of this stand. This trail could be cleared of downed trees and branches to provide recreational opportunities for hikers and other users of the tract.

---

**Management Unit:** W3

**Area:** 3.5 acres

**Description:** This stand is on a very steep slope except for a small, 25-yard wide flat on the top of the ridge. The stand has a northern exposure and has well to very well drained soil. It

appears to be a poor site for growing trees and the trees currently growing on the site have poor timber crop potential. Significant mortality of chestnut oak and white pine was observed in this unit probably due to the thin and droughty soil and harsh site along the ridge top. The overstory is comprised of chestnut oak in the 6 to 12 inch diameter range and some stems in the 12 to 18 inch, sweet birch in the 6 to 12 inch diameter range, some very scattered red oaks in the 6 to 12 inch diameter range and white pines in the 12 to 18 inch diameter range. The midstory contains birch and white pine in the 1 to 6 inch diameter range. The midstory white pines were aged at approximately 35 years old.

The understory dense is relatively dense and includes evenly distributed vaccinium (huckleberry), scattered patches of mountain laurel, tea berry, non-invasive fern, patches of moss and an occasional service berry tree. Severely browsed and deformed chestnut oak seedlings were scattered throughout the stand.

There were many wildlife snag and cavity trees observed in this stand. Hard mast from the oaks and pines has the opportunity to be abundant depending on the seed production year. Soft mast from the huckleberry (blueberry) and service berry is relatively abundant in this unit. Low evergreen cover from white pines is very abundant and high evergreen cover from white pines is spotty.

The "log flume-like" trail runs along the northern edge of this stand. There is an impressive view from the ridge of Nittany Valley.

**Stand Stocking Level:** This stand is adequately to lightly stocked..

**Soil Type(s):** HTF – Hazelton-Dekalb association, very steep  
HSB - Hazelton extremely stony sandy loam, gently sloping

**Soil Restrictions:**

The **Hazelton-Dekalb soil association** is usually found on mountainsides with slopes of 25 to 80%. Up to 50% of these areas are usually covered by stones 10 to 30 inches in diameter. Runoff is rapid to very rapid. This association is fairly well to well suited for woodlands and is rated as having a moderate erosion hazard, severe equipment limitations, severe seedling mortality and slight windthrow hazard. Tree species commonly found on these soils are black and chestnut oak, Virginia, pitch and white pine. Species suggested for planting are Virginia, white and red pine. This association is rated as having a fair site quality index for growing trees.

**Hazelton extremely stony sandy loam soils** are found on gentle 0 – 8 % slopes on mountain tops. Runoff is slow to medium and 15 to 50% of the surface is covered by stones 10 to 30 inches in diameter. This soil is well suited to woodlands and is rated as having a slight erosion hazard, moderate equipment limitations, severe seedling mortality and slight windthrow hazard. Trees commonly found on this soil are red oak, yellow poplar, sugar maple, white ash, white pine and red maple. Trees recommended to plant are white pine, European larch, Norway spruce and yellow poplar. The soil is rated as having a good site index for growing trees.

**Recommendations:** This site has little to no timber production potential due to the poor site quality, slope and rockiness. The stand should be allowed to develop naturally. The trail could be cleared and it, along with some other trails on Bureau of Forestry ground could be developed into a very nice trail network.

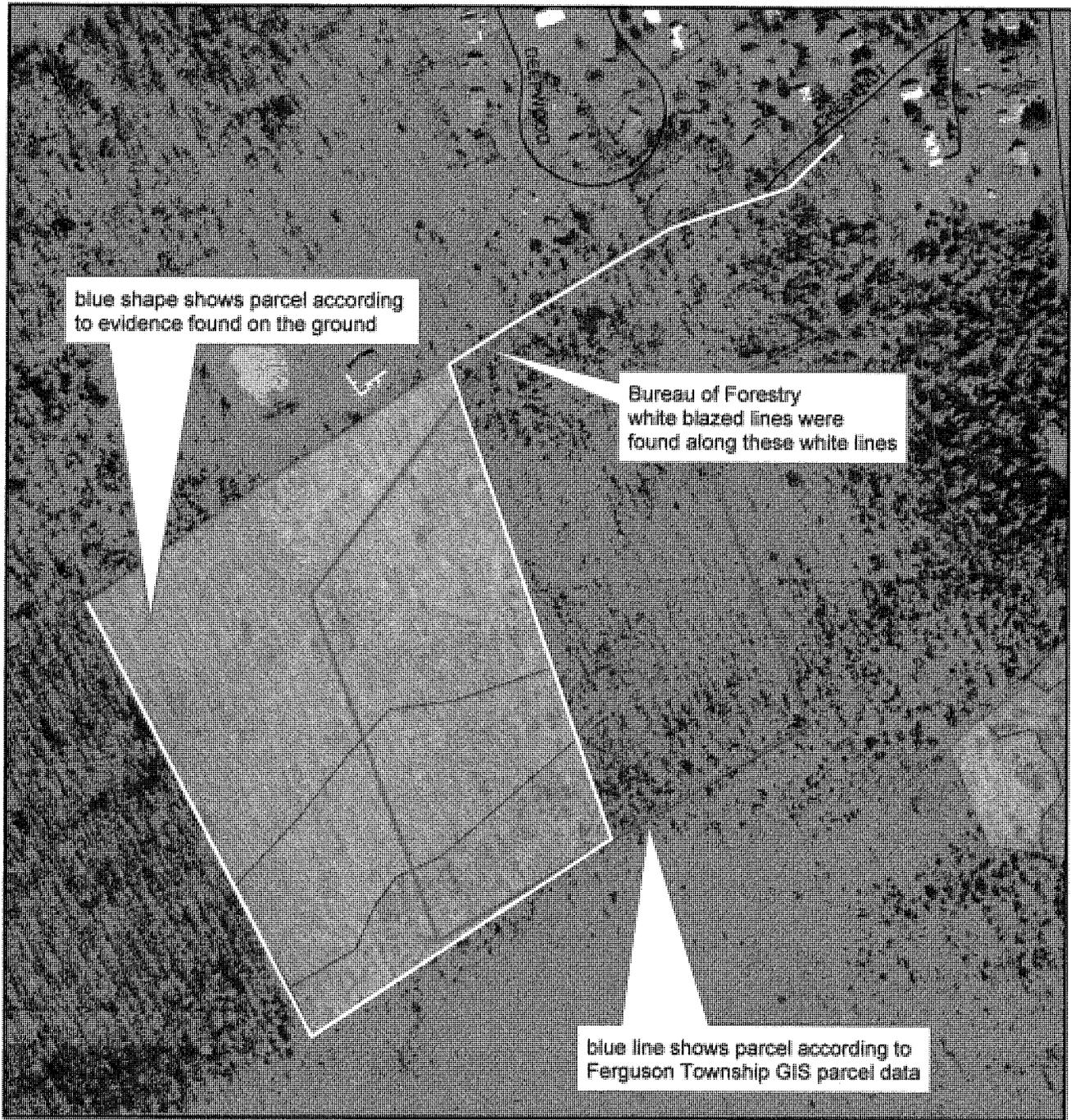
## Forest Management Timeline

<b>Year</b>	<b>Stand</b>	<b>Recommendation</b>
2005 winter	Property – wide	Locate boundary lines using a surveyor if necessary – clearly mark boundary lines as described in the property wide recommendations
2006 spring	Property – wide	Discuss trail network with Bureau of Forestry and Ferguson Township supervisors
2006 summer	E2, S2, S3	Control invasive plant species in road right of way and do trash pick up
2006 fall	Western Tract	Identify trails to be opened and improved
2006 winter	Western Tract	Open and improve trails
2007 summer	Western Tract	Decide if trail head parking area is feasible, pursue agreement with Bureau of Forestry, design and install parking area
2007 fall	Western Tract	Identify trees for tree identification trail, construct trails as necessary to access trees
2008 spring	Western Tract	Install trail head sign / bulletin board / Tree ID brochure, picnic tables
2008 summer	E2, S2, S3	Retreat invasive plant species in road right of way
2008 fall	Southern Tract	Identify trails to be opened and improved
2009 spring	Western Tract	Sign trails, clear trails of woody debris, improve sections of trail as needed
2009 summer	S1, S2, S3	Locate and construct new “loop” trail
2009 summer	W1	Inspect stand for potential timbersale
2010 summer <sup>1</sup>	E2, S2, S3	Control invasive plant species in road right of way and do trash pick up
2010 summer <sup>2</sup>	Western and Southern Tracts	Trail maintenance; signage, woody debris, trail surface upgrade
2011 winter	S3	Conduct timbersale

**Notes:**

- <sup>1</sup> Check and control invasive plants in road right of way every two years, if necessary.
- <sup>2</sup> Conduct trail maintenance every year; replace signage for trails and Tree ID trail, clear trail of downed trees and overgrown branches and upgrade surface in sections as the budget allows

# Ferguson Township Property Boundary Line Discrepancies

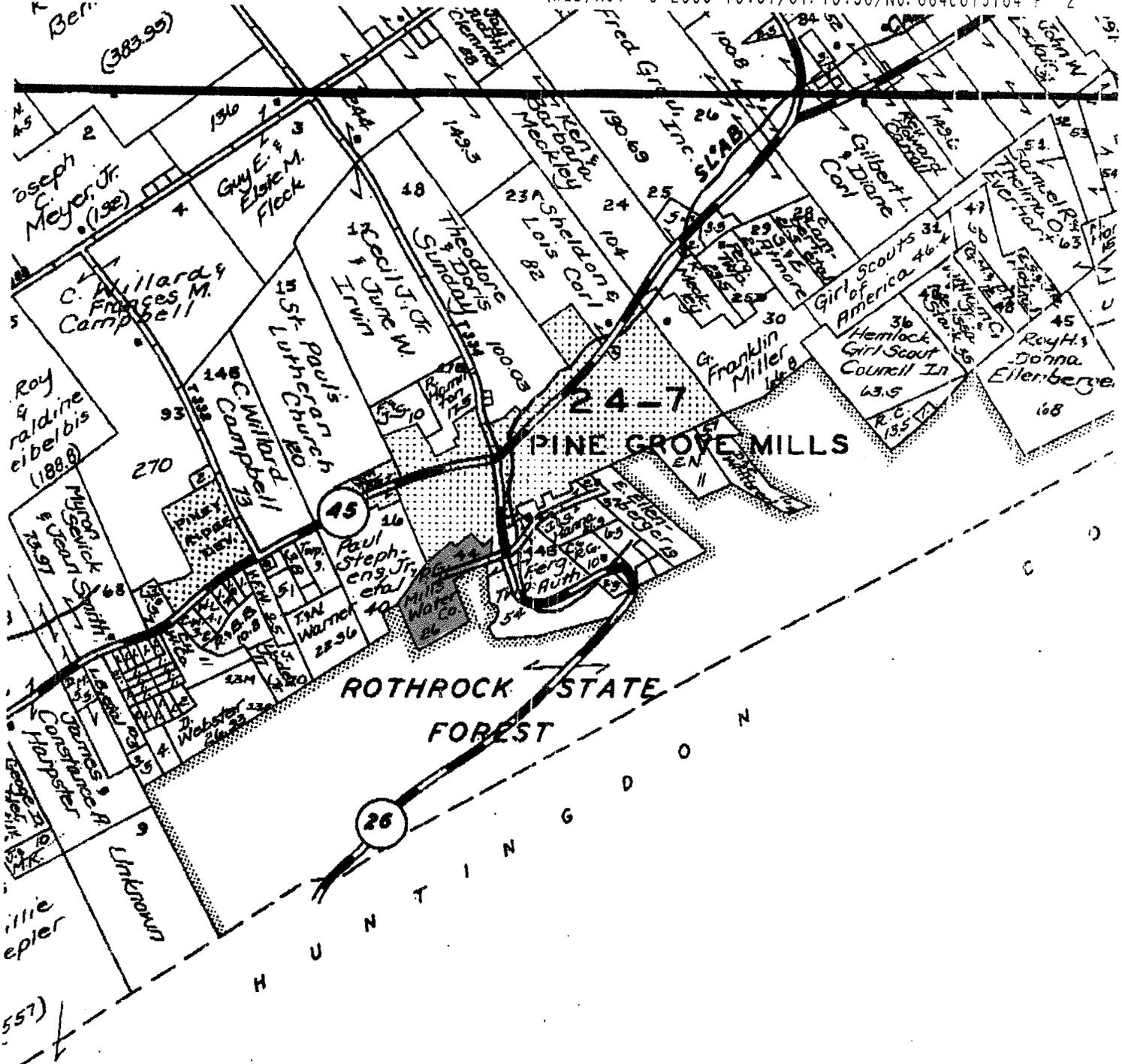


0 250 500 1,000 Feet

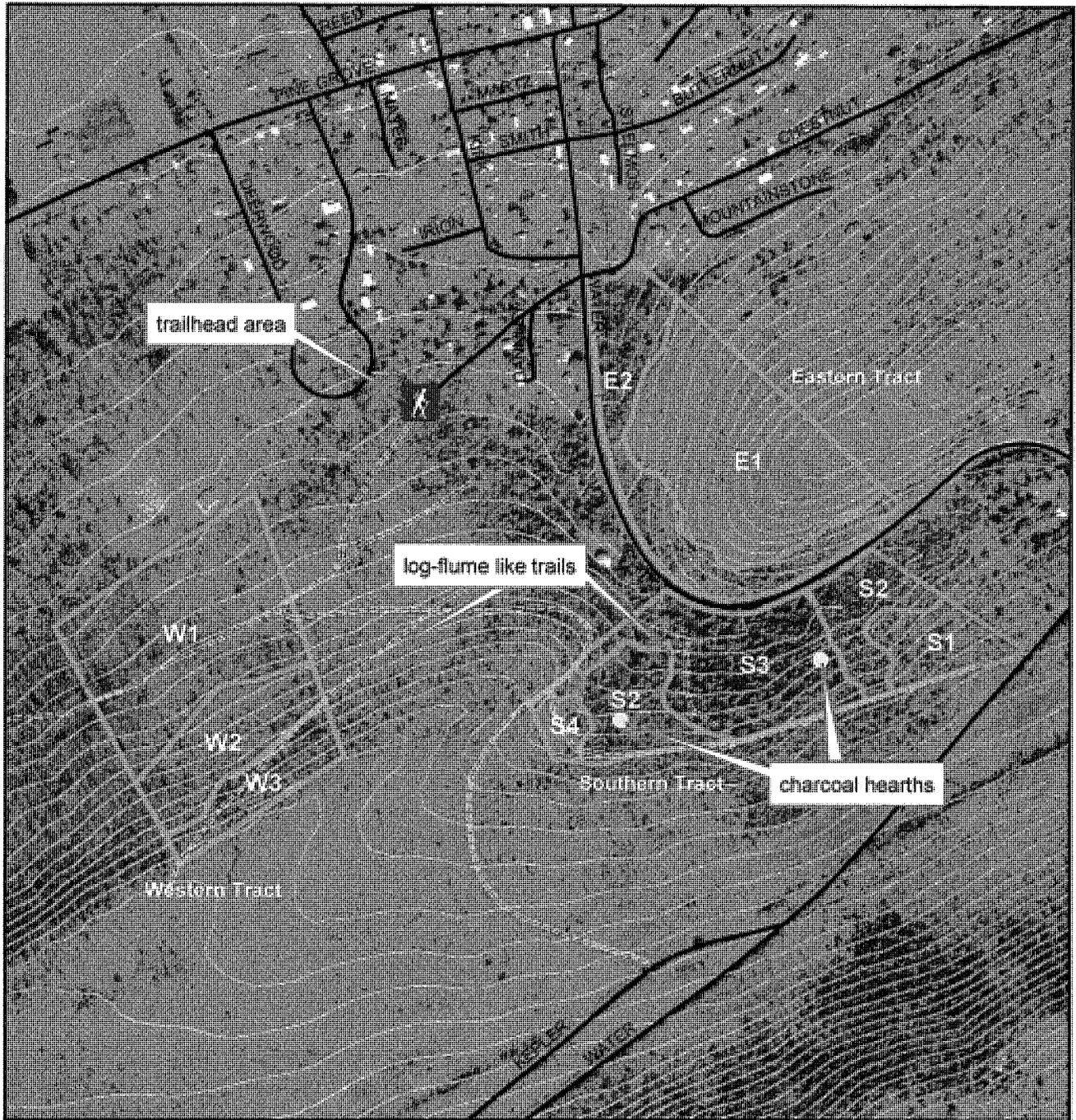




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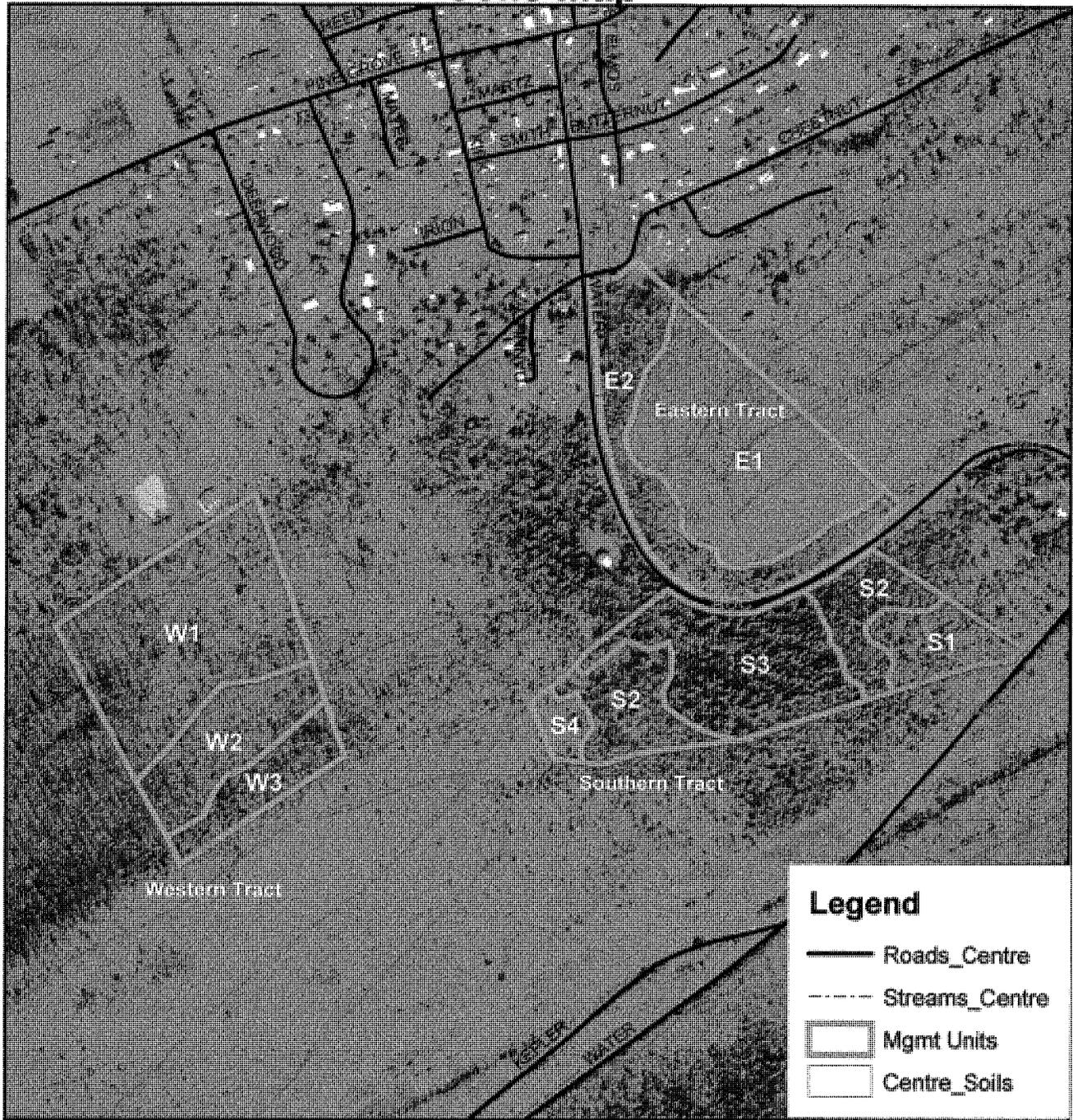
# Ferguson Township Stewardship Properties



0 250 500 1,000 Feet



# Ferguson Township Stewardship Properties Soils Map



0 250 500 1,000 Feet



MANAGEMENT UNIT RECONNAISSANCE DATA

LANDOWNER: \_\_\_\_\_ UNIT #: 2 ACRES: 5.6 DATE: \_\_\_\_\_  
 SLOPE: flat gentle moderate steep ASPECT: N NE E SE S SW W NW top bottom

SOILS: \_\_\_\_\_  
 series & type \_\_\_\_\_ drainage \_\_\_\_\_ surface \_\_\_\_\_  
 series & type \_\_\_\_\_ drainage \_\_\_\_\_ surface \_\_\_\_\_  
 series & type \_\_\_\_\_ drainage \_\_\_\_\_ surface \_\_\_\_\_

drainage: VP - very poor, P - poor, SP - somewhat poor, MW - moderately well, W - well, VW - very well  
 surface: S - stony, R - rocky, B - boulders very rocky above diagonal pit/more scattered below diag. path

DOMINANT TYPE VEGETATION: CO  
 (eg. hardwood forest, conifer forest plantation, orchard, old field, brush/shrubs, forest wetland, brush wetland, etc.)

SITE QUALITY FOR GROWING TREES: poor fair good very good

MANAGEMENT HISTORY: charred  
 (eg. past cutting practices, past uses for the land—recent and more distant past)

OVERSTORY: (variable radius prism plots for species and BA; for tree count 1/20 acre plots = fixed radius of 26 feet)

1. species: \_\_\_\_\_ trees/ac: \_\_\_\_\_ BA: SD
2. species: \_\_\_\_\_ trees/ac: \_\_\_\_\_ BA: over CO 12-18
3. species: \_\_\_\_\_ trees/ac: \_\_\_\_\_ BA: WP 12-18 very scat. Basswood 12-18 very scat.
4. species: \_\_\_\_\_ trees/ac: \_\_\_\_\_ BA: mid Bi 1-6 Rm 1-6
5. species: \_\_\_\_\_ trees/ac: \_\_\_\_\_ BA: RO 1-6

(use a check mark to indicate each repeat occurrence of a species in the plot)

MAJOR SIZE CLASS: 0-6" 6-12" 12-18" 18-22" 22"+

STOCKING LEVEL: very sparse light adequate crowded overcrowded

QUALITY (TIMBER CROP POTENTIAL): poor fair good very good excellent

INSECT & DISEASE PROBLEMS: none on CO/WP

UNDERSTORY:

TREES, SHRUBS, & HERBACEOUS PLANTS: lose the dense vac. now spotty to sparse patchy mt. land  
witch hazel, rose haw, fern, teaberry, service berry, etc. (circle those most common)

INVASIVE PLANTS: striped maple seedlings/saplings

COMMERCIAL REGENERATION: crooked CO seedlings, occasional RO saplings

DENSITY OF GROWTH: patches sparse medium dense

DEER BROWSE: light most stems browsed most stems severely distorted

WILDLIFE FOOD & COVER: (1/5 acre plots = fixed radius of 53 feet)

TREES WITH CAVITIES & SNAGS: (few = 1 per acre = 1 per 5 plots; many = 1 per plot = 5 per acre)

- |                                      |                                  |                         |             |
|--------------------------------------|----------------------------------|-------------------------|-------------|
| 1. live, hole smaller than 5": _____ | live, hole larger than 5": _____ | dead with cavity: _____ | snag: _____ |
| 2. live, hole smaller than 5": _____ | live, hole larger than 5": _____ | dead with cavity: _____ | snag: _____ |
| 3. live, hole smaller than 5": _____ | live, hole larger than 5": _____ | dead with cavity: _____ | snag: _____ |
| 4. live, hole smaller than 5": _____ | live, hole larger than 5": _____ | dead with cavity: _____ | snag: _____ |
| 5. live, hole smaller than 5": _____ | live, hole larger than 5": _____ | dead with cavity: _____ | snag: _____ |

ACORNS, NUTS, & HARD SEEDS (eg. from oaks walnut, beech, maples, pines, basswood): none few many

BERRIES & DRUPES: (eg. from black gum, cherry, dogwood, sassafras, service berry, crabapples, hawthorns, viburnums, spicebush) none few many

LOW EVERGREEN COVER (ground to 10'): species WP none very spotty  
 abundant

HIGH EVERGREEN COVER (taller than 10'): species WP none spotty  
abundant

WATER & SPECIAL FEATURES: diag. path  
(eg. stream, spring seeps, boulders, rock cliff, large old trees, locally uncommon vegetation, beaver dam, rookery, etc.)

AESTHETICS:  
(eg. opportunities for enhancing flowering trees, wildflowers, fall color, or creating vista)

MANAGEMENT OBJECTIVE(S) FOR UNIT: (be specific; be sure it makes sense in light of landowner goals for the property)

MANAGEMENT RECOMMENDATIONS:

25 yd wide flat on top  
 dips off to very steep

MANAGEMENT UNIT RECONNAISSANCE DATA

LANDOWNER: \_\_\_\_\_ UNIT #: 3 ACRES: 3.5 DATE: \_\_\_\_\_  
 SLOPE: flat gentle moderate steep ASPECT: N NE E SE S SW W NW top bottom

SOILS:  
 series & type \_\_\_\_\_ drainage \_\_\_\_\_ surface \_\_\_\_\_  
 series & type \_\_\_\_\_ drainage \_\_\_\_\_ surface \_\_\_\_\_  
 series & type \_\_\_\_\_ drainage \_\_\_\_\_ surface \_\_\_\_\_

drainage: VP - very poor, P - poor, SP - somewhat poor, MW - moderately well, W - well, VW - very well  
 surface: S - stony, (R - rocky) B - boulders

DOMINANT TYPE VEGETATION: CO/WP  
 (eg. hardwood forest, conifer forest plantation, orchard, old field, brush/shrubs, forest wetland, brush wetland, etc.)

SITE QUALITY FOR GROWING TREES: poor fair good very good

MANAGEMENT HISTORY: \_\_\_\_\_  
 (eg. past cutting practices, past uses for the land—recent and more distant past)

OVERSTORY: (variable radius prism plots for species and BA; for tree count 1/20 acre plots = fixed radius of 26 feet)

1. species: _____	BA: _____	TO BA overstory CO 6-12 some 12-18 highly 6-12 scattered WP 12-18 mid-story Bi 6-12 WP 1-6 BP 1-6 Seedlings to Saplings
trees/ac: _____	BA: _____	
2. species: _____	BA: _____	
trees/ac: _____	BA: _____	
3. species: _____	BA: _____	
trees/ac: _____	BA: _____	
4. species: _____	BA: _____	
trees/ac: _____	BA: _____	
5. species: _____	BA: _____	
trees/ac: _____	BA: _____	

(use a check mark to indicate each repeat occurrence of a species in the plot)

MAJOR SIZE CLASS: 0-6" 6-12" 12-18" 18-22" 22"+

STOCKING LEVEL: very sparse light adequate crowded overcrowded

QUALITY (TIMBER CROP POTENTIAL): poor fair good very good excellent

INSECT & DISEASE PROBLEMS: \_\_\_\_\_

mortality on CO + some WP

UNDERSTORY:

TREES, SHRUBS, & HERBACEOUS PLANTS: pretty evenly dispersed Vacc. / scattered patches mt. laurel  
moss, tea berry, v. scati, service berry, non-invasive fern (circle those most common)

INVASIVE PLANTS: \_\_\_\_\_

COMMERCIAL REGENERATION: browsed CO seedling scattered

DENSITY OF GROWTH: patches sparse medium dense

DEER BROWSE: light most stems browsed most stems severely distorted

WILDLIFE FOOD & COVER: (1/5 acre plots = fixed radius of 53 feet)

TREES WITH CAVITIES & SNAGS: (few = 1 per acre = 1 per 5 plots; many = 1 per plot = 5 per acre)

1. live, hole smaller than 5": _____	live, hole larger than 5": _____	dead with cavity: _____	snag: _____
2. live, hole smaller than 5": _____	live, hole larger than 5": _____	dead with cavity: _____	snag: _____
3. live, hole smaller than 5": _____	live, hole larger than 5": _____	dead with cavity: _____	snag: _____
4. live, hole smaller than 5": _____	live, hole larger than 5": _____	dead with cavity: _____	snag: _____
5. live, hole smaller than 5": _____	live, hole larger than 5": _____	dead with cavity: _____	snag: _____

ACORNS, NUTS, & HARD SEEDS (eg. from oaks, walnut, beech, maples, pinus, basswood): none few many

BERRIES & DRUPES: (eg. from black gum, cherry, dogwood, sassafras, service berry, crabapples, hawthorns, viburnums, spicebush)

none few many

LOW EVERGREEN COVER (ground to 10'): species WP none spotty  
abundant

HIGH EVERGREEN COVER (taller than 10'): species WP none spotty  
abundant

WATER & SPECIAL FEATURES: awesome view  
(eg. stream, spring seeps, boulders, rock cliff, large old trees, locally uncommon vegetation, beaver dam, rookery, etc.)

AESTHETICS: \_\_\_\_\_  
(eg. opportunities for enhancing flowering trees, wildflowers, fall color, or creating vista)

MANAGEMENT OBJECTIVE(S) FOR UNIT: (be specific; be sure it makes sense in light of landowner goals for the property)  
hold the world together

MANAGEMENT RECOMMENDATIONS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

diagonal trail

25yd wide flat on top  
 dips off to very steep

MANAGEMENT UNIT RECONNAISSANCE DATA

LANDOWNER: \_\_\_\_\_ UNIT #: 3 ACRES: 3.5 DATE: \_\_\_\_\_  
 SLOPE: flat gentle moderate steep ASPECT: N NE E SE S SW W NW top bottom  
 SOILS: \_\_\_\_\_

series & type \_\_\_\_\_ drainage \_\_\_\_\_ surface \_\_\_\_\_  
 series & type \_\_\_\_\_ drainage \_\_\_\_\_ surface \_\_\_\_\_  
 series & type \_\_\_\_\_ drainage \_\_\_\_\_ surface \_\_\_\_\_

drainage: VP - very poor, P - poor, SP - somewhat poor, MW - moderately well, W - well, VW - very well  
 surface: S - stony, R - rocky, B - boulders

DOMINANT TYPE VEGETATION: CO/WP  
 (eg. hardwood forest, conifer forest plantation, orchard, old field, brush/shrubs, forest wetland, brush wetland, etc.)

SITE QUALITY FOR GROWING TREES: poor fair good very good

MANAGEMENT HISTORY: \_\_\_\_\_  
 (eg. past cutting practices, past uses for the land—recent and more distant past)

OVERSTORY: (variable radius prism plots for species and BA; for tree count 1/20 acre plots = fixed radius of 26 feet)

1. species: _____	BA: _____	TO BA overstory CO 6-12 some 12-18 AD highly 6-12 scattered WP 12-18 mid-story Bi 6-12 WP 1-6 Seedlings to saplings BP 1-6
trees/ac: _____	BA: _____	
2. species: _____	BA: _____	
trees/ac: _____	BA: _____	
3. species: _____	BA: _____	
trees/ac: _____	BA: _____	
4. species: _____	BA: _____	
trees/ac: _____	BA: _____	
5. species: _____	BA: _____	
trees/ac: _____	BA: _____	

(use a check mark to indicate each repeat occurrence of a species in the plot)

MAJOR SIZE CLASS: 0-6" 6-12" 12-18" 18-22" 22"+

STOCKING LEVEL: very sparse light adequate crowded overcrowded

QUALITY (TIMBER CROP POTENTIAL): poor fair good very good excellent

INSECT & DISEASE PROBLEMS: mortality on CO & some WP

UNDERSTORY:

TREES, SHRUBS, & HERBACEOUS PLANTS: pretty evenly dispersed vacc. / scattered patches mt. laurel  
moss, tea berry, v. scat. service berry, non-invasive fern (circle those most common)

INVASIVE PLANTS: \_\_\_\_\_

COMMERCIAL REGENERATION: browsed CO seedling scattered

DENSITY OF GROWTH: patches sparse medium dense

DEER BROWSE: light most stems browsed most stems severely distorted

WILDLIFE FOOD & COVER: (1/5 acre plots = fixed radius of 53 feet)

TREES WITH CAVITIES & SNAGS: (few = 1 per acre = 1 per 5 plots; many = 1 per plot = 5 per acre)

1. live, hole smaller than 5": _____	live, hole larger than 5": _____	dead with cavity: _____	snag: _____
2. live, hole smaller than 5": _____	live, hole larger than 5": _____	dead with cavity: _____	snag: _____
3. live, hole smaller than 5": _____	live, hole larger than 5": _____	dead with cavity: _____	snag: _____
4. live, hole smaller than 5": _____	live, hole larger than 5": _____	dead with cavity: _____	snag: _____
5. live, hole smaller than 5": _____	live, hole larger than 5": _____	dead with cavity: _____	snag: _____

ACORNS, NUTS, & HARD SEEDS (eg. from oaks, walnut, beech, maples, pinus, basswood): none few many

BERRIES & DRUPES: (eg. from black gum, cherry, dogwood, sassafras, service berry, crabapples, hawthorns, viburnums, spicebush)  
 none few many

LOW EVERGREEN COVER (ground to 10'): species WP none spotty  
abundant

HIGH EVERGREEN COVER (taller than 10'): species WP none spotty  
abundant

WATER & SPECIAL FEATURES: awesome view  
(eg. stream, spring seeps, boulders, rock cliff, large old trees, locally uncommon vegetation, beaver dam, rookery, etc.)

AESTHETICS: \_\_\_\_\_  
(eg. opportunities for enhancing flowering trees, wildflowers, fall color, or creating vista)

MANAGEMENT OBJECTIVE(S) FOR UNIT: (be specific; be sure it makes sense in light of landowner goals for the property)  
hold the world together

MANAGEMENT RECOMMENDATIONS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

diagonal trail

## Forest Management Timeline

<b>Year</b>	<b>Stand</b>	<b>Recommendation</b>
2006 winter	Property – wide	Locate boundary lines using a surveyor if necessary – clearly mark boundary lines as described in the property wide recommendations
2007 spring	Property – wide	Discuss trail network with Bureau of Forestry and Ferguson Township supervisors
2007 summer	E2, S2, S3	Control invasive plant species in road right of way and do trash pick up
2007 fall	Western Tract	Identify trails to be opened and improved
2007 winter	Western Tract	Open and improve trails
2008 summer	Western Tract	Decide if trail head parking area is feasible, pursue agreement with Bureau of Forestry, design and install parking area
2008 fall	Western Tract	Identify trees for tree identification trail, construct trails as necessary to access trees
2009 spring	Western Tract	Install trail head sign / bulletin board / Tree ID brochure, picnic tables
2009 summer	E2, S2, S3	Retreat invasive plant species in road right of way
2009 fall	Southern Tract	Identify trails to be opened and improved
2010 spring	Western Tract	Sign trails, clear trails of woody debris, improve sections of trail as needed
2010 summer	S1, S2, S3	Locate and construct new “loop” trail
2010summer	W1	Inspect stand for potential timbersale
2011 summer <sup>1</sup>	E2, S2, S3	Control invasive plant species in road right of way and do trash pick up
2011 summer <sup>2</sup>	Western and Southern Tracts	Trail maintenance; signage, woody debris, trail surface upgrade
2012 winter	S3	Conduct timbersale

**Notes:**

- <sup>1</sup> Check and control invasive plants in road right of way every two years, if necessary.
- <sup>2</sup> Conduct trail maintenance every year; replace signage for trails and Tree ID trail, clear trail of downed trees and overgrown branches and upgrade surface in sections as the budget allows

## **Joseph Harding, Consulting Forester**

Society of American Foresters Certified Forester

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[jharding1024@comcast.net](mailto:jharding1024@comcast.net)

### **Summary of November 22, 2016 Meeting**

#### **with Lance King, Ferguson Township Arborist**

##### **Purpose of the Meeting:**

Inspect the 77.4 acre forested property owned by Ferguson Township located south of Pine Grove Mills and discuss the 2005 stewardship plan which was developed for the property.

The property is divided into three tracts; the eastern, southern and western. The eastern tract contains 26.8 acres and is bounded on the north by East Chestnut Street, on the west by Route 26 and on the east by Bureau of Forestry lands. It is on the opposite side of Route 26 from the water tower.

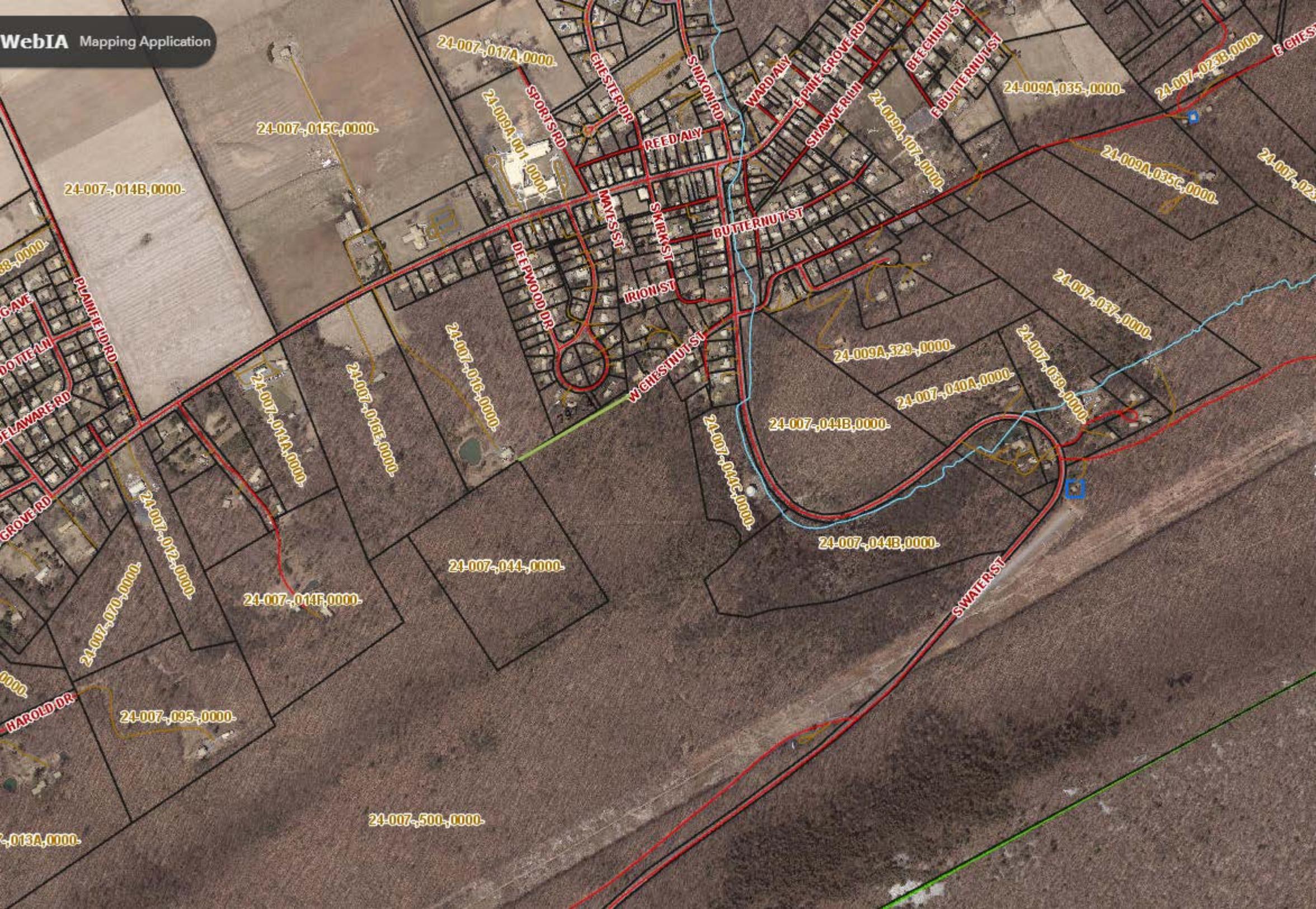
The southern tract is bounded on the north, west and south by Bureau of Forestry lands and on the east by Route 26 and privately held lands. The southern tract contains the hemlock immediately adjacent to Route 26 which has significant mortality due to an infestation of Hemlock Woolly Adelgid.

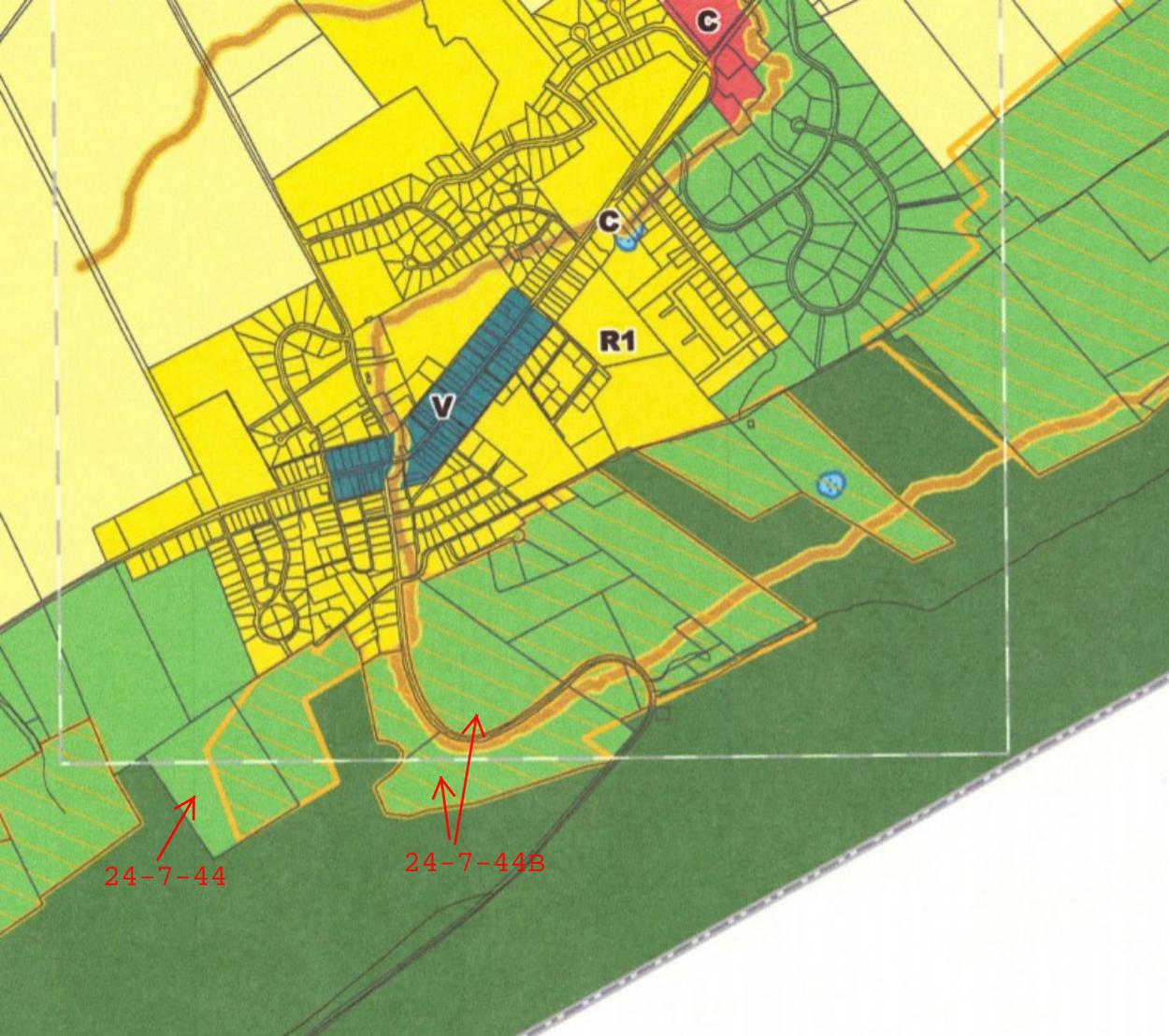
The western tract is bounded on the west and south by Bureau of Forestry lands, on the north by privately held lands and on the east by Bureau of Forestry and/or water company lands. The tract can be accessed by a gated trail at the end of West Chestnut Lane.

##### **Findings and Recommendations:**

1. Determine the level of interest of Ferguson Township in managing these properties.

2. Both the **eastern and southern tracts** have limited potential due to slope and access issues.
  - a. The eastern tract contains Tree of Heaven (*Ailanthus altissima*) which is an invasive, non-native tree which should be controlled.
  - b. In the southern tract, the dead hemlock along Route 26 which could fall onto the road should be removed.
  - c. Investigate the possibility of selling these tracts on the open market or to the Bureau of Forestry.
3. The **western tract** has some management potential for timber and/or recreation.
  - a. The boundary lines of the western tract are not clear and should be determined by a licensed surveyor.
  - b. There are a few occurrences of non-native, invasive species in the western tract which should be controlled.
  - c. An improvement/thinning harvest could be implemented in this tract.
    - i. The harvest would provide moderate income but more importantly improve conditions for a healthy, sustainable forest.
  - d. The trails system could be improved and connected to the Bureau of Forestry trail system to provide additional recreational opportunities for township residents.





Section	Pain Point	Existing Code	Proposed Changes
<p><b>19-103 Definitions</b></p>	<p>Signs placed in the right-of-way.</p>	<p><b>Off-Premises Sign:</b> An outdoor sign whose message directs attention to a specific business, product, service, event/activity, commercial/non-commercial activity or contains a noncommercial message about something that is not sold, produced, manufactures, furnished, or conducted on the premises upon which the sign is located. (Also known as a “third party sign,” “billboard,” or “outdoor advertising”</p> <p><b>Tourist-oriented directional sign:</b> A 24” x 72” or 16” x 48” sign on blue or brown background that indicated the name of and gives directional guidance to the participant’s location. These signs are located for individual participants, following PennDOT’ s TOD signage policy and are not part of a larger sign system. TOD signs are permitted in the state right-of-way.</p>	<ol style="list-style-type: none"> <li>1. Change name to “off-premises incidental yard signs”</li> <li>2. Exempt from Permits</li> <li>3. Allow one per lot with no time limit</li> <li>4. Limit size to no more than 4 square feet per side/8 square feet total. Ensure overall consistency of Ordinance regarding total square footage vs. square footage per side.</li> <li>5. Change definition: Off-premises sign: Any sign, including billboards, that advertises or otherwise directs attention to an activity not on the same lot where the sign is located. These signs do not include signs for non-profit organizations, so long as proof of that non-profit is on file with the sign officer.</li> <li>6. Include the following statement after the TOD Definitions: Proof shall be submitted as part of the application indicating the TOD is within the requirements of Publication 46, Traffic Engineering Manual.</li> </ol>
<p><b>19-107: Exempt Signs</b></p>	<p>Although these signs are exempt from permit requirements, they still should have some regulations tied to them.</p>	<p>The exempt signs section allows a numerous amount of signs to be permitted without a sign permit and are not included in the determination of the type, number, or area of permanent signs allowed within a zoning district, provided such signs comply with the regulations in the section and are not permitted within the right-of-way, with a few exceptions.</p> <p>Signs permitted within the right-of-way: Official traffic signs, government signs, public signs, private drive signs, TOD signs within the Township ROW, TOD signs within the State ROW, and auction/yard sale signs.</p>	<ol style="list-style-type: none"> <li>1. Remove “Incidental Signs,” including incidental widow signs. Consider using the same regulations as “Address Signs”</li> <li>2. Remove “Art and Murals”.</li> <li>3. Change “Daily Advertising Signs” to 6 square feet per side/12 square feet total (not 12 per side, which was a typo) and allow one per business.</li> <li>4. Add “Personal Expression Sign” and include one per property.</li> <li>5. Consider exempting Traffic Control Device Signs, which would allow for the use of these to advertise events, such as a farmer’s market, fall festivals, etc.</li> <li>6. Add Banners in the right-of-way to list of exempt signs up to 32 square feet and no more than 3 signs per event. Noting that off-premises signs do not include temporary event signs.</li> <li>7. Consider including: signs erected by a governmental body or under direction of such body to protect the public’s health, safety and welfare such as traffic signs, information signs, legal notices, etc.”</li> </ol>

Section	Pain Point	Existing Code	Proposed Changes
<p><b>19-108: Temporary Signs</b></p>	<p>Temporary signs show up all over the Township, mostly within the township and state right-of-way. Township staff is required to remove the signs if they are within the right-of-way.</p>	<p>Temporary signs that comply with the requirements within the Temporary Sign Section shall not be included in the determination of the type, number or area of signs allowed on a property</p> <p>Temporary Sign Definition: A type of nonpermanent sign located on private property that can be displayed up to a maximum of 30 consecutive days, two times per year.</p> <p>Regulations for Temporary Signs apply to both commercial and noncommercial signs.</p> <p>Regulated by: Size and Number; Nonresidential (large and small) and Residential (large and small); Type (Freestanding, Window, Wall, Banner); Area; Height; Duration and Removal.</p> <p>Size range: Large maximum 32 square foot for banner and 16 square feet for all others; Small maximum 6 square feet.</p>	<ol style="list-style-type: none"> <li>1. Consider not requiring a permit for temporary signs.</li> <li>2. Remove the time limitation.</li> <li>3. Keep the Section unchanged, except specifying commercial vs. non-commercial signs.</li> <li>4. Organize the section into a straightforward table format.</li> <li>5. Allow Residential Districts and the Village District to allow up to six offsite signs (temporary) on private property for the purpose of directing the public to a residential or village activity.</li> <li>6. Consider a cumulative square footage for temporary signs for community events.</li> <li>7. Consider temporary event signs: Two signs per event, one day before the event and shall be removed within 24 hours of the end of the event.</li> <li>8. Add "Sign Walkers" to type of Temporary Signs.</li> </ol>
<p><b>19-110: Residential Uses</b></p>	<p>Bed and Breakfast signs and request for permanent and temporary signs within residential zoning districts.</p>	<p>Residential Uses/Home Occupations</p>	<ol style="list-style-type: none"> <li>1. Consider allowing small monument signs in Residential Zoning Districts. These would be permanent, but regulate the size.</li> <li>2. In an effort to make the ordinance more content neutral, names such as B&amp;B signs should be categorized into Monument signs, window signs, door signs, etc.</li> </ol>
<p><b>19-111: Commercial Uses</b></p>	<p>Placement of signs on commercially zoned lots.</p> <p>Signs indicating how many parcels are remaining for a specific development (typically on-site).</p>	<p>Commercial Uses and Office, Industrial and Institutional Signs.</p> <p>Commercial Real Estate Signs</p>	<ol style="list-style-type: none"> <li>1. Combine "Automobile Service Station, Service Bay, Service Island, Convenience Store, Gas Island, Adult Business, Automobile dealership" into one category, "Wall Signs"</li> <li>2. Expand "Vending Machine" definition to include ATMs, gasoline pumps and other similar product vending devices.</li> <li>3. Consider a survey of the business community prior to and after a new sign ordinance is amended.</li> <li>4. Allow a specific amount of signage (e.g. 3 signs per property)</li> </ol>
<p><b>19-113: Permits</b></p>	<p>Exempt from permits, but should regulate time, place and area.</p> <p>Construction signs on fences adverting the company during development.</p>	<p>Real estate, temporary construction, temporary political, temporary event, auction, garage/yard sale signs, personal expression signs, or daily advertising signs</p>	<ol style="list-style-type: none"> <li>1. Consider prohibiting any sign attached to or placed on a fence on any public or private property.</li> </ol>

**Chapter 19**  
**SIGNS AND BILLBOARDS**



**Part 1**  
**SIGN REGULATIONS**

**§ 19-101. Applicability. [Ord. 1033, 6/5/2017<sup>1</sup>]**

Any sign erected, altered, or maintained after the effective date of this part shall conform to the following regulations.

**§ 19-102. Purpose and Intent. [Ord. 1033, 6/5/2017]**

Signs perform an important function in identifying and promoting properties, businesses, services, residences, events, and other matters of interest to the public. The intent of this chapter is to regulate all signs within the Township to ensure that they are appropriate for their respective uses; in keeping with the appearance of the affected property and surrounding environment; and to protect the public health, safety, and general welfare by:

1. Setting standards and providing uniform, scientifically based controls that permit reasonable use of signs and preserve the character of the Township while regulating physical characteristics of signs in order to create content-neutral signage controls;
2. Prohibiting the erection of signs in such numbers, sizes, designs, illumination, and locations as may create a hazard to pedestrians and motorists;
3. Avoiding excessive conflicts from large or multiple signs, so that permitted signs provide adequate identification and direction while minimizing clutter, unsightliness, and confusion;
4. Establishing a process for the review and approval of sign permit applications; and
5. To ensure that the constitutionally guaranteed right of free expression is protected.

**§ 19-103. Definitions. [Ord. 1033, 6/5/2017]**

Words and terms used in this part shall have the meanings given herein. Unless expressly stated otherwise, any pertinent word or term not part of this part but vital to the interpretation of this part shall be construed to have their legal definition, or in absence of a legal definition, their meaning as commonly accepted.

1. Words used in the present tense shall include the future tense;
2. Words used in the plural number shall include the singular and plural number, and the plural number shall include the singular number;

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**1. Editor's Note: This ordinance also provided for the repeal of former Ch. 19, Part 1, Sign Regulations, adopted 9/5/2006 by Ord. 1033, as amended.**

3. The words "shall" and "will" are mandatory and are not discretionary;
4. The word "may" is permissive;
5. The word "lot" shall include the words "place," "parcel," and "premises";
6. The word "building" means a structure, including any part thereof having a roof and used for shelter or enclosure for persons or property;
7. The phrase "used for" shall include the phrases "arranged for," "designed for," "intended for," "maintained for," and "occupied for";
8. The word "person" shall include the words "individual," "corporation," "governmental agency," "trust," "estate," "partnership," "association," "venture," "joint venture," "participant," or any other legal activity;
9. As used in this part, the following terms shall have the meanings indicated:

ABANDONED SIGN — A sign which has not identified or advertised a current business, service, owner, product, or activity for a period of at least 90 days.

ADDRESS SIGN — A sign that designates the street number and/or street name for identification purposes, as designated by the United States Postal Service. (Also known as a "nameplate sign.")

AGRICULTURAL COMMODITY AND PRODUCT SIGN/FARMER'S MARKET SIGNS — Signs for items sold from an agricultural activity.

ANIMATED SIGN — A sign employing actual motion, the illusion of motion, or light and/or color changes achieved through mechanical, electrical, or electronic means. Animated signs, which are differentiated from changeable signs as defined and regulated by this part, include the following types:

- A. ENVIRONMENTALLY ACTIVATED — Animated signs or devices motivated by wind, thermal changes, or other natural environmental input.
- B. MECHANICALLY ACTIVATED — Animated signs characterized by repetitive motion and/or rotation activated by a mechanical system powered by electric motors or other mechanically induced means.
- C. ELECTRICALLY ACTIVATED — Animated signs producing the illusion of movement by means of electronic, electrical, or electromechanical input and/or illumination capable of simulating movement through employment of the characteristics of one or both of the classifications noted below:
  - (1) FLASHING — Animated signs or animated portions of signs whose illumination is characterized by a repetitive cycle in which the period of illumination is either the same as or less than the period of nonillumination.

- (2) **PATTERNED ILLUSIONARY MOVEMENT** — Animated signs or animated portions of signs whose illumination is characterized by simulated movement through alternate or sequential activation of various illuminated elements for the purpose of producing repetitive light patterns designed to appear in some form of constant motion.

**ATTRACTION-BOARD SIGN** — A permanent sign on which the information is changed periodically and identifies special, unique, limited activities, services, products, or sales of limited duration. Also included in this definition are "digital display sign," "message center sign," and "changeable-copy sign."

**AWNING** — A cloth, plastic, or other nonstructural covering that projects from a wall for the purpose of shielding a doorway or window. An awning is either permanently attached to a building or can be raised or retracted to a position against the building when not in use.

**AWNING SIGN** — Any sign painted on or applied to an awning.

**BALLOON** — A rubber sac inflated with air or helium and then sealed at the neck, used as a child's toy or as a decoration.

**BALLOON SIGN** — A lighter-than-air, gas-filled balloon, tethered in a fixed location, which contains an advertisement message on its surface or attached to the balloon in any manner. This includes inflatable tube-like signs with forced air.

**BANDIT SIGN** — A sign tacked, nailed, posted, pasted, glued, or otherwise attached to objects such as, but not limited to, trees, poles, stakes, fences, public benches, streetlights, or other objects, or placed on any public property or in the public right-of-way or on any private property without the permission of the property owner.

**BANNER** — Any cloth, bunting, plastic, paper, or similar nonrigid material attached to any structure, staff, pole, rope, wire, or framing which is anchored on two or more edges or at all four corners. Banners are temporary in nature and do not include flags.

**BEACON LIGHTING** — Any source of electric light, whether portable or fixed, the primary purpose of which is to cast a concentrated beam of light generally skyward as a means of attracting attention to its location rather than to illuminate any particular sign, structure, or other object.

**BUILDING FRONTAGE** — The portion of a lot boundary abutting a street.

**CANOPY** — A structure other than an awning made of fabric, metal, or other material that is supported by columns or posts affixed to the ground and may also be connected to a building.

**CANOPY SIGN** — Any sign that is part of or attached to a canopy.

**CHANGEABLE-COPY SIGN** — A sign or portion thereof on which the copy or symbols change, either automatically through electrical or electronic means, or manually through placement of letters or symbols

on a panel mounted in or on a track system. The two types of changeable-copy signs are manual changeable-copy signs and electronic changeable-copy signs, which include: message center signs, digital displays, and tri-vision boards.

**CHANNEL-LETTER SIGN** — A sign consisting of fabricated or formed three-dimensional letters, individually applied to a wall, which may accommodate a light source.

**CLEARANCE** — The distance above the walkway, or other surface, if specified, to the bottom edge of a sign. This term can also refer to a horizontal distance between two objects.

**DIGITAL DISPLAY** — The portion of a sign message made up of internally illuminated components capable of changing the message periodically. Digital displays may include, but are not limited to, LCD, LED, or plasma displays.

**DIRECTIONAL SIGN** — Signs designed to provide direction to pedestrian and vehicular traffic into and out of, or within, a site.

**ELECTRONIC MESSAGE CENTER** — An electrically activated changeable sign whose variable message and/or graphic presentation capability can be electronically programmed by computer from a remote location. Also known as an EMC. EMCs typically use light emitting diodes (LEDs) as a lighting source.

**EXTERNAL ILLUMINATION** — See "illumination."

**FADE** — A mode of message transition of an electronic message sign accomplished by varying the light intensity, where the first message gradually reduces intensity to the point of not being legible and the subsequent message gradually increases intensity to the point of legibility.

**FESTOON LIGHTING** — A type of illumination comprised of either a group of incandescent light bulbs hung or strung overhead or on a building or other structure, or light bulbs not shaded, hooded, or otherwise screened to prevent direct rays of light from shining on adjacent properties or rights-of-way.

**FLAG** — Any sign printed or painted on cloth, plastic, canvas, or other like material with distinctive colors, patterns, or symbols attached to a pole or staff and anchored along only one edge or supported or anchored at only two corners.

**FLASHING SIGN** — A sign whose artificial illumination is not kept constant in intensity at all times when in use and which exhibits changes in light, color, direction, or animation. This definition does not include electronic message center signs or digital displays that meet the requirements set forth herein.

**FREESTANDING SIGN** — A sign supported by structures or supports that are placed on, or anchored in, the ground; and that is independent

and detached from any building or other structure. The following are subtypes of freestanding signs:

- A. GROUND SIGN — A sign permanently affixed to the ground at its base, supported entirely by a base structure and not mounted on a pole or attached to any part of a building. (Also known as a "monument sign.")
- B. POLE SIGN — A freestanding sign that is permanently supported in a fixed location by a structure of one or more poles, posts, uprights, or braces from the ground and not supported by a building or a base structure.

GAS ISLAND CANOPY SIGNS (WITH OR WITHOUT KIOSK) — Signs for canopies over gas islands which may advertise corporate logos, names, letters, and symbols.

GAS STATION CANOPY — A freestanding, open-air structure constructed for the purpose of shielding service station islands from the elements.

GOVERNMENT/REGULATORY SIGN — Any sign for the control of traffic, for identification purposes, street signs, warning signs, railroad crossing signs, and signs of public service companies indicating danger or construction which are erected by or at the order of a public officer, employee, or agent thereof in the discharge of official duties.

GROSS SURFACE AREA — The area of a sign face shall be computed by means of the smallest square, circle, rectangle, or triangle which encompasses the extreme limits of characters, lettering, illustrations, logos, ornamentations, or other figures, together with any material or color forming an integral part of the background of the display, that is used to differentiate the sign from the backdrop or structure against which it is placed. Where the sign has two or more faces, the area of all faces shall be included in determining the gross surface area. Where the sign consists of individual letters or symbols attached to a building or wall, the area shall be considered to be that of the smallest square, circle, rectangle or triangle which encompasses all of the letters and symbols. The gross surface area shall not include any supporting structures, framing, pole, covers or bracing which is incidental to the display/sign itself and does not bear any advertising copy.

GROUND SIGN — See "freestanding sign."

HALO ILLUMINATION — See "illumination."

HOLIDAY DECORATIONS — Signs or displays, including lighting, which are a nonpermanent installation celebrating national, state, and local holidays, religious or cultural holidays, or other holiday seasons. (Also known as "seasonal decorations.")

ILLUMINATED SIGN — A sign with electrical equipment installed for illumination, either internally illuminated through its sign face by a

light source contained inside the sign, or externally illuminated by a light source aimed at its surface.

ILLUMINATION — A source of any artificial or reflected light, either directly from a source of light incorporated into an object, structure, or sign, or indirectly from an artificial source.

- A. EXTERNAL ILLUMINATION — Artificial light located away from the sign, which lights the sign, the source of which may or may not be visible to persons viewing the sign from any street, sidewalk, or adjacent property.
- B. INTERNAL ILLUMINATION — A light source that is concealed or contained within the sign and becomes visible in darkness through a translucent surface. Message center signs, digital displays, and signs incorporating neon lighting shall not be considered internal illumination for the purposes of this part.
- C. HALO ILLUMINATION — A sign using a three-dimensional message, logo, etc., which is lit in such a way as to produce a halo effect. (Also known as "back-lit illumination.")

INCIDENTAL SIGN — A sign that displays general site information, instructions, directives, or restrictions that are primarily oriented to pedestrians and motor vehicle operators who have entered a property from a public street. These signs shall not contain any commercial advertising.

INCIDENTAL WINDOW SIGN — Signs displayed in the window displaying information such as the business's hours of operation, credit institutions accepted, commercial and civic affiliations, and similar information. These signs shall be informational only and shall not contain a commercial message.

INFLATABLE SIGN — A sign that is an air-inflated object, which may be of various shapes, made of flexible fabric, resting on the ground or structure and equipped with a portable blower motor that provides a constant flow of air into the device.

INTERACTIVE SIGN — An electronic or animated sign that reacts to the behavior or electronic signals of motor vehicle drivers.

INTERNAL ILLUMINATION — See "illumination."

LEGIBILITY — The physical attributes of a sign that allow for an observer's differentiation of its letters, words, numbers, or graphics.

LIMITED-DURATION SIGN — A nonpermanent sign that is displayed on private property for more than 30 days, but not intended to be displayed for an indefinite period.

LOT — A designated parcel, tract, or area of land established by plat, subdivision, or otherwise permitted by law to be used, developed, or built upon as a single unit under single ownership or control.

**MANUAL CHANGEABLE-COPY SIGN** — A sign or portion thereof on which the copy or symbols are changed manually through placement or drawing of letters or symbols on a sign face.

**MARQUEE** — A permanent structure, other than a roof or canopy that is attached to, supported by, or projecting from a building and providing protection from the elements.

**MARQUEE SIGN** — Any sign attached to a marquee for the purpose of identifying a use or product. If attached to a theater, performing arts center, cinema, or other similar use, it may also advertise films or productions.

**MECHANICAL MOVEMENT SIGN** — A sign having parts that physically move rather than merely appear to move as might be found in a digital display. The physical movement may be activated electronically or by another means but shall not include wind-activated movement such as is used for banners or flags. Mechanical movement signs do not include digital signs that have changeable, programmable displays.

**MEMORIAL SIGN** — A memorial plaque or tablet, including grave markers or other remembrances of persons or events, which is not used for a commercial message.

**MENU SIGN** — A permanent sign attached to a building or structure for displaying the bill of fare available at a restaurant, or other use serving food, or beverages.

**MESSAGE CENTER SIGN** — A type of illuminated, changeable copy sign that consists of electronically changing alphanumeric text often used for gas price display signs and athletic scoreboards.

**MESSAGE SEQUENCING** — The spreading of one message across more than one sign structure.

**MULTI-TENANT SIGN** — A freestanding sign used to advertise businesses that occupy a shopping center or complex with multiple tenants.

**MURAL (or MURAL SIGN)** — A large picture/image (including, but not limited to, painted art) which is painted, constructed, or affixed directly onto a vertical building wall, which may or may not contain text, logos, and/or symbols.

**NEON SIGN** — A sign illuminated by a neon tube, or other visible light-emanating gas tube, that is bent to form letters, symbols, or other graphics.

**NIT** — A photometric unit of measurement referring to luminance. One nit is equal to one  $\text{cd}/\text{m}^2$  (candlepower per meter squared).

**NONCONFORMING SIGN** — A sign that was legally erected and maintained before the effective date of this part, or amendment thereto, that does not currently comply with sign regulations of the district in which it is located.

OFF-PREMISES SIGN — An outdoor sign whose message directs attention to a specific business, product, service, event/activity, commercial/noncommercial activity, or contains a noncommercial message about something that is not sold, produced, manufactured, furnished, or conducted on the premises upon which the sign is located. (Also known as a "third-party sign," "billboard," or "outdoor advertising.")

OFFICIAL TRAFFIC SIGN — Official highway route number signs, street name signs, directional signs, and other traffic signs erected and maintained on public highways and roads in the interest of public safety or for the regulation of traffic.

ON-PREMISES SIGN — A sign whose message and design relate to an individual business, profession, product, service, event, point of view, or other commercial or noncommercial activity sold, offered, or conducted on the same property where the sign is located.

PENNANT — A triangular or irregular piece of fabric or other material, commonly attached in strings or strands, or supported on small poles intended to flap in the wind.

PERMANENT SIGN — A sign attached or affixed to a building, window or structure, or to the ground in a manner that enables the sign to resist environmental loads, such as wind, and that precludes ready removal or movement of the sign and whose intended use appears to be indefinite.

PERSONAL EXPRESSION SIGN — An on-premises sign that expresses an opinion, interest, position, or other noncommercial message.

POLE SIGN — See "freestanding sign."

POLITICAL SIGN — A temporary sign intended to advance a political statement, cause, or candidate for office.

PORTABLE SIGN — A sign designed to be transported or moved and not permanently attached to the ground, a building, or other structure.

A. SANDWICH-BOARD SIGN — A type of freestanding, portable, temporary sign consisting of two faces connected and hinged and whose message is targeted to pedestrians. (Also known as an "A-frame sign.")

B. VEHICULAR SIGN — A sign affixed to a vehicle in such a manner that the sign is used primarily as a stationary advertisement for the business on which the vehicle sits or is otherwise not incidental to the vehicle's primary purpose.

PRIVATE DRIVE SIGN — A sign indicating a street or drive which is not publicly owned and maintained to be used only for access by the occupants of the development and their guests.

PROJECTING SIGN — A building-mounted double-sided sign with the two faces generally perpendicular to the building wall, not to include

signs located on a canopy, awning, or marquee. (Also known as "blade sign.")

**PUBLIC SIGN** — A sign erected or required by government agencies or utilities, including traffic, utility, safety, railroad crossing, and identification signs for public facilities.

**REAL ESTATE SIGN** — A temporary sign advertising the sale, lease, or rental of the property or premises upon which it is located.

**REFLECTIVE SIGN** — A sign containing any material or device which has the effect of intensifying reflected light.

**REVOLVING SIGN** — A sign which revolves in a circular motion rather than remaining stationary on its supporting structure.

**RIGHT-OF-WAY** — A corridor of land set aside for use, in whole or in part, by a street or other public purpose.

**ROOF SIGN** — A building-mounted sign erected upon, against, or over the roof of a building.

**SANDWICH-BOARD SIGN** — See "portable sign."

**SCOREBOARD** — A sign contained within an athletic venue and intended solely to provide information to the attendees of an athletic event.

**SCROLL** — A mode of message transition on an electronic message sign in which the message appears to move vertically or horizontally across the display surface.

**SECURITY SIGN** — An on-premises sign regulating the use of the premises, such as a "no trespassing," "no hunting," or "no soliciting" sign. (Also known as a "warning sign.")

**SHIELDED** — The description of a luminaire from which no direct glare is visible at normal viewing angles by virtue of its being properly aimed, oriented, or located which is properly fitted with devices such as shields, barn doors, baffles, louvers, skirts, or visors.

**SIGN** — Any device, fixture, placard, or structure which uses any color, form, graphic, logo, illumination, symbol, or writing which advertises, announces the purpose of or identifies the purpose of a product, service, place, activity, person, institution, business, or solicitation to the public. Also included are any emblems, painting, flags, banners, pennants, or placards designed to advertise, identify, or convey information and any permanently installed or situated sign merchandise.

**SIGN AREA** — See "gross sign area."

**SIGN HEIGHT** — The distance from the existing ground elevation at the base of or immediately below the sign to the highest point of the sign structure.

**SIGN OFFICER** — The Sign Officer shall be the Ferguson Township Zoning Administrator.

**SIGN SUPPORTING STRUCTURE** — Poles, posts, walls, frames, brackets, or other supports holding a sign in place.

**SNIPE SIGN** — A sign tacked, nailed, posted, pasted, glued, or otherwise attached to trees, poles, stakes, fences, public benches, streetlights, or other objects, or placed on any public property or in the public right-of-way or on any private property without the permission of the property owner. (Also known as a "bandit sign.")

**STOREFRONT** — The exterior facade of a building housing a commercial use that is visible from a street, sidewalk, or other pedestrian way accessible to the public and containing the primary entrance to the commercial establishment.

**STREAMERS** — A display made of lightweight, flexible materials consisting of long, narrow, wavy strips, hung individually or in a series, with or without a logo or advertising message printed or painted on them and typically designed to move in the wind.

**STREET POLE BANNER** — A banner suspended above a public sidewalk and attached to a single street pole. These signs shall not contain any commercial advertising.

**TEMPORARY SIGN** — A type of nonpermanent sign located on private property that can be displayed up to a maximum of 30 consecutive days, two times per year.

**TOURIST-ORIENTED DIRECTIONAL SIGN (TOD), STATE RIGHT-OF-WAY** — A 24-inch-by-72-inch or 16-inch-by-48-inch directional sign on blue or brown background that indicates the name of and gives directional guidance to the participant's location. These signs are located for individual participants, following PennDOT's TODs signage policy and are not part of a larger sign system. TOD signs are permitted in the state right-of-way.

**TOURIST-ORIENTED DIRECTIONAL SIGN (TOD), TOWNSHIP RIGHT-OF-WAY** — A sign that may include text, a symbol and directional arrow, not to exceed a total of six square feet. These smaller TOD signs are permitted within the Township right-of-way.

**TRANSITION** — A visual effect used on an electronic message sign to change from one message to another.

**TRI-VISION BOARDS** — An outdoor unit with a slatted face that allows three different copy messages to revolve at intermittent intervals.

**VEHICULAR SIGN** — See "portable sign."

**VENDING MACHINE SIGN** — A sign displayed on a vending machine indicating the name of the product being sold and/or the price of such product.

WALL SIGN — A building-mounted sign which is either attached to, displayed on, or painted on an exterior wall in a manner parallel with the wall surface. A sign installed on a false or mansard roof is also considered a wall sign. (Also known as: "fascia sign," "parallel wall sign," or "band sign.")

WARNING SIGN — See "security sign."

WINDOW SIGN — Any sign that is applied, painted, or affixed to a window or placed inside a window, within three feet of the glass, facing the outside of the building and easily seen from the outside. Customary displays of merchandise or objects and material without lettering behind a store window are not considered signs.

ZONING HEARING BOARD — The Zoning Hearing Board of Ferguson Township.

ZONING ORDINANCE — The Zoning Ordinance of Ferguson Township (Chapter 27).

#### **§ 19-104. General Provisions. [Ord. 1033, 6/5/2017]**

1. Basis on Which Signs Are Regulated. The display of signs in Ferguson Township is hereby regulated on the basis of the following factors:
  - A. Type of sign;
  - B. Area of the sign;
  - C. Height of the sign;
  - D. Location of the sign;
  - E. Number of signs permitted on a property.
2. Sign Illumination.
  - A. Illumination. Signs may be illuminated, unless specified otherwise herein, consistent with the following standards:
    - (1) Light Sources. Light sources to illuminate signs shall neither be visible from any street right-of-way, nor cause glare hazardous or distracting to pedestrians, vehicle drivers, or adjacent properties.
    - (2) Detectable Light. No more than 0.2 footcandle of light shall be detectable at the boundary of any abutting property.
    - (3) Daylight Hours. During daylight hours between sunrise and sunset, luminance shall be no greater than 5,000 nits.
    - (4) Other Times. At all other times, luminance shall be no greater than 750 nits.

- (5) Light-Sensing Device. Each sign must have a light-sensing device that will automatically adjust the brightness of the display as the natural ambient light conditions change to comply with the limits set here within.
- B. Message Duration. The length of time each message may be displayed on an attraction-board sign shall be no less than 10 seconds.
  - C. Types of Illumination. Where permitted, illumination may be:
    - (1) External. Externally illuminated signs, where permitted, are subject to the following regulations:
      - (a) The source of the light must be concealed by translucent covers.
      - (b) External illumination shall be by a steady, stationary light source, shielded and directed solely at the sign. The light source must be static in color. The color red is prohibited.
    - (2) Internal. Internally illuminated signs, where permitted, are subject to the following regulations:
      - (a) Internal illumination, including neon lighting, must be static in intensity and color. The color red is prohibited.
      - (b) Attraction-board signs are permitted in accordance with the regulations contained in Table 1:

**Table 1**

**Table 1 provides detailed information about what types of illumination are permitted by each use.**

Use	Illumination Type				Brightness Limitation for Digital Displays and Message Centers	Motion Limitations	Site Limitation	Digital Display Signs Message Center Signs
	Message Center Internal Sign	Message Center External Sign	Digital Display	Digital Display				
Residential agriculture and rural	N	N <sup>2*</sup>	N <sup>1</sup>	N	N/A	N/A	N/A	N/A
Office and general commercial	Y	Y	Y	Y	Daytime: 5,000 nits **Nighttime: 750 nits	10 Seconds	N/A	50%
Industrial/IRD	Y	N*	Y	N	Daytime: 5,000 nits **Nighttime: 750 nits	10 Seconds	N/A	N/A
Off-premises <sup>1</sup>	N	N	Y	N	N/A	N/A	N/A	N/A
Temporary signs <sup>1</sup>	N	N	N	N	N/A	N/A	N/A	N/A
Portable signs <sup>1</sup>	N	N	N	N	N/A	N/A	N/A	N/A

<sup>1</sup> Off-premises, temporary and portable signs are subject to the illumination regulations governing off-premises, temporary and portable signs, rather than the illumination standards governing the specific district where the sign is located.

<sup>2</sup> Excludes signs located in parks or recreational facilities.

<sup>3</sup> Excludes scoreboards located in parks or recreational facilities.

\* Place of assembly sign permitted.

\*\* United States Sign Council: 2016.

3. Attraction Boards. Subject to the following regulations, in addition to all other illumination requirements established in this section.
  - A. Sign Type. Attraction boards shall be attached to the freestanding sign.
  - B. Height. If the attraction board is separated from the main freestanding pole sign, the attraction board may not project higher than 15 feet as measured from grade level directly below the base of the sign or grade of the nearest adjacent roadway, whichever is higher. If the attraction board is separated from the main freestanding sign, it shall be serrated by a minimum of 12 inches from the main freestanding pole sign.
  - C. Area. Ten square feet per side.
  - D. Maximum Number. One sign per freestanding sign.
  - E. Message Display.
    - (1) No attraction-board sign may contain text which flashes, pulsates, moves, or scrolls. Each complete message must fit on one screen.
    - (2) The content of an attraction-board sign must transition by changing instantly (e.g., no fade-out or fade-in).
    - (3) Default Design. The sign shall contain a default design which shall freeze the sign message in one position if a malfunction should occur.
    - (4) No attraction-board sign shall contain red electronic lettering.
  - F. Public Service Announcements. The owner of every attraction-board sign shall coordinate with the local authorities to display, when appropriate, emergency information important to the traveling public, including, but not limited to, Amber alerts or alerts concerning terrorist attacks or natural disasters. Emergency information messages shall remain in the advertising rotation according to the protocols of the agency that issues the information.
4. Electrical Standards.
  - A. The electrical, solar, or battery supply to all exterior signs, whether to the sign itself or to lighting fixtures positioned to illuminate the sign, shall be provided by means of concealed cables. Electrical,

solar, or battery supply to freestanding signs shall be provided by means of underground cables.

- B. The owner of any illuminated sign shall arrange for a certification showing compliance with the brightness standards set forth herein by an independent contractor and provide the certification documentation to Ferguson Township as a condition precedent to the issuance of a sign permit.

**§ 19-105. Construction Specifications. [Ord. 1033, 6/5/2017]**

All permanent signs permitted by this part shall be constructed in accordance with the provisions of this section. When applicable, a building permit shall be obtained for sign construction.

1. Compliance with Applicable Codes. In addition to complying with the provisions of this part, all signs shall be constructed in accordance with the provisions of the International Building Code (Chapter 5, Part 1) and Electrical Code of the Township of Ferguson (Chapter 5, Part 2), latest adopted edition.

**§ 19-106. Prohibited Signs. [Ord. 1033, 6/5/2017]**

The following signs are unlawful and prohibited:

1. Abandoned signs.
2. Snipe signs. Signs shall only be attached to utility poles in conformance with state and utility regulations and the requirements of this chapter.
3. Vehicular signs. Signs placed on or painted on a vehicle parked with the primary purpose of providing signage not otherwise allowed in this part.
4. Mechanical movement signs, including revolving signs.
5. Pennant strings and streamers, balloons and other gas-filled figures, except as a temporary sign.
6. Any signs that imitate, resemble, interfere with, or obstruct official traffic lights, signs, or signals.
7. A-frame, or sandwich board, and sidewalk, or curb signs, except as a temporary sign.
8. Signs which emit smoke, visible vapors, particulate matter, sound, odor, or contain open flames.
9. Signs within the Township right-of-way, except for governmental signs/regulatory signs and official traffic signs.
10. Interactive signs.
11. Signs incorporating beacon or festoon lighting.

12. Roof signs.
13. Signs erected without the permission of the property owner, with the exception of those authorized or required by local, state, or federal government.
14. Signs on Trees. Signs which are attached or otherwise affixed to trees or other living vegetation, except for security and warning signs.
15. Projecting Signs. Signs which are attached or otherwise affixed to a building and project more than 16 inches beyond the wall surface of such building to which the sign is attached or otherwise affixed.
16. Portable and Wheeled Signs (except as a temporary sign).

**§ 19-107. Exempt Signs. [Ord. 1033, 6/5/2017]**

The following signs shall be allowed without a sign permit and shall not be included in the determination of the type, number, or area of permanent signs allowed within a zoning district, provided such signs comply with the regulations in this section, and shall not be permitted in the right-of-way, except where noted in the section below.

1. Holiday and seasonal decorations.
2. Address signs. Up to two signs stating address, number, and/or name of occupants of the premises and do not include any commercial advertising or other identification.
  - A. Residential Districts. Signs not to exceed three square feet in area per face.
  - B. Nonresidential Districts. Signs not to exceed five square feet in area per face.
3. Security and warning signs. These limitations shall not apply to the posting of conventional "no trespassing" signs in accordance with state law.
  - A. Residential Districts. Signs not to exceed two square feet in area.
  - B. Nonresidential Districts. Maximum of one large sign per property, not to exceed five square feet in area. All other posted security and warning signs may not exceed two square feet in area.
4. Flags.
  - A. Location. Flags and flagpoles shall not be located within any right-of-way.
  - B. Height. Flags shall have a maximum height of 30 feet.
  - C. Number. No more than two flags per lot in residential districts, no more than three flags per lot in all other districts.

- D. Size. Maximum flag size is 24 square feet in residential districts, 35 square feet in all other districts.
  - E. Flags Containing Commercial Messages. Flags containing commercial messages may be used as permitted freestanding or projecting signs, within districts that have commercial uses.
  - F. Noncommercial Messages. Flags up to three square feet in area containing noncommercial messages are considered personal expression signs.
  - G. Noncommercial Signs. Flags, emblems, and insignia of political, professional, religious, educational, or fraternal organizations, providing that such flags, emblems, and insignia are displayed for noncommercial purposes.
- 5. Legal notices.
  - 6. Memorial signs, etc. Memorial signs, public monument, or historical identification signs, including plaque signs up to three square feet in area.
  - 7. Permanent architectural features. Signs which are a permanent architectural feature of a building or structure, existing at the time of adoption of this part.
  - 8. Signs advertising the variety of crops growing. Signs advertising the variety of crop growing in a field. Such signs shall be removed after the growing season.
  - 9. Incidental signs. Incidental signs, including incidental window signs.
  - 10. Parking lot directional and instructional signs.
    - A. Directional signs designating parking area entrances and exits limited to one sign for each entrance and/or exit and not exceeding four square feet in gross surface area for each exposed face. Parking lot directional signs shall not project higher than five feet in height, as measured from the established grade of the parking area to which such signs are accessory. These signs are limited to the name and logo of the business being directed to.
    - B. Instructional signs designating the conditions of use or identity of parking areas and not exceeding eight square feet in gross surface area for each exposed face nor exceeding an aggregate gross surface area of 16 square feet. Parking lot instruction signs shall not project higher than 10 feet for wall signs and seven feet for freestanding signs, as measured from the established grade of the parking area(s) to which such signs are accessory.
  - 11. Art and murals. Art and murals, provided such signs do not contain any commercial messaging.

12. Temporary signs. Temporary signs in accordance with § 19-108.
13. Development review notice signs. A sign which is posted on a property to notify the public of a pending subdivision, land development, site plan or PRD or final plan.
14. Farm identification signs. Signs which do not exceed 20 square feet of gross surface area per sign face or 40 square feet total, including century farm signs and farm preservation signs. Each farm may have a total of three signs: farm name, century farm sign, and preserved farm sign.
15. Signs on vehicles. Signs placed on or affixed to the side of vehicles and/or trailers where the sign is incidental to the primary use of the vehicle or trailer. However, this is not in any way intended to permit signs placed on or affixed to vehicles and/or trailers which are parked on a public right-of-way where the apparent purpose is to advertise a product or direct people to a business or activity located on the same or nearby property, with the exception of self-propelled, licensed vehicles with no more than two axles where the vehicles are parked in the parking lot for the use which the vehicles serves. A sign affixed to the side of a vehicle may not exceed the limits of the side of the vehicle that it is affixed to. Signs affixed to or wrapped around public transportation vehicles are included.
16. Awning, canopy and marquee signs. Signs not exceeding an aggregate gross surface area of four square feet.
17. Educational agricultural event sign. Signs erected for the limited time period of two weeks during a year in the AR Zoning District and on the grounds commonly used for the Agricultural Progress Days.
18. Patron advertising signs. Signs erected on the perimeter of an organizational sponsored youth athletic field. Signs shall be one-sided with a maximum of 32 square feet of gross aggregate surface area. Sponsors advertising on scoreboards may not exceed 25% of the surface area of the score board.
19. Other signs. "No Trespassing," "No Hunting," "No Fishing," "No Dumping," "No Parking," "No Towing," and other similar signs as set forth in Title 75, Pa.C.S.A., the Pennsylvania Vehicle Code and its regulations, as set forth in Title 18, Pa.C.S.A., the Pennsylvania Crimes Code and its regulations, not exceeding two square feet in gross surface area for each exposed face not exceeding an aggregate gross surface area of four feet.
20. Signs attached or affixed to exterior walls. Plaques, nameplates, or memorial signs, directly attached or affixed to the exterior walls of a building, not exceeding four square feet in aggregate gross surface area.

21. Public notices. Official notices proposed by public officials or employees in the performance of the offices or employee's duties.
22. Daily advertising signs. Temporary signs, advertising specials, sales, features, etc., that are permitted to be displayed during business hours and removed. These signs shall be A-frame/sandwich-board-type signs, are geared toward pedestrians, shall not exceed 12 square feet per side, and shall be removed at the end of each business day.

*The following exempt signs are permitted within the Township right-of-way:*

23. Official traffic signs.
24. Government/regulatory signs.
25. Public signs. Signs erected or required by government agencies or utilities, including traffic, utility, safety, railroad crossings, and identification or directional signs for public facilities.
26. Private drive signs. One sign per driveway entrance, not to exceed two square feet in area.
27. Tourist-orientated directional signs within Township right-of-way. TOD signs are not to exceed three signs per attraction/destination. A TOD sign may include text, symbol, and directional arrow; the total sign area of all three signs combined shall not exceed six square feet.
28. Tourist-orientated directional signs within state right-of-way. A 24-inch-by-72-inch or 16-inch-by-48-inch directional sign following PennDOT's TODs signage policy.
29. Auction signs and yard/garage sale signs.

**§ 19-108. Temporary Signs. [Ord. 1033, 6/5/2017]**

Temporary signs that comply with the requirements in this section shall not be included in the determination of the type, number, or area of signs allowed on a property.

1. Unless otherwise stated below, the requirements listed below shall apply to both commercial and noncommercial signs.

## 2. Size and Number.

## A. Nonresidential Districts:

(1) Large Temporary Signs. One large temporary sign is permitted per business in all nonresidential districts. If a property is greater than two acres in size and has at least 400 feet of street frontage or has more than 10,000 square feet of floor area, one additional large temporary sign may be permitted so long as there is a minimum spacing of 200 feet between the two large temporary signs.

## (a) Type:

- 1) Freestanding sign.
- 2) Window sign.
- 3) Wall sign.
- 4) Banner.

## (b) Area:

- 1) Each large temporary freestanding, window, or wall sign shall have a maximum area of 16 square feet.
- 2) Each large temporary banner shall have a maximum area of 32 square feet.

## (c) Height:

- 1) Large temporary signs that are freestanding shall have a maximum height of eight feet.
- 2) Banners shall hang at a height no greater than 20 feet.

(2) Small Temporary Signs. In addition to the large temporary sign(s) outlined above, one small temporary sign is permitted per property in all nonresidential districts. If a property is greater than two acres in size and has at least 400 feet of street frontage or has more than 10,000 square feet of floor area, one additional small sign may be permitted so long as there is a minimum spacing of 200 feet between both sets of small temporary signs.

## (a) Type:

- 1) Freestanding sign.
- 2) Window sign.
- 3) Wall sign.

- (b) Area: Each small temporary sign shall have a maximum area of six square feet.
- (c) Height: Small temporary signs shall have a maximum height of six feet.

B. Residential Districts:

- (1) Large Temporary Signs. One large temporary sign is permitted per residential property so long as the property is greater than two acres in size and has at least 400 feet of street frontage or has more than 10,000 square feet of floor area.

- (a) Type:

- 1) Freestanding sign.
- 2) Window sign.
- 3) Wall sign.
- 4) Banner sign.

- (b) Area:

- 1) Each large temporary freestanding, window, or wall sign shall have a maximum area of 16 square feet.
- 2) Each large temporary banner shall have a maximum area of 32 square feet.

- (c) Height:

- 1) Large temporary signs that are freestanding shall have a maximum height of eight feet.
- 2) Banners shall hang at a height of no greater than 24 feet.

- (2) Small Temporary Signs. One small temporary sign is permitted per residential property.

- (a) Type:

- 1) Freestanding sign.
- 2) Window sign.
- 3) Wall sign.

- (b) Area: Each small temporary sign shall have a maximum area of six square feet.

- (c) Height: Each small temporary sign shall have a maximum height of six feet.

3. Duration and Removal:

- A. Temporary signs may be displayed up to a maximum of 30 consecutive days, two times per year.
- B. Ferguson Township and/or the property owner may confiscate signs installed in violation of this chapter. Neither Ferguson Township nor the property owner are responsible for notifying sign owners of confiscation of an illegal sign.
- C. Permission. The party posting the temporary sign is solely responsible for obtaining the permission of the property owner before posting their temporary sign.
- D. Installation and Maintenance.
  - (1) Temporary signs that are frayed, torn, broken, or that are no longer legible will be deemed unmaintained and will be required to be removed by a Township official.
- E. Illumination. Illumination of any temporary sign is prohibited.
- F. Summary Table for Temporary Signs.

**Table 2**

**Temporary Signs**

Type	Maximum Area	Nonresidential Districts		Residential Districts	
		Number	Height	Number	Height
Large temporary signs	32 square feet for banners;	1 per property;	Freestanding: 8 feet max	1 per property if property is 2+ acres with	Freestanding: 8 feet max
	16 square feet for all other signs	2 if property is 2+ acres with 400+ feet of street frontage, or has >10,000 square feet of floor area	Banner: 24 feet max	400+ feet of street frontage or has >10,000 square feet of floor area	Banner: 20 feet max
Small temporary signs	6 square feet	1 per property; 2 if property is 2+ acres with 400+ feet of street frontage, or has >10,000 square feet of floor area		1 per property	6 feet max

**§ 19-109. Sign Regulations Table. [Ord. 1033, 6/5/2017]**

The table has been prepared as a snapshot of the following regulations.<sup>2</sup>

**§ 19-110. Residential Uses. [Ord. 1033, 6/5/2017]**

For all residential uses, only the following signs are hereby permitted and then only accessory and incidental to a permitted or special use: (It shall be noted that all residential address labeling should be referred to Chapter 11, Housing, of the Ferguson Township Code.)

1. Building Name and Address Signs. Name and address signs of buildings containing six or more residential units indicating only the name of the building, the name of the development in which it is located, the management thereof and/or address of the premises shall be subject to the following:
  - A. Type. Building name and address signs may be either wall signs or freestanding signs.
  - B. Number. There shall not be more than one name and address sign for each building, except that, where a building abuts two or more streets, additional such signs, one oriented to each abutting street, shall be permitted.
  - C. Area. Building name and address signs shall not exceed four square feet in gross surface area for exposed face, nor exceed an aggregate gross surface of eight feet.
  - D. Location. Building name and address signs shall not be located closer than 1/2 the minimum setback required for the zoning district in which the sign is to be erected or within 15 feet of any point of vehicular access from zoning lot to a public roadway, whichever is greater. The location and arrangement of all building name and address signs shall be subject to the review and approval of the Sign Officer.
  - E. Height. Building name and address signs shall not project higher than 15 feet for wall signs and seven feet for freestanding signs as measured from base of sign or building to which the sign is to be affixed or grade of the nearest adjacent roadway, whichever is higher.
2. Residential Development Signs. Residential development signs indicating only the name of the development and/or the address or location of the development shall be subject to the following:
  - A. Type. The residential development signs shall be freestanding signs.

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2. Editor's Note: The Sign Regulations Table (Table 3) is included as an attachment to this chapter.

- B. Number. There shall not be more than two residential development signs for each point of vehicular access to a development.
  - C. Area. Residential development signs shall not exceed 20 square feet of surface area per sign face. The total aggregate surface area shall not exceed 40 square feet for each point of vehicular access to a development.
  - D. Location. Residential development signs may be located in any required yard, but shall not extend over any lot line or within 15 feet of any point of vehicular access from a zoning lot to a public roadway. The location and arrangement of all residential development signs shall be subject to the review and approval of the Sign Officer.
  - E. Height. Residential development signs shall not project higher than seven feet as measured from the base of the sign or grade of the nearest adjacent roadway, whichever is higher.
3. Bed-and-Breakfast Signs. Signs which indicate the name and address of a bed and breakfast that is not defined as a home occupation shall be subject to the following:
- A. Type. The bed-and-breakfast sign shall be a freestanding sign.
  - B. Number. There shall not be more than one bed-and-breakfast sign per lot.
  - C. Area. The bed-and-breakfast sign shall not exceed 10 square feet of surface area per sign face or 20 square feet gross aggregate sign area.
  - D. Location. The bed-and-breakfast sign may be located in any required yard but shall not extend over any lot line or within 15 feet of any point of vehicular access from a zoning lot to a public roadway. The location of all bed-and-breakfast signs shall be subject to the review and approval of the Sign Officer.
  - E. Height. Bed-and-breakfast signs shall not project higher than five feet as measured from grade level directly below the face of the sign or grade of the nearest adjacent roadway, whichever is higher.
  - F. Exempt Signs. Exempt signs as specified in § 19-107.
  - G. Temporary Signs. Temporary signs as specified in § 19-108.

**§ 19-111. Commercial Uses. [Ord. 1033, 6/5/2017]**

For all commercial uses, only the following signs are hereby permitted and then only if accessory and incidental to a permitted or special use:

1. Commercial Use Signs. Commercial use signs, other than those subject to special conditions in later subsections of this section, shall be subject to the following:

A. Wall Signs.

- (1) Number. There shall not be more than one wall sign for each principal building, except that, where the building abuts two or more streets, additional such signs, one oriented to each abutting street, shall be permitted.
- (2) Area. The gross surface area of a wall sign shall not exceed 10% of the area of the building wall, including doors and windows, to which the sign is to be affixed or 64 square feet, whichever is smaller. The gross surface area of a wall sign may be increased by 20%, except that the gross surface of the sign shall not exceed 64 square feet if such wall sign:
  - (a) Consists only of individual, outlined alphabetic, numeric and/or characters without background, except that provided by the building surface to which the sign is to be affixed.
  - (b) If illuminated, such illumination is achieved through shielded spot lighting, but not any lighting where the light source is visible or exposed on the face or sides of the characters.
- (3) Location. A wall sign may be located on the outermost wall on any principal building, but shall not project more than 16 inches from the wall to which the sign is to be affixed. The location and arrangement of all wall signs shall be subject to the review and approval of the Sign Officer.
- (4) Height. A wall sign shall not project higher than the parapet line of the wall to which the sign is to be affixed or 20 feet as measured from the base of the building wall which the sign is to be affixed, whichever is lower.
- (5) Special Conditions. Where a principal building is devoted to two or more permitted uses, the following chart shall determine the size of the sign permitted per business:

<b>Number of Businesses in Buildings</b>	<b>Maximum Square Feet Permitted per Business</b>
1	64
2	32
3	24
4 or more	20

In this case, where there are two or more permitted uses within a building, it shall be the responsibility of the building owner to apply for and sign for the sign permit.

B. Freestanding Signs.

- (1) Number. There shall not be more than one freestanding signs for each lot, with the exception of a commercial property where the entrances are along an arterial street and two or more principal buildings exist on the lot. For a lot with two or more buildings on the lot, no more than two freestanding signs shall be permitted.
- (2) Corridor Overlay. If a parcel is located within the corridor overlay, two freestanding signs are permitted if the parcel has two or more principal buildings and where entrances are along an arterial street.
- (3) Area. The gross surface area of a freestanding sign shall not exceed 32 square feet for each exposed face, nor exceed an aggregate gross surface area of 64 square feet.
- (4) Location. A freestanding sign may be located in any required yard, but shall not extend over any lot line or within 15 feet of any point of vehicular access from a zoning lot to a public roadway.
- (5) Height. A freestanding sign shall not project higher than 25 feet, as measured from grade level directly below the face of the sign or grade of the nearest adjacent roadway, whichever is lower, except in the Corridor Overlay District when the height shall be controlled by the Corridor Overlay Ordinance.<sup>3</sup>

C. Awning, Canopy and Marquee Signs.

- (1) Number. There shall not be more than one awning, canopy or marquee sign exceeding an aggregate gross surface area of four square feet for each principal building. Awning, canopy and marquee signs which are four square feet or less in aggregate gross surface area are exempt from the provisions of this part, as specified in § 19-107.
- (2) Area. The gross surface area of an awning, canopy or marquee sign shall not exceed 24 square feet or not more than 50% of the gross surface area of the smallest face of the awning, canopy or marquee to which such sign is affixed.
- (3) Height. Any awning, canopy or marquee sign shall not project higher than the top of the awning, canopy or marquee to which such sign is to be affixed.

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3. Editor's Note: See Ch. 27, Zoning.

D. Attraction Boards.

- (1) Type. Attraction boards shall be attached to the main freestanding sign.
- (2) Number. Each lot with a retail/wholesale commercial use (except automobile dealerships and automobile service stations) may erect a single attraction board identifying special, unique, limited activities, services, products or sale of limited duration occurring on the retail/wholesale commercial lot or where the attraction board is to be located.
- (3) Area. The gross surface area of a retail/wholesale commercial lot attraction board shall not exceed 10 square feet in gross surface area for each exposed face, nor exceed 20 square feet in aggregate gross surface area.
- (4) Location. A retail/wholesale commercial premises attraction board may be located in any required yard, but shall not extend over any lot line or within 15 feet of any point of vehicular access from any zoning lot to a public roadway.
- (5) Height. If the attraction board is separated from the main freestanding pole sign, the attraction board may not project higher than 15 feet as measured from grade level directly below the base of the sign or grade of the nearest adjacent roadway, whichever is higher. If the attraction board is separated from the main freestanding sign, it shall be separated by a minimum of 12 inches from the main freestanding pole sign.

E. Billboards and Off-Premises Signs.

- (1) Number. One billboard or off-premises sign may be erected, constructed or maintained on any premises in a General Commercial Zoning District, provided the proposed billboard or off-premises sign shall meet the following criteria and be required to adhere to the following regulations. Any special exception granted shall meet the following criteria and be required to adhere to the following regulations.
- (2) Area. An off-premises sign or billboard shall not exceed 300 square feet in surface area, and each such sign shall have only one exposed face.
- (3) Spacing. An off-premises sign or billboard shall not be closer than 1,000 feet to another off-premises sign or billboard along the same side of any street or highway.
- (4) Spacing at Intersections. An off-premises sign or billboard shall not be located within 150 feet of any street intersection.

- (5) Location. An off-premises sign or billboard shall only be permitted in the General Commercial Zoning District only on lots which do not have a freestanding sign. The sign shall be located in accordance with the yard setbacks for structures in the General Commercial Zoning District. If a billboard is erected, no freestanding sign will be permitted.
- (6) Height. An off-premises sign or billboard shall not project higher than 22 feet, as measured from grade level directly below the face of the sign or grade of the nearest adjacent roadway, whichever is lower.
- (7) Engineering Certification. Any applications for an off-premises sign or billboard shall be accompanied by certification under seal by a professional engineer that the existence of the off-premises sign or billboard, as proposed, shall not present a safety hazard.

## 2. Shopping Center Signs.

### A. Wall Signs.

- (1) Number. There shall not be more than one wall sign for each principal tenant or use contained in a shopping center, except that, where a tenant or use abuts two or more streets, additional such signs, one oriented to each abutting street, shall be permitted. One sign per business per year for not more than 30 days.
- (2) Area. The gross surface area of a wall sign shall not exceed 10% of the tenant's or user's proportionate share of the building wall to which the sign is to be affixed or 64 square feet, whichever is smaller.
- (3) Location. A wall sign may be located on the outermost wall of any principal building, but shall not project more than 16 inches from the wall to which the sign is to be affixed.
- (4) Height. A wall sign shall not project higher than the parapet line of the wall to which the sign is to be affixed or 20 feet as measured from the base of the building wall to which the sign is to be affixed, whichever is lower.

### B. Freestanding Signs.

- (1) Number. There shall not be more than one freestanding sign for each shopping center.
- (2) Area. The gross surface area of a freestanding sign shall not exceed a maximum of one square foot of gross aggregate surface area for each 1 1/2 linear feet of front footage of the lot, not to exceed 100 square feet per sign face, nor exceed 200 square feet of gross aggregate surface area.

- (3) Location. A freestanding sign may be located in any required yard, but shall not extend over any lot line or within 15 feet of any point of vehicular access from a zoning lot to a public roadway.
- (4) Height. A freestanding sign shall not project higher than 25 feet as measured from grade level directly below the base of the sign or grade of the nearest adjacent roadway, whichever is lower. If the lot is located in the Corridor Overlay District, the height shall be controlled by the Corridor Overlay Ordinance<sup>4</sup> and the regulations of the underlying zone.
- (5) Directory Signs. Each shopping center freestanding sign may include affixed directly to it a directory indicating only the names of the tenants of the shopping center in which the sign is to be located. The gross surface area of a directory shall not exceed 10 square feet for each exposed face, nor exceed an aggregate gross surface area of 20 square feet for each tenant located in the shopping center in which the sign is to be located.

C. Awning, Canopy and Marquee Signs.

- (1) Number. There shall not be more than one awning, canopy or marquee sign exceeding an aggregate gross surface area of 24 square feet for each principal building. Awning, canopy and marquee signs which are four square feet or less in aggregate gross surface area are exempt from the provisions of this part as specified in § 19-107.
- (2) Area. The gross surface area of an awning, canopy or marquee sign shall not exceed 24 square feet, but be limited to not more than 50% of the gross surface area of the smallest face of the awning, canopy or marquee to which such sign is to be affixed.
- (3) Height. An awning, canopy or marquee sign shall not project higher than the top of the awning, canopy or marquee to which such sign is to be affixed.

D. Attraction Board.

- (1) Type. Shopping center attraction boards shall be freestanding signs.
- (2) Number. Each shopping center may erect a single attraction board identifying special, unique, limited activities, services, products or sale of a limited duration occurring within the shopping center in which the attraction board is to be located.

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4. Editor's Note: See Ch. 27, Zoning.

- (3) Area. The gross surface area of a shopping center attraction board shall not exceed 50 square feet in gross surface area for each exposed face, nor exceed an aggregate gross surface area of 100 square feet.
  - (4) Location. A shopping center attraction board may be located in any required yard, but shall not extend over any lot line or within 15 feet of any point of vehicular access from any zoning lot to a public roadway.
  - (5) Height. If the sign is separate from the main freestanding pole sign, a shopping center attraction board shall not project higher than 15 feet as measured from grade level directly below the face of the sign or grade of the nearest adjacent roadway, whichever is higher. If the attraction board is part of and mounted on the main freestanding pole sign, the attraction sign shall be separated by a minimum of 12 inches from the main shopping center sign. If the lot is located in the Corridor Overlay District, the height shall be controlled by the Corridor Overlay Ordinance<sup>5</sup> and the regulations of the underlying zoning district.
3. Automobile Service Station Signs. Automobile service station signs shall be subject to the following:
- A. Wall Signs.
    - (1) Number. There shall not be more than one wall sign for each principal building, except that, where the building abuts two or more streets, additional such signs, one oriented to each abutting street, shall be permitted.
    - (2) Area. The gross surface area of a wall sign shall not exceed 10% of the area of the building wall to which it is to be affixed or 64 square feet, whichever is smaller. The gross surface area of a wall sign may be increased by 20%, except that the gross surface area of the sign shall not exceed 64 square feet, if such wall sign:
      - (a) Consists only of individual, outlined alphabetic, numeric and/or symbolic characters without background except that provided by the building surface to which the sign is to be affixed.
      - (b) If illuminated, such illumination is achieved through shielded illumination, shielded silhouette lighting or shielded spot lighting, but not any lighting where the light source is visible or exposed on the face or sides of the characters.

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5. Editor's Note: See Ch. 27, Zoning.

- (c) Location. A wall sign may be located on the outermost wall of any principal building, but shall not project more than 16 inches from the wall to which the sign is to be affixed.
- (d) Height. A wall sign shall not project higher than a parapet line of the wall to which the sign is to be affixed or 20 feet as measured from the base of the building wall to which the sign is to be affixed, whichever is lower.

B. Freestanding Signs.

- (1) Number. There shall not be more than one freestanding sign for each lot.
- (2) Area. The gross surface area of a freestanding sign shall not exceed 32 square feet for each exposed face, nor exceed an aggregate gross surface area of 64 square feet.
- (3) Location. A freestanding sign may be located in any required yard but shall not extend over any lot line or within 15 feet of any point of vehicular access from a zoning lot to a public roadway.
- (4) Height. A freestanding sign shall not project higher than 25 feet, as measured from grade level directly below the face of the sign or grade of the nearest adjacent roadway, whichever is lower, except in the Corridor Overlay District when the height shall be controlled by the Corridor Overlay District<sup>6</sup> and the regulations of the underlying zone.

C. Awning, Canopy and Marquee Signs.

- (1) Number. There shall not be more than one awning, canopy or marquee sign exceeding an aggregate gross surface area of four square feet for each principal building. Awning, canopy and marquee signs which are four square feet or less in aggregate gross surface area are exempt from the provisions of this part, as specified in § 19-107.
- (2) Area. The gross surface area of an awning, canopy or marquee sign shall not exceed 24 square feet, but be limited to not more than 50% of the gross surface area of the smallest face of the awning, canopy or marquee to which such sign is to be affixed.
- (3) Height. An awning, canopy or marquee sign shall not project higher than the top of the awning, canopy or marquee to which such sign is to be affixed or 20 feet as measured from the base of the building wall to which the awning, canopy or marquee is to be affixed, whichever is lower.

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6. Editor's Note: See Ch. 27, Zoning.

- D. Service Bay Identification Signs. Service bay identification signs providing direction or instruction to:
- (1) Type. All service bay identification signs shall be wall signs.
  - (2) Number. There shall not be more than one service bay identification sign for each service bay located on the premises.
  - (3) Area. The gross surface area of a service bay identification sign shall not exceed 10 square feet.
  - (4) Location. A service bay identification sign may be located on the outermost wall of any principal building adjacent to a service bay entrance, but shall not project more than 16 inches from the wall to which the sign is to be affixed.
  - (5) Height. A service bay identification sign shall not project higher than a parapet line of a wall to which the sign is to be affixed, or 20 feet as measured from the base of the building wall to which the sign is to be affixed, whichever is lower.
- E. Service Island Identification Signs. Service island identification signs indicating the type of service offered, the price of gasoline and other relevant information or direction to persons using the facility, but containing no advertising material of any kind, shall be subject to the following:
- (1) Type. Service island identification signs may be either wall signs or freestanding signs.
  - (2) Number. There shall not be more than one service island or identification sign for each service or pump island on the premises.
  - (3) Location. Service island identification signs may be located on the outermost wall of any principal building, on the pumps or within the area of a service island.
  - (4) Area. The gross surface of a service island identification sign shall not exceed six square feet for each exposed face, nor exceed an aggregate gross surface of 12 square feet.
  - (5) Height. A service island identification sign shall not project higher than 15 feet, as measured from grade level directly below the face of the sign or building to which the sign is to be affixed or grade of the nearest adjacent roadway, whichever is lower.
- F. Convenience Store Signs. Convenience store signs shall be subject to the following:

- (1) A convenience store will be regulated by § 19-111.1 except that each convenience store with one or more service islands shall be regulated by the provisions of Subsection 3E and such election shall be included as part of this sign permit for that store.
- G. Gas Island Canopy Sign:
  - (1) Sign copy, corporate logos, graphics, etc., may be a maximum of 15% of one face of the canopy;
  - (2) Individual letters, logos or symbols may not exceed four feet in height and may not project out from the surface of canopy more than 18 inches, or project above or below the canopy. Digital gas prices are permitted.
4. Off-Premises Directional/Directory Signs. Off-premises directional/directory signs shall be subject to the following:
  - A. Type. Off-premises directional/directory signs may be either wall or freestanding signs.
  - B. Number. There shall not be more than one sign per permitted area. When two or more businesses require an off-premises directional/directory sign, all information shall be combined into one sign.
  - C. Area. The gross surface area of an off-premises directional/directory sign shall not exceed five square feet for each exposed face nor exceed an aggregate gross surface area of 10 square feet.
  - D. Location. An off-premises directional/directory sign shall be located at the roadway leading to the occupant's premises but shall not extend over any lot line or within 15 feet of any point of vehicular access from any zoning lot to a public roadway.
  - E. Height. If the off-premises directional/directory sign is a freestanding sign, then it shall not project higher than 10 feet as measured from grade level directly below the face of the sign or building to which the sign is to be affixed or the grade of the nearest adjacent roadway, whichever is higher. If the off-premises directional/directory sign is a wall sign, then it shall not project higher than the parapet line of the wall to which the sign is to be affixed, whichever is lower.
  - F. Special Conditions. Off-premises directional/directory signs are to be utilized only by businesses whose properties do not abut a public street.
5. Exempt Signs. Exempt signs as specified in § 19-107.
6. Temporary Signs. Temporary signs as specified in § 19-108.
7. Adult Business Signs.

- A. Wall Signs.
    - (1) Number. There shall not be more than one wall sign for an adult business use.
    - (2) Area. The gross surface area of a wall sign shall not exceed 20 square feet.
    - (3) Location. A wall sign may be located on the outermost wall of any principal building, but shall not project more than 16 inches from the wall to which the sign is to be affixed.
    - (4) Height. A wall sign shall not project higher than the lower of the parapet line of the wall to which the sign is to be affixed or 20 feet as measured from the base of the building wall to which the sign is to be affixed.
  - B. Adult businesses are not permitted to have freestanding, canopy, marquee, awning or directional signs.
8. Automobile Dealership Signs. Automobile dealership signs shall be subject to the following:
- A. Wall Signs.
    - (1) Number. There shall be no more than one wall sign for each principal building, except that, where the building abuts two or more streets, additional such signs, one oriented to each abutting street, shall be permitted.
    - (2) Area. The gross surface area of a wall sign shall not exceed 10% of the area of the building wall, including doors and windows, to which the sign is to be affixed or 64 square feet, whichever is smaller.
    - (3) Location. A wall sign may be located on the outermost wall of any principal building, but shall not project more than 16 inches from the wall to which the sign is to be affixed. The location and arrangement of all wall signs shall be subject to the review and approval of the Sign Officer.
    - (4) Height. A wall sign shall not project higher than the parapet line of the wall to which the sign is affixed or 20 feet as measured from the base of the building wall to which the sign is to be affixed, whichever is lower, except in the Corridor Overlay District when the height shall be controlled by the Corridor Overlay Ordinance<sup>7</sup> and the regulations of the underlying zoning district.
  - B. Freestanding Signs.

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7. Editor's Note: See Ch. 27, Zoning.

## (1) Number.

- (a) Primary Freestanding Signs. There shall not be more than one principal freestanding sign for each automobile dealership.
- (b) Secondary Freestanding Signs. Secondary freestanding signs shall be permitted only if used for preowned automobiles and/or if two or more automotive product lines (automobile makes) are offered for sale on the premises. No more than two secondary freestanding signs shall be permitted.

## (2) Area.

- (a) Primary Freestanding Signs. The gross surface area of primary freestanding signs shall not exceed 32 square feet for each exposed face, nor exceed an aggregate gross surface area of 64 square feet.
- (b) Secondary Freestanding Signs. The gross surface area of a secondary freestanding sign shall not exceed 24 square feet for each exposed face, nor exceed an aggregate gross surface area of 48 square feet.

## (3) Location. Primary and secondary freestanding signs may be located in any required yard, but shall not extend over any lot line or within 15 feet of any point of vehicular access from a zoning lot to a public roadway.

## (4) Height.

- (a) Primary Freestanding Signs. A primary freestanding sign shall not project higher than 25 feet as measured from grade level directly below the face of the sign or grade of the nearest adjacent roadway, whichever is lower, except in the Corridor Overlay District when the height shall be controlled by the Corridor Overlay District and the regulations of the underlying zoning district.
- (b) Secondary Freestanding Signs. A secondary freestanding sign shall not project higher than 15 feet as measured from grade level directly below the face of the sign or grade of the nearest adjacent roadway, whichever is lower, except in the Corridor Overlay District when the height shall be controlled by the Corridor Overlay District and the regulations of the underlying zoning district.

## C. Awning, Canopy and Marquee Signs.

- (1) Number. There shall not be more than one awning, canopy or marquee sign exceeding an aggregate gross surface area of four feet for each principal building. Awning, canopy or

marquee signs which are four square feet or less in aggregate gross surface area are exempt from the provisions of this part.

- (2) Area. The gross surface area of an awning, canopy or marquee sign shall not exceed 24 square feet, but be limited to not more than 50% of the gross surface area of the smallest face of the awning, canopy or marquee to which such sign is to be affixed.
  - (3) Height. An awning, canopy or marquee sign shall not project higher than the top of the awning, canopy or marquee to which such sign is to be affixed.
- D. Service Bay Identification Signs. Service bay identification signs providing direction or instruction to persons using the facility and containing no advertising material of any kind shall be subject to the following:
- (1) Type. All service bay identification signs shall be wall signs.
  - (2) Number. There shall not be more than one service bay identification sign for each service bay located on the premises.
  - (3) Area. The gross surface area of a service bay identification sign shall not exceed 10 square feet.
  - (4) Location. A service bay identification sign may be located on the outermost wall of any principal building adjacent to a service bay entrance, but shall not project more than 16 inches from the wall to which the sign is to be affixed.
  - (5) Height. A service bay identification sign shall not project higher than the parapet line of the wall to which the sign is to be affixed or 20 feet as measured from the base of the building to which the sign is to be affixed, whichever is lower.

**§ 19-112. Office, Industrial and Institutional Use Signs. [Ord. 1033, 6/5/2017]**

For all office, industrial and institutional uses, only the following signs are hereby permitted and then only if accessory and incidental to a permitted or special use:

1. Office, Industrial, and Institutional Use Signs. Office, industrial and institutional use signs shall be subject to the following:
  - A. Wall Signs.
    - (1) Number. There shall not be more than one wall sign for each principal building, except where the building abuts two or more streets, additional such signs, one oriented to each abutting street, shall be permitted.

- (2) Area. The gross surface area of a wall sign shall not exceed 10% of the area of the building wall, including doors and windows, to which the sign is to be affixed or 64 square feet, whichever is smaller. The gross surface area of a wall sign may be increased by 20%, except that the gross surface area of the sign shall not exceed 64 square feet, if such wall sign:
  - (a) Consists only of individual, outlined, alphabetic, numeric and/or symbolic characters without background, except provided by the building surface to which the sign is affixed.
  - (b) If illuminated, such illumination is achieved through shielded illumination, shielded silhouette lighting or shielded spot lighting, but not any lighting where the light source is visible or exposed on the face or sides of the characters.
- (3) Location. A wall sign may be located on the outermost wall of any principal building, but shall not project more than 16 inches from the wall to which the sign is to be affixed.
- (4) Height. A wall sign shall not project higher than the parapet line of the wall to which the sign is to be affixed or 20 feet as measured from the base of the building wall to which the sign is to be affixed, whichever is lower.
- (5) Special Conditions. Where a principal building is devoted to two or more permitted uses, the operator of each such use may install a wall sign upon his/her proportionate share of the building wall to which the sign is to be affixed. The maximum gross surface area of each such wall sign shall be not more than 24 square feet. The proportionate share is determined by calculating the area of the building wall, including doors and windows to which the sign is to be affixed, and applying such proportion to the total permitted wall sign aggregate gross surface area of the building.

B. Freestanding Signs.

- (1) Number. There shall not be more than one freestanding sign for each lot.
- (2) Area. The gross surface area of a freestanding sign shall not exceed 32 square feet for each exposed face, nor exceed an aggregate gross surface area of 64 square feet.
- (3) Location. A freestanding sign may be located in any required yard, but shall not extend over any lot line or within 15 feet of any point of vehicular access from any zoning lot to a public roadway.

- (4) Height. A freestanding sign shall not project higher than 25 feet, as measured from grade level directly below the face of the sign or grade of the nearest adjacent roadway, whichever is lower, except in the Corridor Overlay District when the height shall be controlled by the Corridor Overlay District<sup>8</sup> and the regulations of the underlying zoning district.

C. Awning, Canopy and Marquee Signs.

- (1) Number. There shall not be more than one awning, canopy or marquee sign exceeding an aggregate gross surface area of four square feet for each principal building. Awning, canopy and marquee signs which are four square feet or less in aggregate gross surface area are exempt from the provisions of this part as specified in § 19-107.
- (2) Area. The gross surface area of an awning, canopy or marquee sign shall not exceed 24 square feet, but be limited to not more than 50% of the gross surface area of the smallest face of the awning, canopy or marquee to which such sign is to be affixed.
- (3) Location. A sign may be affixed to or located upon any awning, canopy or marquee.
- (4) Height. An awning, canopy or marquee sign shall not project higher than the top of the awning, canopy or marquee to which such sign is to be affixed.

D. Landscaped Ground Sign.

- (1) Number. There shall not be more than one landscaped ground sign for each lot.
- (2) Area. The minimum nonbuildable front yard area required for placement of a landscaped ground sign is 1/4 acre (10,890 square feet). The gross surface area of a landscaped freestanding sign shall not exceed 1,500 square feet. The front yard area is defined as the area between the two side lot lines, the road right-of-way, and the building front or parking lot, whichever is closer, extending the full length of the front lot line.
- (3) Location. A landscaped ground sign shall be located in the required front yard, but shall not extend over any lot line or within 15 feet of any point of vehicular access from a zoning lot to a public roadway. In addition, the landscaped ground sign shall not block the sight distance of persons ingressing or egressing from the site. The landscaped sign shall be located on a slope of not greater than three to one.

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**8. Editor's Note: See Ch. 27, Zoning.**

- (4) Height. Any material which is part of a landscaped ground sign (i.e., the name, logo or primary identifying feature) shall not project higher than three feet, as measured from average grade below the landscaped materials which make up the sign.
    - (5) Grading. Proposed grading and/or mounding shall not be sloped greater than three to one and shall not extend higher than three feet from adjacent finished grades.
    - (6) Materials. The landscaped ground sign shall be constructed of plant material and related natural landscaping materials such as stone, mulch and landscape timbers. The landscaped ground sign shall be property maintained. Any plant material that is 25% dead or more shall be considered dead and must be replaced. Deciduous material shall be guaranteed to break dormancy if planted in the dormant season. Replacements shall be made during the first spring or fall planting season following the death of the plants. Replacements shall be of the same size and species as the original.
  2. Office and Industrial Park Signs. Office and industrial park signs indicating only the name of the park and/or the address or location of the park shall be subject to the following:
    - A. Type. All office and industrial park signs shall be freestanding signs.
    - B. Number. There shall not be more than one office or industrial park sign for each point of vehicular access to an office or industrial park from an intersecting public roadway.
    - C. Area. The gross surface area of an office or industrial park sign shall not exceed 32 square feet in gross surface area for each exposed face, nor exceed an aggregate gross surface area of 64 square feet. Directory signs may not be attached to the office or industrial park freestanding sign.
    - D. Location. An office or industrial park sign may be located in any required yard, but shall not extend over any lot line or within 15 feet of any point of vehicular access from any zoning lot to a public roadway.
    - E. Height. An office or industrial park sign shall not project higher than seven feet as measured from grade level directly below the face of the sign or grade of the nearest adjacent roadway, whichever is higher.
3. Directory Signs. Directory signs, which are in addition to the principal freestanding or wall signs, indicating only the name of the occupants of the premises on which the sign is to be located, but containing no advertising material of any kind, shall be subject to the following:

- A. Type. Directory signs may be either wall signs or part of the primary freestanding sign for the lot.
  - B. Number. There shall not be more than one directory sign for each office, industrial and institutional building or complex under unified control consisting of two or more occupants. Directory signs shall not be permitted for single occupant office, industrial and institutional buildings and complexes.
  - C. Area. The aggregate gross surface area of a directory sign shall not exceed five square feet for each occupant located in the building or complex.
  - D. Location. A directory sign may be located in any required yard, but shall not extend over any lot line or within 15 feet of any point of vehicular access from any zoning lot to a public roadway.
  - E. Height. A directory sign shall not project higher than 10 feet as measured from grade level directly below the face of the sign or building to which the sign is to be affixed or the grade of the nearest adjacent roadway, whichever is higher.
4. Off-Premises Directional/Directory Signs. Off-premises directional/directory signs shall be subject to the following:
- A. Type. Off-premises directional/directory signs may be either wall signs or freestanding signs.
  - B. Number. There shall not be more than one sign per business which does not have access to a public street. When two or more businesses require an off-premises directional/directory sign, all information shall be combined into one sign.
  - C. Area. The gross surface area of an off-premises directional/directory sign shall not exceed five square feet for each exposed face per business nor exceed an aggregate gross surface area for all businesses of 32 square feet per sign face or an aggregate gross surface area of 64 square feet.
  - D. Location. An off-premises directional/directory sign shall be located at the roadway leading to the occupant's premises but shall not extend over any lot line or within 15 feet of any point of vehicular access from any zoning lot to a public roadway. The sign may be located within the private access right-of-way provided that all parties with an interest in the private right-of-way waive their private interest in the encroachment of the sign. Further, if the private right-of-way ever becomes public, the off-premises directional sign shall be removed prior to the Township accepting the street.
  - E. Height. If the off-premises directional/directory sign is a freestanding sign, then it shall not project higher than 10 feet as

measured from grade level directly below the face of the sign to the grade of the nearest adjacent roadway, whichever is higher. If the off-premises directional/directory sign is a wall sign, then it shall not project higher than the parapet line of the wall to which the sign is to be affixed, whichever is lower.

- F. Special Conditions. Off-premises directional/directory signs are to be utilized only by a business whose property does not abut a public street.
5. Institutional Attraction Boards. Attraction boards displayed by civic, philanthropic, educational and religious organizations identifying activities, events and services involving the organization occupying the premises on which the attraction board is to be erected, but containing no commercial advertising material of any kind, shall be subject to the following:
- A. Type. Institutional attraction boards may be either wall signs or freestanding signs. If it is a freestanding sign, it must be attached to the primary freestanding sign.
  - B. Number. There shall not be more than one institutional attraction board for each principal building.
  - C. Area. The gross surface area of an institutional attraction board shall not exceed 15 square feet for each exposed face, nor exceed an aggregate gross surface area of 30 square feet.
  - D. Location. An institutional attraction board may be located in any required yard, but shall not extend over any lot line or within 15 feet of any point of vehicular access from any zoning lot to a public roadway.
  - E. Height. An institutional attraction board shall not project higher than 15 feet as measured from grade level directly below the face of the sign or building to which the sign is to be affixed or the grade of the nearest adjacent roadway, whichever is higher.
  - F. Exempt Signs. Exempt signs as specified in § 19-107.
  - G. Temporary Signs. Temporary signs as specified in § 19-108.
6. Exempt Signs. Exempt signs as specified in § 19-107.
7. Temporary Signs. Temporary signs as specified in § 19-108.

**§ 19-113. Permits. [Ord. 1033, 6/5/2017]**

1. Permits Required. Except for the following, no person may erect, alter, or relocate within Ferguson Township any sign without first obtaining a sign permit from the Sign Officer and paying the required fee:
- A. Exempt signs as specified in § 19-107.

- B. Real estate, temporary construction, temporary political, temporary event, auction, garage/yard sale signs, personal expression signs, or daily advertising signs.
  - C. Routine maintenance or changing of the parts or copy of a sign, provided that the maintenance or change of parts or copy does not alter the surface area, height, or otherwise render the sign nonconforming.
2. Permit Application. Applications for sign permits shall be submitted to the Sign Officer and shall contain or have attached thereto the following information:
- A. The names, addresses and telephone numbers of the applicant, the owner of the property on which the sign is to be erected or affixed, the owner of the sign, and the person to be erecting or affixing the sign.
  - B. The location of the building, structure, or zoning lot on which the sign is to be erected or affixed.
  - C. A sketch plan of the property involved, showing accurate placement thereon of the proposed sign.
  - D. Two drawings of the plans and specifications of the sign to be erected or affixed and the method of construction and attachment to the building or in the ground. Such plans and specifications shall include details of dimensions, color, materials, and weight.
  - E. The written consent of the owner of the building, structure, or property on which the sign is to be erected or affixed.
  - F. Such other information as the Sign Officer may require to determine full compliance with this and other applicable ordinances of the Township of Ferguson.
3. Issuance of Permits. Upon filing of an application for a sign permit, the Sign Officer shall examine the plans, specifications, and other submitted data, and the premises upon which the sign is proposed to be erected or affixed. If it appears that the proposed sign is in compliance with all the requirements of this part and in conformance with the Zoning Ordinance (Chapter 27) and other applicable ordinances of the Township of Ferguson and if the appropriate permit fee has been paid, the Sign Officer shall issue a permit for the proposed sign.
- A. Except when a land development plan is required, in which case a land development plan shall be submitted in accordance with Chapter 22, all applications for zoning permits shall be granted or denied by the Sign Officer within 30 days from the date of receipt of the application and fees for such. The Sign Officer shall notify the applicant in writing of all action taken on the application for

a zoning permit within said thirty-day period. If the application is denied, such notification shall specify the provisions of this part.

- B. If the work authorized under a sign permit has not been completed within 24 months after the date of issuance, the permit shall become null and void, unless otherwise extended by the Sign Officer for a single additional ninety-day period.
4. Permit Fees. Each sign required by this part requiring a sign permit shall pay a fee established by resolution by the Board of Supervisors of Ferguson Township.
5. Annual License Fee. An annual license fee for all signs, except exempt signs and residential development signs, shall be paid in accordance with a resolution setting forth the Township fee schedule. The Township fee schedule shall be adopted by resolution of the Ferguson Township Board of Supervisors.
6. Penalty Fee. If an annual sign permit renewal fee is paid later than 60 days of the date of the invoice requesting such payment, a penalty fee equal to 50% of the cost of the permit renewal fee shall be assessed.
7. Revocation of Permit. All rights and privileges acquired under the provisions of this part are mere licenses and, as such, are at any time revocable for just cause by the Ferguson Township Board of Supervisors. All permits issued pursuant to this section are hereby subject to this provision.

**§ 19-114. Review of Existing Permanent Signs. [Ord. 1033, 6/5/2017]**

1. Annual Inspection. The Sign Officer, or his/her authorized representative, shall conduct, at a minimum, an annual inspection of all permanent signs being displayed in the Township of Ferguson on and after the effective date of this part (which signs are hereinafter called "existing permanent signs" for the purpose of identifying those existing permanent signs which are not in compliance with this part).
2. Requests for Inspection. Any person may file a written request with the Sign Officer requesting an inspection of one or more existing permanent signs as identified in the request. In each such instance, the Sign Officer shall promptly inspect such sign(s) to determine compliance with the provisions of this part. However, no existing permanent sign need be inspected more than two times annually. The Sign Officer shall make a written report indicating the findings of the inspection to both the owner of the inspected sign and to the person filing the request for inspection.
3. Notices of Violation. The Sign Officer shall notify, in writing, each owner of an existing permanent sign found to be in violation of any provision of this part pursuant to the inspections made under Subsections 1 and 2. The notice shall specifically refer to each section of this part

under which a violation has been found to exist and thereupon describe the features of the inspected sign found to be deficient. The notice shall specify whether the sign is a legal nonconforming sign or a nonconforming sign, as described in § 19-115 of this part.

4. Appeals. The owner of an existing permanent sign which has been the subject of the notice of violation as specified in Subsection 3 may appeal the notice by filing an appeal pursuant to § 19-117 of this part no later than 30 days after receipt of such notice of violation.

#### **§ 19-115. Nonconforming Signs. [Ord. 1033, 6/5/2017]**

1. Nonconforming Signs. Any sign lawfully existing or under construction on the effective date of this part, which does not conform to one or more of the provisions of this part, may be continued in operation and maintained indefinitely as a legal nonconforming sign subject to compliance with the requirements of Subsection 2 of this section.
2. Maintenance and Repair of Nonconforming Signs. Normal maintenance of nonconforming signs, including changing, copying, necessary repairs, and incidental alterations which do not extend or intensify the nonconforming features of the sign, shall be permitted. However, no enlargement or extension shall be made to legal nonconforming signs unless the enlargement or extension will result in the elimination of the nonconforming features of the sign. If a nonconforming sign is removed or destroyed by any means the sign may not be rebuilt to its original condition and may not continue to be displayed.

#### **§ 19-116. Removal of Certain Signs. [Ord. 1033, 6/5/2017]**

1. Signs in Violation. If the Sign Officer shall find that any sign, displayed in violation of the Ordinance, he/she shall give written notice to the owner, agent, or person having the beneficial interest in the building or the premises on which such sign is located.
2. Abandoned Signs. Any sign, whether existing on or erected after the effective date of this part, which advertises a business no longer being conducted or a product no longer being offered for sale in or from the premises on which the sign is located, shall be removed within 90 days upon the cessation of such business or sale of such product by the owner, agent or person having beneficial interest in the building or premises on which such sign is located. If the Sign Officer shall find that any such sign advertising a business no longer being conducted or a product no longer being offered for sale in or from the premises on which the sign is located has not been removed from the premises on which the sign is located within 90 days upon the cessation of such business or sale of such product, he/she shall give written notice to the owner, agent or person having the beneficial interest in the building or premises on which such sign is located.

3. **Unsafe Signs.** Ferguson Township may remove or cause to be removed the sign at the expense of the owner and/or lessee in the event of the owner or the person or firm maintaining the sign has not complied with the terms of the notice within 30 days of the date of the notice. In the event of immediate danger, the Township may remove the sign immediately upon the issuance of notice to the owner, person, or firm maintaining the sign.

**§ 19-117. Administration and Enforcement. [Ord. 1033, 6/5/2017]**

1. **Enforcement Officer.** The Sign Officer is hereby designated as the enforcement officer for this part. In furtherance of his/her authority as such enforcement officer, the Sign Officer shall have the following duties and powers:
  - A. **Review and Issue Permits.** Review all applications for sign permits and issue permits for those signs found to be in compliance with the provisions of this part.
  - B. **Conduct Inspections.** Conduct an annual or more frequent inspection of all permanent signs displayed in the Township of Ferguson to ensure compliance with the provisions of this part.
  - C. **Issue Notices of Violations.** Issue notices of violation to the owner, agent or person having the beneficial interest in the building or the premises on which a sign is located which is found to be in violation of this part.
  - D. **Cause Removal of Certain Signs.** After due notice, cause the removal of certain signs which are found to be in noncompliance with one or more of the provisions of this part.
  - E. **Administrative Interpretations.** Render, when called to do so, administrative interpretations regarding the provisions of this part and their effect on the display of any sign located or to be located in the Township of Ferguson.
  - F. **Maintenance of Records.** Maintain all records necessary to the appropriate administration and enforcement of this part, including applications for variances and appeals.
  - G. **Public Information.** Provide and maintain a source of public information relative to all matters arising out of this part.
2. **Zoning Hearing Board of Ferguson Township.**
  - A. **Jurisdiction.** The Zoning Hearing Board is hereby vested with the following jurisdiction and authority:
    - (1) **Appeals.** Hear all appeals from any order, requirement, decision, determination, or interpretation of the Sign Officer acting with the authority vested from this part and make written decisions for the disposition of such appeals.

- (2) Variances. Hear all requests for variances from the provisions of this part and make written decisions for the granting or denial of such requests.
  - B. Appeals. An appeal may be taken to the Zoning Hearing Board by any person aggrieved by an order, requirement, decision, determination or interpretation by the Sign Officer acting within the authority of this part.
3. Petition for Appeal.
  - A. Standing. An appeal shall be filed within 30 days after the alleged erroneous order, requirement, decision, determination, or interpretation.
  - B. Filing. An appeal shall be filed on the official Township sign variance appeal application form which includes the following:
    - (1) The name(s), address(es), and telephone number(s) of the petitioner(s), the owner(s) of the property on which the sign is to be erected or affixed, the owner(s) of the sign, and the person affixing the sign.
    - (2) A description of the appeal.
    - (3) Justification of the appeal.
    - (4) The location of the building, structure, or zoning lot on which the sign is to be erected or affixed.
    - (5) A site plan on the property involved, showing accurate placement thereon of the proposed sign.
    - (6) A drawing of the plans and specifications of the sign to be erected or affixed and method of construction and attachment of the building or in the ground. Such plans and specifications shall include details of dimensions, materials, color, and weight.
    - (7) The written consent of the owner of the building, structure, or property on which the sign is to be erected or affixed.
    - (8) Such other information as the Sign Officer may require to determine full compliance with this and other applicable ordinances of the Township of Ferguson.
  - C. Fees. Each appeal to the Zoning Hearing Board shall be accompanied by a fee as set by resolution of the Ferguson Township Board of Supervisors.
4. Transmittal of Record. The Sign Officer shall, at the time of filing an appeal, forthwith transmit to the Zoning Hearing Board all of the documents constituting a record upon which the action appealed was taken.

5. Effect of Appeal. An appeal shall stay all proceedings in furtherance of the action appealed from, unless the Sign Officer certifies to the Zoning Hearing Board, after the appeal has been filed with the Sign Officer, that by reason of the facts stated in the application, a stay would in his/her opinion cause imminent peril to life or property. In such case, the proceeding shall not be stayed unless a restraining order is issued by a court of record, and then only if due cause can be conclusively shown.
6. Zoning Hearing Board.
  - A. Timing. The Zoning Hearing Board shall hold a public hearing on an appeal within 60 days of its completed written form and hearing fee.
  - B. Attendance. The petitioner and Sign Officer and/or their authorized representative shall attend those meetings of the Zoning Hearing Board at which an appeal is to be heard.
7. Zoning Hearing Board Decision. Within 45 days after the close of the required public hearing of an appeal, the Zoning Hearing Board shall prepare and submit written findings of fact and conclusions of law to grant, deny, wholly or in part, or modify said appeal to the Board of Supervisors for final determination.
8. Effect of Zoning Hearing Board Denial. No appeal which has been denied, wholly or in part, by the Zoning Hearing Board, in accordance with the provisions established herein, may be resubmitted for a period of one year from date of said denial, except on grounds of new evidence or proof of changed conditions found to be valid by the Zoning Hearing Board.
9. Maintenance of Records. The Sign Officer shall maintain complete records of all findings of fact and conclusions of law of the Zoning Hearing Board relative to an appeal. All such records shall be open to the public for inspection.
10. Variances. It is the intent of this part to use variances only to relieve hardship. Specifically, variances are to be used to overcome some exceptional condition which poses practical difficulty or particular hardship in such a way as to prevent an owner from displaying his/her sign as intended by this part. Such practical difficulty must be clearly exhibited and must be a result of an external influence; it may not be self-imposed.
  - A. Petition for Variance.
    - (1) Standing. A petition for a variance from any provisions of this part may be made by any person having a proprietary interest in the sign for which such variance is requested.
    - (2) Filing. A variance request shall be filed in writing with the Sign Officer and shall include the following information:

- (a) The name(s), address(es), and telephone number(s) of the petitioner(s), the owner(s) of the property on which the sign is to be erected or affixed, the owner(s) of the sign, and the person affixing the sign.
  - (b) A description of the requested variance.
  - (c) Justification of the requested variance.
  - (d) The location of the building, structure, or zoning lot on which the sign is to be erected or affixed.
  - (e) A site plan of the property involved, showing accurate placement thereon of the proposed sign.
  - (f) A drawing of the plans and specifications of the sign to be erected or affixed and method of construction and attachment of the building or in the ground. Such plans and specifications shall include details of dimensions, materials, color, and weight.
  - (g) The written consent of the owner of the building, structure, or property on which the sign is to be erected or affixed.
  - (h) Such other information as the Sign Officer may require to determine full compliance with this and other applicable ordinances of the Township of Ferguson.
- B. Fees. Each variance request to the Zoning Hearing Board shall be accompanied by a fee as set forth by the Board of Supervisors, which fee is to be paid at the time of filing of the variance request.
- C. Zoning Hearing Board.
- (1) Timing. The Zoning Hearing Board shall hold a public hearing on a variance request within 60 days of its completed written filing.
  - (2) Attendance. The petitioner and Sign Officer and/or their authorized representative shall attend those meetings of the Zoning Hearing Board at which a variance is to be heard.
- D. Standards for Variances. The Zoning Hearing Board may determine that a variance be granted when it shall be determined from evidence presented to the Zoning Hearing Board that the variance will not merely serve as a convenience to the petitioner, but is necessary to alleviate some demonstrable hardship or unusual practical difficulty and that the granting of the variance will not in any way be inconsistent with the intent, purpose, and objectives of this part.

- E. The Zoning Hearing Board's Decision. Within 30 days after the close of the required public hearing of a requested variance from one or more of the provisions of this part, the Zoning Hearing Board shall prepare and submit written findings of fact and conclusions of law to grant, deny, wholly or in part, or modify said variance request.

**§ 19-118. Violations and Penalties. [Ord. 1033, 6/5/2017]**

1. Failure to Obtain or Renew Sign Permit. Any person who erects, alters, or relocates within the Township of Ferguson any sign without first obtaining a sign permit or fails to renew such permit for an existing sign as specified in § 19-113 of this part shall be, upon conviction thereof in a proceeding commenced before a district justice pursuant to the Pennsylvania Rules of Criminal Procedures, sentenced to a fine of not less than \$100 nor more than \$1,000 plus costs and, in default of payment of said fine and costs, to a term of imprisonment not to exceed 90 days. Each day's continuance of a violation shall constitute a separate offense.
2. Display of Illegal Signs. Any person who displays a sign in the Township of Ferguson found to be in violation of one more of the provisions of this part, except for those legal nonconforming signs as specified in § 19-115, after receipt of written notice of such violation(s), shall, upon conviction thereof in a proceeding commenced before a district justice pursuant to the Pennsylvania Rules of Criminal Procedures, be sentenced to a fine of not less than \$100 nor more than \$1,000 plus costs and, in default of payment of said fine and costs, to a term of imprisonment not to exceed 90 days. Each day's continuance of a violation shall constitute a separate offense.
3. Other Remedies. In addition to all other remedies, the Township of Ferguson may institute any appropriate action or proceeding to prevent, restrain, correct, or abate any violation of this part.

**§ 19-119. Severability. [Ord. 1033, 6/5/2017]**

If any word, sentence, section, chapter or any other provision or portion of this part or rules adopted hereunder is invalidated by any court in competent jurisdiction, the remaining words, sentences, sections, chapters, provisions, or portions will not be affected and will continue in full force and effect.

# CENTRE REGION COUNCIL OF GOVERNMENTS

Centre Regional Planning Agency  
2643 Gateway Drive, Suite #4  
State College, PA 16801  
Phone: (814) 231-3050 Fax: (814) 231-3083

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## TRANSPORTATION & LAND USE (TLU) COMMITTEE

COG Forum Room  
2643 Gateway Drive  
Monday, March 4, 2019  
12:15 p.m.

### AGENDA

1. CALL TO ORDER - Ms. Lafer will call the meeting to order.

2. CITIZEN COMMENTS

Members of the public are invited to comment on any items not already on the agenda (**five minutes per person time limit, please**). Comments relating to specific items on the agenda should be deferred until that point in the meeting.

3. ACCEPTANCE OF MINUTES

The minutes of the January 14, 2019 TLU Committee meeting are *enclosed*.

4. OPEN DISCUSSION FOR COMMITTEE MEMBERS

This time is provided for open discussion of issues by members.

5. 2019 ROAD AND BRIDGE CONSTRUCTION PROJECTS – *presented by Tom Zilla*

The CRPA staff is proposing to provide an informational presentation at the March 25, 2019 COG General Forum meeting about road and bridge projects in the Centre Region and Centre County that will be under construction in 2019.

The presentation will focus on PennDOT and municipal construction projects that are anticipated to result in increased traffic congestion and delays for travelers. Although many of the projects to be covered are in the Centre Region, staff will also address key projects in other areas of Centre County that will affect travel to and from the Region. In addition, staff will report about ongoing efforts to communicate information about the impacts of construction activities to the residents, visitors, employers, and businesses.

Staff will provide a preview of the approach to be taken with the presentation, and the projects to be covered.

The TLU Committee should receive the information and provide comments to staff to assist in completing a final presentation that will be provided to the General Forum.

Action: Recommendation to the COG Executive Committee to include the presentation on the March 25, 2019 COG General Forum agenda.

Attachment: None

Next Steps: None

6. CENTRE COUNTY LONG RANGE TRANSPORTATION PLAN (LRTP) – WORKSHOP ABOUT NEEDS/ISSUES – *presented by Tom Zilla and Leslie Warriner, Senior Transportation Planner, Centre County Planning and Community Development Office*

The Centre County Metropolitan Planning Organization (CCMPO) LRTP 2044 was adopted in September 2015, and must be updated by September 2020. A target adoption date of June 2020 has been set for preparation of a new LRTP, which will identify transportation needs out to the year 2050.

For the new Plan, the CCMPO is holding workshop meetings with all 35 municipalities in the County and other key stakeholders to capture needs and issues, vs. soliciting specific projects with a lengthy written form as in past Plan updates. The face-to-face workshops held to date have provided MPO staff with great feedback about safety concerns, maintenance practices, condition of locally-owned assets, and administrative needs.

The goal of the new input-gathering process is to define better-scoped projects that address multiple needs and issues and to help identify funding opportunities. MPO staff and the CCMPO Technical and Coordinating Committees will be working to prepare an action plan that includes specific projects, as well as other programs or activities that are helpful to meeting the needs and issues identified by local officials.

MPO staff will facilitate an abbreviated workshop discussion with the TLU Committee to obtain input about transportation-based needs and issues for state and locally-owned transportation systems. Issues may be related to vehicles, pedestrians, bikes, transit, and land use. Each Committee member will be afforded the opportunity to provide input on needs and issues associated with the following questions:

1. What are the biggest regional issues or needs that the County is facing related to:
  - a. Road/bridge system
  - b. Public transportation system
  - c. Pedestrian and/or bicycle travel
  - d. Rail or air travel

2. What common complaints do you hear from residents, elected officials and municipal staff?
3. What changes in land use/development are anticipated to result in issues or impacts to the transportation system?
4. What new or emerging technologies would you like to see deployed to improve mobility or system operation?

Members are asked to consider their responses to the questions prior to the meeting. The LRTP workshop portion of the agenda is anticipated to take no more than one hour to complete.

Action: Provide input about transportation needs and issues.

Attachments: None

Next Steps: None

7. OTHER BUSINESS

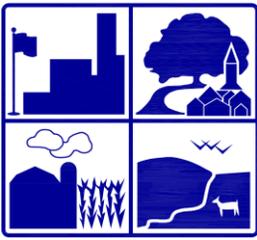
- A. Matter of Record - The next TLU Committee meeting will be held on Monday, April 1, 2019 at 12:15 p.m. in the COG Building Forum Room. **This is a joint meeting with the Centre Regional Planning Commission.** The primary agenda item will be the Comprehensive Plan Implementation Program (CHIP). There may be one item for CRPC action at the meeting.
- B. Matter of Record - The next meeting of the CCMPO Coordinating Committee will be held on Tuesday, April 23, 2019 at 6:00 p.m. at the Patton Township Municipal Building. Agenda items will include approval of the PennDOT Regional Operations Plan for the central area of Pennsylvania; discussion of the Route 322/144/45 Corridors project; and an input gathering workshop for the Centre County Long Range Transportation Plan.

8. ADJOURNMENT



**Manager's Report  
March 4, 2019**

1. The University Area Joint Authority approved the Memorandum of Agreement for the sanitary sewer construction project in the Greenbriar development. The Township has issued a Highway Occupancy Permit for the project to commence with the condition that all parties must sign the agreement before any pave cuts are permitted. Greenbriar has appointed a resident to represent the Greenbriar Homeowners Association as signatory to the agreement.
2. I am pleased to announce that the Township has been awarded the Government Finance Officers Association (GFOA) Certificate of Achievement for Excellence in Financial Reporting for the Comprehensive Annual Financial Report (CAFR). This is *ninth* year that the Township has been awarded this certificate.
3. The 2019 Ferguson Township Budget Executive Summary is completed, and design is being finalized. The document will be published on the Township's website and available for inspection at the Township office. It will be used to supplement the Township's Annual Operating Budget in its submission to GFOA for the Distinguished Budget Presentation Award. The summary has also received a Governor's Award for Local Government Excellence in 2018.
4. Township staff held a kickoff meeting with Wood, the firm engaged to conduct Phase II of the Stormwater Fee Feasibility Study. A roadmap identifying key milestones and expectations of the study was reviewed, and staff identified key stakeholders and individuals to engage throughout the process. A series of public meetings and engagement opportunities will be provided throughout the Phase II study process.
5. A preliminary hearing on the Traditional Town Development (TTD) substantive validity challenge was heard at the Centre County Court of Common Pleas on Wednesday, February 27<sup>th</sup>. The subject of the challenge is an appeal of the Ferguson Township Zoning Hearing Board's denial of the appellant's validity challenge of the Board's adoption of the TTD ordinance amendment. The appellant in this challenge is Circleville Road Partners, and the Township has been enjoined by Residential Housing, LLC, prospective developers of Pine Hall.
6. The Manager attended a quarterly meeting of the PennPRIME Worker's Compensation and Liability Insurance Trusts on Friday, March 1<sup>st</sup>. Of note, the Township is working to comply with new Accident and Illness Prevention Program standards that are required of participants in self-insured trusts such as PennPRIME.



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# TOWNSHIP OF FERGUSON

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## Planning & Zoning Director's Report Monday, March 4, 2019

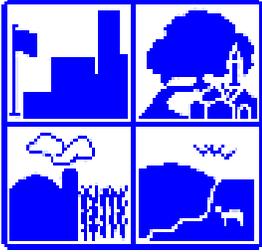
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### **PLANNING COMMISSION**

The Ferguson Township Planning Commission met on February 25, 2019 and included the following discussion.

### **REGULAR MEETING**

- An Active Plan List is attached for the Board of Supervisors consideration (2/27/19).
- Planning Commission Regular Minutes from the February 11, 2019 meeting.
- **ZONING AND SALDO ORDINANCE REVISIONS UPDATE**  
Carolyn Yagle with Environmental Planning & Design attended and continued discussion from the January 28, 2019 and February 11, 2019 Planning Commission meetings to review follow-up comments from the February 21, 2019 Ordinance Open House, discussion regarding the revised "Quick View" charts, and additional suggested changes to the Zoning Map. The Ordinance Open House was highly successful and included participation from approximately 50 residents that stopped in and asked questions at one of the four stations set up within the Main Meeting Room. A Work Session with the Board of Supervisors, Carolyn Yagle and Township staff is tentatively scheduled for Thursday, March 14, 2019 in the Main Meeting Room.
- **PINE GROVE MILLS SMALL AREA PLAN**  
The Steering Committee meeting was cancelled on February 13, 2019 and rescheduled for March 13, 2019 at 6:00 p.m.
- **CBICC - ABC ESSENTIALS**  
Bill Keough, Planning Commission Vice-Chair and the Planning & Zoning Director participated in the first hour-long discussion as part of a series of presentations designed to explore authorities, boards and commissions. The first of the series is titled "The Future's Blueprint" and had been rescheduled to Thursday, February 28, 2019, 5:15 p.m. at the CBICC Offices.
- **CENTRE COUNTY MPO – LONG RANGE TRANSPORTATION PROCESS SPECIAL MEETING**  
Planning & Zoning staff attended the transportation corridor discussion with the Board of Supervisors on February 25, 2019 with a majority of Planning Commission members present.
- **FERGUSON TOWNSHIP ZONING HEARING BOARD**  
The State College Borough Water Authority received approval on all the requested variances at the hearing held on February 26, 2019 for the proposed Nixon-Kocher Water Treatment Plant. The applicants anticipate submission of the subdivision, land development application and conditional use application in coming weeks.



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# TOWNSHIP OF FERGUSON

3147 Research Drive, State College, Pennsylvania 16801

Telephone: 814-238-4651 Fax: 814-238-3454

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TO: Ferguson Township Board of Supervisors

FROM: Lindsay K. Schoch, Community Planner  
Raymond J. Stolinas, AICP, Planning & Zoning Director

DATE: February 27, 2019

SUBJECT: Active Plans in the Township

In an effort to keep the Planning Commission and Board of Supervisors up-to-date on current developments, staff is providing a list of Active Plans and other Projects in the Township.

Currently, the Township has three (3) Active Plans and one (1) Proposed Concept Plan.

**Harner Farm Proposed Concept Plan:** The Planning Commission held a preapplication conference with Aspen Whitehall Partners, LLC, Aspen Route 26 Partners, LLC, Penn Terra Engineers, and representatives from Sheetz on Tuesday, December 4, 2018. The proposal is for approximately 27 acres encompassing the southeastern portion of the Harner Farm. The developer is proposing a 6,077 square foot Sheetz convenience store, a multi-use building with retail on the first floor and apartments on the second floor, and a 36 lot residential subdivision. The Planning Commission had the opportunity to make comments and ask questions, but did not have major concerns about the project as it is proposed in the Concept Plan. A Traffic Scoping Meeting was held on December 19, 2018 at which time the Township Engineer, Consulting Traffic Engineer and Community Planner met with PennDOT, PennTerra, Wooster Engineers, and Aspen Route 26 Partners to discuss the scoping application. The scoping application has been amended and resubmitted for signatures. The scoping application must be approved and signed prior to the Traffic Impact Study being conducted. The Concept Plan was presented to the Board of Supervisors on January 21, 2019, at which time the Board was able to give comments and feedback on the proposed Plan. The Planning and Zoning Director prepared a letter to Justin Mandel, giving an overview of the input from both the Planning Commission and the Board of Supervisors. Staff met with Penn Terra and representatives from Sheetz on January 30 to discuss the proposed Plans and ordinance requirements and look forward to the submission of a subdivision plan, then land development plan. ***The Traffic Scoping Application is currently being amended to reflect comments made by staff.***

**King Wealth Strategies Land Development Plan:** This Plan, submitted on June 26, 2018 by Penn Terra Engineering, Inc. on behalf of the owners/applicants, Laura and Thomas King, is proposing a conversion of the existing residential rental property located at 222 Blue Course Drive to their financial planning business office. Tax Parcel 24-12-12 contains .369 acres and is zoned General Commercial and lies within the Corridor Overlay. The existing building is 2,800 square feet with 1,400 on both the first floor and the basement. Prior to the submission of the plan, five (5) variances were approved by the Zoning Hearing Board. They are as follows: Reduction of the required parking spaces by 2 spaces; Reduction of the 50' front parking setback by 34'; Reduction of the 15' flexible buffer yard by 7.5'; Reduction of the 75' required minimum distance between driveway entrances by 15'; and Reduction of the 18' required parking stall length by 2'. The Planning Commission made its initial review and comment on the Plan at its July 9, 2018 meeting. The applicant is requesting a variance and two appeals. The Variance (granted) for relief from Section

27-206, Yard Requirements and the Appeals (**withdrawn**) for the interpretation of Section 27-206 and Chapter 26, Stormwater. The Plan was resubmitted to staff for review along with a request for consideration of a modification from Chapter 22, Subdivision and Land Development. The request for modification is relief from Chapter 22, Part 5, Section 22-510.2.C Grading, which states: “in all cases, the bottom of the excavations or fills shall be a minimum of five feet from the property line of developed lots. The applicant requested the request for modification be tabled until further notice. Plan Expiration: April 2, 2019. **The Applicant withdrew the modification request and is working on changes to the site plans to meet the requirements of the ordinance.**

**Pine Hall Traditional Town Development General Master Plan:** On February 21, 2018 Residential Housing Development, LLC submitted a General Master Plan for the Pine Hall TTD. A Master Plan currently exists for Pine Hall, but Residential Housing Development, LLC has a different vision, therefore is proposing a new General Master Plan. The Plan was at a stay until decisions were made from both the Zoning Hearing Board concerning the validity challenge and the Court of Common Pleas concerning the procedural challenge—both decisions have been denied and since, appealed by Circleville Partners. Staff submitted initial plan comments to the developer on Friday, March 30, 2018. The Board of Supervisors reviewed the Plan and made initial comments at its April 16, 2018 meeting and the Planning Commission reviewed and made initial comments at its April 23, 2018 meeting. Staff met with the Pine Hall Development Team to discuss initial comments. A Joint Public Work Session with the Board of Supervisors and Planning Commission was held on June 5, 2018. The Pine Hall Design Team submitted a summary of the meeting to staff. Trans Associates submitted the Traffic Impact Study to staff on Monday, July 30, 2018 for review. The General Master Plan was formally submitted to staff for review on August 1, 2018, which started the 90-day review period for the Board of Supervisors to consider approval of the Plan. The Planning Commission reviewed the proposed plan on Monday, August 27, 2018 and had minimal comments and some public comment. Staff has prepared a schedule to move the Plan forward. The traffic study is under review, terms and conditions and agreements are being prepared in preparation for a Public Hearing. Circleville Partners appealed the decision of the Zoning Hearing Board (to the Court of Common Pleas) and the Court of Common Pleas decision (to the Commonwealth Court). Plan review comments were submitted to the developer on September 19, 2018. Staff had a meeting with the Design Team on October 2, 2018 to discuss the various agreements, terms and conditions, and other items. On October 30, 2018, the plan was resubmitted to staff, reviewed, and comment letter was sent to the developer and their team on November 14, 2018. The traffic impact study is still in discussions and the developer’s transportation engineer is reviewing township comments. **Traffic Impact Study is still undergoing review. At this time, the majority of the comments are addressed. The proposed Terms and Conditions are being reviewed internally by staff. The developer reviewed and made comments on the proposed workforce housing agreement; staff is currently considering their comments. Plan Expiration is April 8, 2019.**

**Ferguson Township Public Works Building Land Development Plan:** Keller Engineers, Inc. submitted plans, on behalf of the Ferguson Township Public Works Department, on February 7, 2019. The new facility will encompass approximately 13,000 ft.<sup>2</sup> that will house offices, vehicle repair bays and vehicle fueling island with canopy. Also included with the proposed plans are paved parking and truck court, sidewalks, an employee patio and landscaping. New utility connections and stormwater management facilities will also be furnished with the new building. Access will be from the upper existing driveway off Research Drive. Stormwater will be handled through several existing swales and detention basins that will be enhanced by meadow and additional landscaping. The Planning Commission had the opportunity to review the Plan and have their questions answered by the Public Works Director. Planning Commission comments will be incorporated into the Plan Review Comment Letter and once all plan comments are received, they will be sent to Keller Engineers. **Plan Review Comments have been sent to Keller Engineers, Inc. for their review and response. Expiration is May 8, 2019.**

**FERGUSON TOWNSHIP PLANNING COMMISSION  
MEETING MINUTES  
MONDAY, FEBRUARY 11, 2019  
6:00 PM**

**I. ATTENDANCE**

The Planning Commission held its 1<sup>st</sup> regular meeting of the month on Monday, February 11, 2019 at the Ferguson Township Municipal Building. In attendance were:

**Commission:**

Lisa Strickland, Chairperson  
Bill Keough, Vice Chairperson  
Rob Crassweller, Secretary  
Ralph Wheland  
Eric Scott, absent  
Jeremie Thompson  
Jerry Binney  
Shannon Holliday, absent

**Staff:**

Ray Stolinas, Director of Planning & Zoning  
Lindsay Schoch, Community Planner  
Jeff Ressler, Zoning Administrator

Others in attendance were: Marcella Bell, Recording Secretary; David Modricker, Public Works Director; Carolyn Yagle, Environmental Planning & Design; Mark Kunkle, resident; and Matt Vidic, Centre Soccer Association.

**II. CALL TO ORDER**

Ms. Strickland called the meeting to order at 6:00 p.m.

**III. CITIZEN INPUT**

Mr. Matt Vidic introduced himself as President of the Centre Soccer Association. He explained that he attended the meeting tonight to hear discussion about the proposed Public Works building at Ferguson Township and also to see if there was a possibility of including a playing field for sports due to the shortage of sports fields in the Centre Region. He went on to explain that he spoke to Mr. David Modricker before the meeting about the possible sports field at Ferguson Township. He understands that there is not enough room to include a playing field, but urges the Planning Commission to encourage other developers to include sports fields in their developments.

**IV. FERGUSON TOWNSHIP PUBLIC WORKS BUILDING LAND DEVELOPMENT PLAN**

Mr. Stolinas stated that Ferguson Township proposed to construct a new Public Works building on the 8.8-acre campus that will house offices, vehicle repair bays, and a vehicle fueling island with a canopy. The proposed building project will attempt to achieve LEED Gold Certification and commit to low-impact style development. Also included with the proposed plans are paved parking and a truck court, sidewalks, an employee patio, and landscaping. These new facilities shall encompass approximately 13,000 square feet. New utility connections and stormwater management facilities will also be furnished with the new building. Mr. Stolinas then referred to the projector and showed the plans and 3D renderings of the proposal. Staff is asking for initial comments to provide to the consultant, Keller Engineering.

In response to a few questions from Mr. Keough, Mr. Stolinas stated that the Planning Commission should treat this land development plan like any other land development proposal. The Planning Commission should not review or discuss the costs associated with the proposed plan. Mr. Modricker explained that the Board of Supervisors tasked the Engineering department with reviewing stormwater management for the whole site in regards to the building proposal.

Mr. Modricker explained that a rain garden has specific type of plants that help infiltrate water. Mr. Modricker went into detail about how the stormwater travels on the site. Mr. Modricker stated that the proposed fueling stations will have below ground storage tanks that are double walled and also monitored for leaks.

In response to a few questions from the Planning Commission members, Mr. Modricker explained that the proposed office space will be for personnel that are currently housed in the Public Works Building 1. He went on to state that the proposed building does not have an impact on the office space in the current Ferguson Township building. He explained that the current building will soon begin renovations based on a space study that was done a few years ago. The proposed Public Works building will support the growth for the Public Works crew. Mr. Modricker stated that an elevator is not proposed for this building.

Mr. Modricker then explained the spill response plan for the fueling stations. There are many safeguards in place to prevent spills. A person using the fuel pumps must have a personnel token as well as a fuel token to access the fuel pump. In addition, the system is set up to only allow so many gallons in a single use. There is also a trigger for the fuel pump to stop pumping if someone drove away with the pump handle still in their gas tank. There will also be drains at the fueling station that collect any discarded fuel and contain it in a concrete tank underground.

In response to a question from Ms. Strickland, Mr. Modricker referred to the projector and explained the traffic flow around the proposed building.

Mr. Stolinas thanked the Planning Commission for its initial comments and stated that staff will forward any comments onto the consultant. Comments are due back to staff by February 22, 2019.

#### **V. FERGUSON TOWNSHIP ZONING & SUBDIVISION AND LAND DEVELOPMENT ORDINANCE REVISIONS**

Mr. Stolinas stated that at the January 28, 2019 meeting, Environmental Planning & Design (EPD) presented the fifth draft of the Zoning and SALDO documents and staff distributed copies to the Board of Supervisors, Planning Commission, and Tree Commission for further review and comment. Carolyn Yagle is at the meeting tonight to continue reviewing the most recent changes to the proposed Zoning Ordinance. An Open House for landowners to discuss both ordinances with Township staff and our consultant is scheduled for February 21, 2019 from 6:00 p.m.-8:00 p.m. in the Main Meeting Room.

Ms. Yagle stated that at the Open House next week, staff and EPD will have featured maps and an overview table for residents to review and ask questions if they have any.

The Planning Commission and Ms. Yagle had a detailed discussion about non-conforming lots and the possibility of combining smaller non-conforming lots to bigger non-conforming lots. Mr. Wheland provided a specific example about a homeowner who owns two non-conforming properties, side-by-side. The lot line goes directly through the garage. Mr. Wheland stated that if this homeowner wanted to build an addition onto his home, he could not because of the fact that his properties are two separate, non-conforming parcels and he would not meet the setback requirements. The homeowner cannot request a lot consolidation because the lot size would still be too small to become conforming. Ms. Yagle stated that she will have to discuss this with Planning & Zoning Staff, but she believes there may be another way to accomplish this without requesting a lot consolidation. The Planning Commission is concerned that the Zoning

Ordinance will create even more non-conforming lots instead of reducing the number of non-conforming lots.

The Planning Commission then had a lengthy and detailed discussion about the Village (V) District. Mr. Keough is concerned that even though there have been several types of uses added as a use by right in the V district, the lot sizes, setbacks, and dimensions and may not allow for many of these uses. The V district has many lots that are very narrow and many of the buildings along Pine Grove Road are right up against the sidewalks. Mr. Keough is concerned about creating more non-conforming lots and opening up opportunities for growth and entrepreneurship in the V district, especially since there is a steering committee working with Township staff and Centre Regional Planning Agency staff to create a Pine Grove Mills Small Area Plan. Ms. Strickland added that she believes it would be beneficial for staff to attend the Pine Grove Mills Small Area Plan Steering Committee meeting this week to discuss lot sizes, dimensions, and uses for the V District prior to the February Open House.

Ms. Strickland stated that the quick views should be more organized so that they are easier to read for the Open House. Ms. Yagle explained that she plans on placing the quick view map on the front and the dimension criteria on the back side for the Open House. In addition, adding information for arterial and collector street lot dimensions will help organize that information.

#### **VI. CONSENT AGENDA**

There were no items on the consent agenda.

#### **VII. PLANNING DIRECTOR'S REPORT**

Mr. Stolinas reviewed his director's report which included the following items:

On January 28, 2019, the Planning & Zoning Director and Zoning Administrator met with Ron Rehmeyer regarding permitted uses for property at 1321 North Atherton St. within the Office Commercial and General Commercial Zoning Districts.

On January 30, 2019, the Planning & Zoning Director, Community Planner, Zoning Administrator, Township Engineer, and Township Manager met with representatives of Sheetz and PennTerra Engineering related to the Harner Farm Concept Plan for the first phase of development along W. Whitehall Rd. and W. College Ave.

On February 6, 2019, the Planning & Zoning Director, Community Planner, and Zoning Administrator met with Carolyn Yagle, EPD, to discuss stations and room setup for the Zoning and SALDO Open House on February 21, 2019. In addition, on February 6, 2018, the Planning & Zoning Director met with Penn State student Evan Walsnovich on the status of development, planning and zoning in Ferguson Township for a class project. Also on February 6, 2018, the Community Planner attended the Northland Area Mobility Study Meeting in preparation for a future public meeting. Lastly, on February 6, 2019, the Planning & Zoning Director and Zoning Administrator gave a brief ordinance orientation to the new Ordinance Enforcement Officer, Stacey Mayes.

Mr. Stolinas stated that the Centre County Metropolitan Planning Organization (CCMPO) is in the process of updating the Long- Range Transportation Plan (LRTP), which will identify transportation needs out to the year 2050. The CCMPO is mandated to update the LRTP every five years, and the current effort is aimed at adopting a new Plan in June 2020. The CCMPO is using workshop meetings with all 35 municipalities and other key stakeholders to capture needs and issues as a workshop meeting will be held in Ferguson Township on February 25, 2019 at 4:00 p.m. with Ferguson

Township staff and the Board of Supervisors. The Planning Commission can appoint one member to attend this meeting. Ms. Strickland, Mr. Keough, and Mr. Thompson stated that they would be able to attend this meeting.

Recent BOS Actions Summary (2/4/19 Regular Meeting):

- Suzy Yetter provided a report on the Scotia Young Forest Conservation Initiative of Clearwater Conservancy.
- The Board of Supervisors discussed the Zoning and SALDO amendments.
- A letter of support for Kathy Matason was given.
- A Resolution on a Thistlewood Easement Agreement was discussed.
- The Giant Supermarket Liquor License Condition Modification was discussed.
- Comments on Spring Creek Watershed Commission Phase II Watershed Management Plan were given.
- An appointment to the Centre Region Building and Housing Board of Appeals was made.

Upcoming Zoning Hearing Board Agenda (2/26/19):

- Variance Application Request – SCWA Nixon-Kocher Water Treatment Facility

**VIII. ACTIVE PLANS UPDATE**

Ms. Schoch provided the active plans update, which included the following active plans: Harner Farm Concept Plan, King Wealth Strategies Land Development Plan, Pine Hall Traditional Town Development General Master Plan, and Ferguson Township Public Works Building Land Development Plan.

**IX. CENTRE REGIONAL PLANNING COMMISSION (CRPC) REPORT**

Mr. Thompson stated that the Centre Regional Planning Commission (CRPC) met on February 7, 2019 and discussed the 2019 meeting schedule. The meeting time for the CRPC changed from 6:30 PM to 7:00 PM, and in April and October, the CRPC will meet jointly with the Transportation and Land Use (TLU) Committee on Mondays instead of Thursdays. The CRPC will host another peer to peer session this year, similar to the session done in October. There was also discussion regarding having a bus tour of the region and it's developments and projects. The next meeting is March 7, 2019 at 7:00 P.M.

**X. SOURCEWATER PROTECTION UPDATE**

Mr. Stolinis stated that the ordinance goes into effect February 20, 2019, which is 30 days from the date of adoption.

**XI. ZONING/SALDO UPDATE**

There was no update.

**XII. PINE GROVE MILLS - SMALL AREA PLAN**

Mr. Stolinis stated that the steering committee will be meeting this Wednesday at the Saint John Lutheran Church from 6:00 PM to 8:00 PM with Jim May, Centre Regional Planning Agency Director. Mr. May will be presenting a progress report to the Board of Supervisors in March and will present to the Planning Commission shortly after.

- XIII. APPROVAL OF THE ORGANIZATIONAL AND REGULAR MEETING MINUTES – JANUARY 28, 2019**  
A motion was made by Mr. Wheland and seconded by Mr. Keough to approve the organizational and regular meeting minutes as presented. The motion carried 6-0.

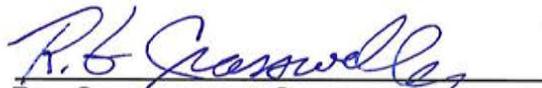
**XIII. ADJOURNMENT**

Mr. Keough announced that next Wednesday, Ms. Strickland and Mr. Stolinis will be working with the CBICC to present the Role of the Planning Commission topic for the Centre Region. The presentation starts at 5:15 PM. He encouraged the Planning Commission members to attend this presentation to support Ms. Strickland and Mr. Stolinis.

Additionally, Ms. Strickland announced that this meeting is Marcella Bell's last as the PZ/PW Administrative Assistant. Members thanked Marcella for her attention to detail and professional abilities in recording an accurate account of each meeting. Members and staff gave Marcella a round of applause for her time and wished her luck on her new position as Office Manager for the Centre Region Planning Agency.

There being no further business for the Planning Commission, the meeting adjourned at 7:46 p.m.

RESPECTFULLY SUBMITTED,

  
ROB CRASSWELLER, SECRETARY  
FOR THE PLANNING COMMISSION



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# TOWNSHIP OF FERGUSON

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## **Public Works Director's Report to the Board of Supervisors for the regular meeting on March 4, 2019**

- 1. Transportation Mobility Study** –This study led by McCormick Taylor focuses on identifying improvements for walking, biking, driving, and using transit in the areas of N. Atherton St., Martin St., Blue Course Dr., Cherry Ln., Clinton Ave., and Aaron Dr. The study group continues to meet and review suggested improvement projects including improved intersection lighting, bikepath connectivity, transit stop improvements, and pedestrian crossing improvements. The second public open house and plans display for this project is planned for 5pm to 6:30pm on Monday, March 11, 2019 at the Township Building. A presentation to the Board of Supervisors is planned for a regular meeting in April.
- 2. LEED Gold Public Works Building** –The plan should come before the Board of Supervisors in March. Staff is finalizing draft policies related to green cleaning, sustainable purchasing, and solid waste management for adoption by the Board of Supervisors as part of the LEED certification process. This project should be advertised in June for a bid opening on July 30, 2019.
- 3. Stormwater Fee Feasibility Study** – The Township entered into a contract with Wood to complete phase 2 of this study. A kickoff meeting was held on February 11, 2019. Once a project schedule is established, staff will reach out to past stormwater advisory committee members and some potential new members to confirm their interest in continuing to serve on this committee.
- 4. Arborist and Ferguson Township Tree Commission** – [The FTTC meeting on February 25, 2019 was cancelled since there was not a quorum. The next FTTC meeting is planned for March 18, 2019.](#) Tree trimming by the Township's contractor, Bartlett Tree Experts, continues and is near completion. Tree planting by Greene Landscaping will start in April. The arborist has been involved in providing information to the Ferguson Township Park and Recreation Committee regarding suggestions for plantings in Songbird Sanctuary and Haymarket Park.
- 5. Maintenance Section:** Maintenance work is weather dependent and includes winter storm fighting operations, vehicle maintenance, building maintenance, work orders.
- 6. Engineering Section:** Engineer staff continues work on the design of 2019 road capital projects with support from GIS staff. A partial project list is provided below.
- 7. Contract 2017-C1 Kansa Avenue:** An open house was held on January 21, 2109. [Bids were opened on February 26, 2019 and are currently being evaluated.](#)

8. **Contract 2018-C5 Chestnut Ridge Pipe Lining:** This contract work is currently being performed.
9. **Contract 2018-C20 Park Hills Drainageway Design:** This project team led by NTM is designing “naturalistic” improvements to this eroded drainageway being sensitive to the mature tree canopy, nearby residents, DEP requirements for working in a “stream”, and utility and right of way concerns. Design work will proceed through 2019 and generate more accurate estimates of projected construction costs.
10. **Contract 2019-C1 Street Improvement Projects (North):** This project is in design and includes paving and improvements to Appletree Circle, Avebury Circle, Dogwood Circle, Park Lane, and Princeton Drive. [An open house is scheduled for Monday, March 4, 2019 from 4:30pm to 6:00pm. The project should be bid in March.](#)
11. **Contract 2019-C2 Street Improvement Projects (West):** This project is in design and includes paving and improvements to West Blade (turn around), Brooklawn Drive, Goddard Circle, and Timothy Lane. [An open house is scheduled for Monday, March 4, 2019 from 4:30pm to 6:00pm. The project should be bid in March.](#)
12. **Contract 2019-C3 Tadpole Road Base Repair (mill and fill):** This includes contract milling and paving to repair the roadway from Marengo Road to Gatesburg Road.
13. **Contract 2019-C6 Curb Ramp Upgrades:** This contract is in the design phase.
14. **Contract 2019-C8 Pavement Marking Contract:** [Bids were opened on 2/26/18. See separate award recommendation memorandum.](#)
15. **Contract 2019-C13 Street Tree Planting:** This work was awarded to Greene’s Landscaping and should start in April.
16. **Additional projects to be bid this year include:** fuel contract, asphalt and aggregate, signs, microsurfacing, sealcoating, sidewalk repairs, traffic signal improvements and LED replacements, and MS4 Chesapeake Bay PRP improvements.