

SPRING 2021

THE Gateway

THE OFFICIAL NEWSLETTER OF COLLEGE TOWNSHIP

Play Ball! ***The Spikes Are Back*** ***for 2021***

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Important Numbers

College Township

Administration, Public Works, Tax Office, Zoning	814-231-3021
College Township Industrial Development Authority	814-206-9224

Emergency & Legal

Emergency — (Fire, Police, Ambulance)	911
Non-Emergency — Centre County Communications Center Dispatch	800-479-0050
"Call Before You Dig"	811
Alpha Fire	814-237-5359
Boalsburg Fire Company	814-466-7367
Centre LifeLink Ambulance Service	814-237-8163
County Assessment	814-355-6721
County Commissioners	814-355-6700
Centre Helps/Crisis Hotline	814-237-5855 / 800-494-2500
Dog Control/State College Borough Health Department	814-234-7191
Pennsylvania State Police	814-355-7545
PSU Police Services (General Information)	814-863-1111
PSU Sexual Assault/Relationship Hotline	800-560-1637
State College Police	814-234-7150
Centre Region COG Fire Administration	814-237-4127
Centre County Elections and Voter Information	814-355-6703

Utilities & Transportation

Advanced Disposal (trash collection)	814-237-3713
CATA Bus Service	814-238-2282
Centre County Refuse and Recycling Authority	814-238-7005
College Township Water Authority	814-231-3021
Columbia Gas	814-278-5840
Comcast TV Cable Service	814-266-2278 / 800-COMCAST
State College Borough Water Authority	814-238-6766
University Area Joint Authority (Sewer Authority)	814-238-5361
Verizon Residential	800 VERIZON
West Penn Power:	Power Outages: 888 544-487
Customer Service:	800 686-0021
Windstream Communications	800-347-1991

Centre County Resources

Arts Tickets (Eisenhower Auditorium)	814-863-0255 / 800-ARTS-TIX
Bryce Jordan Center (tickets)	814-865-5555
The Happy Valley Adventure Bureau	814-231-1400
Centre County Library	814-355-1516
Centre Region Council of Governments	814-231-3077
Pennsylvania Game Commission Headquarters	717 787-4250
Pegula Ice Arena (General information)	814-865-4102
PSU Library Information	814-865-6368
PSU Parking Office	814-865-1436
Schlow Centre Region Library	814-237-6236

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Municipal Building
1481 East College Avenue
State College, PA 16801
phone: (814) 231-3021
www.collegetownship.org

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State College, PA 16801

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Photos by Frank Scott

CHAIR'S MESSAGE

College Township Continues Moving Forward



Looking back at the last edition of The Gateway (Fall 2020), we were all trying to adjust to the “new normal” in our daily lives. While that may have been the case at home, business and activity continued at the Township level.

Some of the more notable activities since last fall are happening in the Nittany Mall area of the Township. There are new tenants already in place, or planning to open soon, in the former locations of Office Depot, Bed, Bath & Beyond, Sears, and the BonTon. You may also have noticed work is underway at the former Krentzman's site to prepare for the construction of the new Aldi's grocery store. The Township had made some short-term adjustments to the zoning regulations in that area in an attempt to adjust to the changing retail environment. At the same time, with the help of professional planning consultants, we have completed a comprehensive evaluation of that entire area and are in the process of engaging the residents and business community through the Dale Summit Area Plan, which should position us better moving forward long term.

Further details on these Mall area projects along with developments planned for Scenery Park and the former Hilltop Mobile Home Park can be found in this edition. Also included are updates on the very exciting Pike Street Traffic Calming and Pedestrian Access project along with some background on the new ordinance that allows for the keeping of chickens.

As a local, I have always been proud of the

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The State College Spikes Return for 2021

Play Ball! After avoiding elimination under the restructuring of Minor League Baseball, only to lose the 2020 season to the COVID-19 pandemic, the State College Spikes will return to Medlar Field at Lubrano Park in 2021.

The Spikes will serve as one of the six founding members of the Major League Baseball (MLB) Draft League during its inaugural season. The MLB Draft League, sanctioned by MLB and operated by Prep Baseball Report, will feature rosters stocked with draft-eligible players seeking to become premium selections in the MLB Draft. The league will play a 68-game regular season, with the championship game scheduled for Sunday, August 15th.

The State College Spikes will host a 34-game regular season home schedule running from Monday, May 24th through Friday, August 13th. The 2021 home schedule will start with Opening Night on Monday, May 24, as the Spikes rekindle their long-standing rivalry with the Williamsport Crosscutters.

As part of the “Save Our Spikes” campaign, College Township Council had agreed to sponsor a “College Township Night at the Spikes” during the 2020 season. While this event was cancelled with the 2020 season, Council’s commitment stands for 2021. Stay tuned, as more information on this special event will be announced in the coming weeks.

To learn more about the Spikes, the MLB Draft League and the upcoming 2021 season, please visit StateCollegeSpikes.com.

After avoiding elimination under the restructuring of Minor League Baseball, only to lose the 2020 season to the COVID-19 pandemic, the State College Spikes will return to Medlar Field at Lubrano Park in 2021.



The graphic features the State College Spikes logo on the left, which includes a yellow deer leaping over the word "Spikes" in a stylized font, with "STATE COLLEGE" written above it. To the right is the MLB Draft League logo, featuring the MLB logo and the words "DRAFT LEAGUE" in large, bold letters, with "POWERED BY PBR" and five stars below it. At the bottom, the text "2021 SCHEDULE" is prominently displayed in large red and blue letters. Below this, a dark blue banner contains the website "STATECOLLEGESPIKES.com" and the phone number "814.272.1711" in white and yellow text. The background of the graphic shows a blurred view of a baseball field.

PUBLIC WORKS/ENGINEERING

Engineering Acronyms:

Does my HOA have an MS4 BMP that satisfies the NPDES MCM's?

As engineers, our jargon may often confuse, rather than clarify, the intent of why we do what we do. College Township, like the balance of the Centre Region, has stormwater facilities that include piping networks, basins, and other Best Management Practices (BMPs) intended to infiltrate or move stormwater in a controlled and purposeful fashion. In the Centre Region, we are designated as Municipal Separate Storm Sewer Systems (MS4s). "Separate" indicates that our sanitary and stormwater systems utilize separate and independent conveyance networks. Other areas, such as Harrisburg or Williamsport, have Combined Sewer Overflow (CSO) systems where sanitary waste and stormwater mix in common pipes and may discharge untreated at times. The intent in the Centre Region is to keep our stormwater separate and free of pollutants.

When stormwater near your home, school, or office drains to one of these basins or swales, have you ever considered who is responsible to maintain that basin property? Who mows the grass? Who will unclog a pipe? Is it your Home Owner's Association (HOA)? The Township? PennDOT? PSU? A private property owner?

Have you also considered the challenges to mowing and maintaining these

facilities? Who cleans the litter, pet waste, and lawn/leaf debris illegally disposed in these areas? Does the basin infiltrate water, slowly release it, or does it always hold water? Is the vegetation too thick, dense, or barky to mow?

Penn State, State College Borough, and the Townships of College, Harris, Ferguson, Patton & Spring each hold a National Pollutant Discharge Elimination System (NPDES) permit from the Pennsylvania Department of Environmental Protection (DEP) that details Minimum Control Measures (MCMs) for handling stormwater.

Awareness, public education, and outreach are the first steps, so the next time you visit your school, workplace, or simply walk about the community, consider where the stormwater goes. Your local municipality maintains an inventory of the stormwater facilities and aims to visit each at least once every five-year permit cycle to perform inspections and make maintenance recommendations.

The most common issues with basins are the overgrowth of unwanted vegetation species, the accumulation of sediments, and the illegal dumping of yard wastes. These issues can lead to increased maintenance or construction costs for the community when attempting to restore the basin to its design condition. Worse, the issues could lead to flooding and damage to property and our ecosystem.

If you should have questions about your stormwater facilities and their maintenance needs, please feel free to contact the Township office.





Construction on the Pike Street project will begin in the summer of 2021 and be completed in 2022.

Pike Street Traffic Calming and Pedestrian Access Improvement Project

Construction on the long awaited Pike Street Traffic Calming and Pedestrian Access Improvement Project will begin in the summer of 2021. Work to be performed this summer includes waterline and gas line relocations. This work is expected to last 6 to 8 weeks.

Construction of the remainder of the work, which includes curb, storm water, sidewalk, on-street parallel parking, and street tree improvements will begin in April of 2022 and will run for 5 months.

Associated with this work is the construction of improvements to Granite Lane. The Granite Lane improvements are needed to eliminate the partial blockage of Pike Street that occurs when a local business receives deliveries from large delivery trucks. The Notice to Proceed for the Granite Lane work is scheduled for May 24, 2021.

Numerous permanent and temporary easements are required for the Pike Street project. The Township has

acquired all of the permanent right of way easements and all but a few of the temporary easements. Once we have all easements in place we can proceed with bidding of the project.

Centre Hills Village Neighborhood Traffic Study

As noted in previous newsletters, the Local Traffic Advisory Committee is investigating traffic calming at the Centre Hills Village Neighborhood. This neighborhood includes Squirrel Drive, Oak Ridge Avenue, Shamrock Avenue, Cottonwood Avenue, and Country Club Road. Trans Associates, the Township's Traffic Engineer, has been authorized to begin the engineering study. For their first task, they have placed Automated Traffic Counters at locations on Oak Ridge Avenue and Shamrock Avenue.

Data obtained from a traffic study conducted for a proposed development at the old trailer park along Squirrel Drive has yielded some interesting results. This study included what is referred to as a License Plate Survey. To

perform a license plate survey, the plate numbers of vehicles are monitored as vehicles enter and exist a development. In this case, the monitoring points were located at Squirrel Drive and Country Club Road. If a vehicle enters one location and exists at the other within a few minutes, it is assumed that the vehicle was a “pass-through” vehicle, in other words, the vehicle did not stop within the development. The study revealed that 79% of the vehicles in the AM and 66% of the vehicles in the PM were pass-through. This information confirms the concerns of the residents that a high amount of traffic is using the neighborhood as a short cut.

Upon completion of the traffic counts by Trans Associates, they will begin analysis of the traffic data to determine what traffic calming options work best given the traffic, right of way width, roadway geometry, and roadway grades. It is anticipated that their preliminary report will be ready for review and discussion by the Local Traffic Advisory Committee by June 2021.

Public Works at Work

■ ROAD EVALUATION

The Township contracted with a firm, RoadBotics™, to complete a condition assessment of Township-owned roads. In the two-year contract, 35 miles will be evaluated in Year 1 and 16 miles will be evaluated in Year 2. Staff provided video of all streets to RoadBotics™ who uses an algorithmic program to rate the road based on the number of defects and/or flaws. The resulting report assigns a Pavement Condition Index (PCI) number to each road, which staff can use to develop a project for maintenance, resurfacing or reconstruction, as appropriate.

■ PUDDINTOWN WATERLINE REPLACEMENT

Crews completed a waterline replacement between Meadow Lane and Spring Creek Park Lane. This work was necessary to improve the operation of the system by increasing the line size and completing a loop, which keeps the water moving and fresh.

■ LINE PAINTING

The Township secures a contract for long line painting and the re-painting of directional arrows, crosswalks and stop bars at traffic signals. This work is very weather-dependent but usually occurs in early summer. The Public Works crew handles repainting bike path road crossings, parking lots, directional arrows, gore areas, stop bars and crosswalks on various streets and vascar lines for the State College Police Department at selected speed enforcement locations.

■ SPRING CLEANUP

Once winter is over and the salt spreaders and plows are put away, the Public Works crew focuses on spring cleanup. Those tasks range from sweeping/raking stones to cleaning and/or grading shoulders and ditches.

■ ROAD MAINTENANCE

Maintenance tasks are cost effective ways to extend the life of a street before resurfacing becomes the only solution. One such task is crack sealing which, as its name implies, seals the cracks and keeps water from migrating beneath the asphalt. Another task is pavement patching. An area that needs patching usually has too many cracks to seal so the crew will remove the small area of pavement, repair the subbase and repave.



Municipal Building Elevated Walkway Deck Replacement

Replacement of the deck of the elevated concrete walkway in front of the Municipal Building will begin on Tuesday, June 1, 2021, and be completed by the end of June. During the replacement of the deck, access to the building will be from the ground floor only. Parking will remain at the existing parking lot. Visitors to the building will access the walking path from the upper parking lot to the lower entrance, which has been marked with white lines. A handicapped parking space is provided at the entrance to the ground floor.

It is important to note that during construction, there will be NO drop box for Tax and water payments. Payments must be made during regular business hours. Residents wishing to drop off payments will have to use the ground floor entrance to access the Tax/Water Office or mail payments to 1481 E. College Avenue, State College PA 16801.

The drop box for tax and water payments will be unavailable during bridge deck replacement. Payments must be made in person during regular business hours or mailed to the township.

Brush and Leaf Collection

Brush Collection is scheduled for the **3rd full week of the month** and will continue each month through fall. The schedule is subject to change due to weather and other scheduling restrictions. Please check the College Township website for schedule updates.

Monthly collection is one-time around only, so please have your brush

at the edge of your property before 7 am on the Monday of collection week. Once the crew completes collection in your neighborhood, they will not return until the following month. The criteria for collecting brush are: cut limbs facing the street and not larger than 6" diameter. At no time should brush be placed over the curb or on the street. Brush collection is intended for residential yard maintenance only. Township crews will

not collect brush that resulted from removing entire trees or performing clearing operations and will spend a maximum of 15 minutes collecting brush at each property. Brush mixed or tangled with other debris will not be collected.

In addition, the Spring Leaf Collection is scheduled for the week of April 26th. Leaves must be placed directly ***behind the edge of the street or curb***. No material should be placed over the curb or in gutters or on the street and leaf piles must not contain brush, sod, or other debris. Leaf piles must be placed in open areas to give road crew personnel ample room to safely maneuver leaf vacuum equipment. Improperly placed leaves will not be collected. Open, unsealed plastic bags may be used. The use of tarps to secure leaves is also permitted. Leaves intermixed with garbage will not be collected. Leaves must be piled properly, or they will not be collected.

Residents are reminded that College Township collects grass clippings at the

drop off bin located at the Spring Creek Park annex along Balmoral Way in the Clover Highlands development. Please follow the rules posted at the drop off center. Only grass clippings are to be deposited in the bin. No leaves, brush or sod.

COG Spring Bulk Waste Collection Week

Spring Bulk Waste Collection for the Townships of Benner, College, Ferguson, Harris & Patton will be held May 10-14. Bulk Collection will occur on your normal day of service. College Township's residents Bulk Waste will be collected on May 11, 2021. Items must be properly prepared. Loose piles will not be collected. Tires, Appliances, Scrap Metal and Electronics will be collected separately and RECYCLED.

Fall Bulk Waste Collection is scheduled for October 18-22, 2021. College Township's residents Bulk Waste will be collected on October 19, 2021.





Artist rendering of the proposed Aspen Heights development.

Council Reviews Proposed Development on Former Hilltop Mobile Home Site

In November 2020, Aspen Heights Partners, a Texas-based ownership group, submitted plans to College Township for the development of a mixed-use commercial and residential development to be located on a portion of the property formerly occupied by Hilltop Mobile Home Park along Squirrel Drive.

Aspen is proposing the construction of two 4-story buildings on the 21.3-acre site bounded by East College Avenue, Squirrel Drive and Thompson Woods Preserve. The property consists of two condominium units and the condominium unit closest to East College Avenue will be developed at a later date. The proposed development is located on the second condominium unit, further

up Squirrel Drive and closer to Oak Ridge Avenue.

The property is zoned Gateway Commercial District and Open Space District. Of the two buildings proposed, the building closest to East College Avenue (Building 2) will be a mixed-use building with 24,290 square feet of commercial space on the ground floor and three floors of residential units. The building located above the mixed-use building (Building 1 located uphill of Building 2 on Squirrel Drive) will be a 4-story residential building. This building will house 148 residential units while Building 2 will provide 114 residential units. Of the units in Building 2, 28 units will be designated as dedicated workforce housing for 30-years.

The proposed project will incorporate 748 parking spaces on site and two separate access points will serve the development from Squirrel Drive. A traffic impact study for the project was

completed and is presently being analyzed by PennDOT and the Township. The study identifies the need for a right-hand turn lane from East College Avenue onto Squirrel Drive, which will be constructed and paid for by Aspen. In addition, the study also evaluated the need for a future right-hand turn lane from Squirrel Drive onto East College Avenue and Aspen has agreed to fund a share of that project when traffic conditions meet certain volumes. The traffic impact study also evaluated future daily traffic flow into the Centre Hills Village neighborhood. While the study showed that the proposed development does not substantially contribute additional traffic to this neighborhood, Aspen has agreed to provide \$50,000 toward traffic calming measures presently being evaluated by the Township's Local Traffic Advisory Committee for this area.

In addition to sidewalks that will be constructed along Squirrel Drive, Aspen has agreed to construct several missing pieces of sidewalk on the north side of East College Avenue between the H.R. Hickey property and Puddintown Road. The developer will also be making improvements to bus stops and crosswalks at East College Ave. and Squirrel Drive to accommodate public transit and pedestrians.



Artist rendering of the courtyard at the proposed Aspen Heights development.

Council has accepted a proposal by Aspen to meet the development's parkland and open space requirements. Aspen is required to provide just over 9-acres of parkland and open space based on the density of the proposed development and is proposing a combination of on-site (4.73-acres), off-site (3.6-acres located along E. Branch Road and the College Township bike path) and new fencing along the developments shared boundary with Thompson Woods Preserve. In addition, Aspen has agreed to provide an additional \$75,000 toward a future College Township project to create a bicycle/pedestrian path to campus.

Stormwater will be managed by an underground detention system on site that will detain peak flows in accordance with both Township and PADEP requirements. Water service to the development is presently being evaluated by the College Township Water Authority with particular attention to impacts on fire hydrant flows and water pressure concerns on Oak Ridge Avenue. A series of improvements may be required to accommodate these concerns and Aspen will be asked to participate in funding some of those projects. The University Area Joint Authority will provide the project with sewer service.

As of April 19, 2021, the final plan has yet to be approved by College Township Council. Both the College Township Planning Commission and College Township Parks and Recreation Committee have reviewed the proposed plan and provided comments to Council for their consideration. Pending final review of water and transportation concerns, it is anticipated that Council may take some action on the proposed Aspen plan during its May meeting schedule.

Geisinger Clinic — Scenery Park Primary Care

The corner of Scenery Drive and South Atherton Street will look different over the next few months. In December 2020, Larson Design Group, on behalf of Geisinger Medical Center, submitted a land development plan for a 15,000 square foot medical clinic. The currently vacant site consists of two parcels, which will be consolidated into one lot, prior to approval of the land development plan.

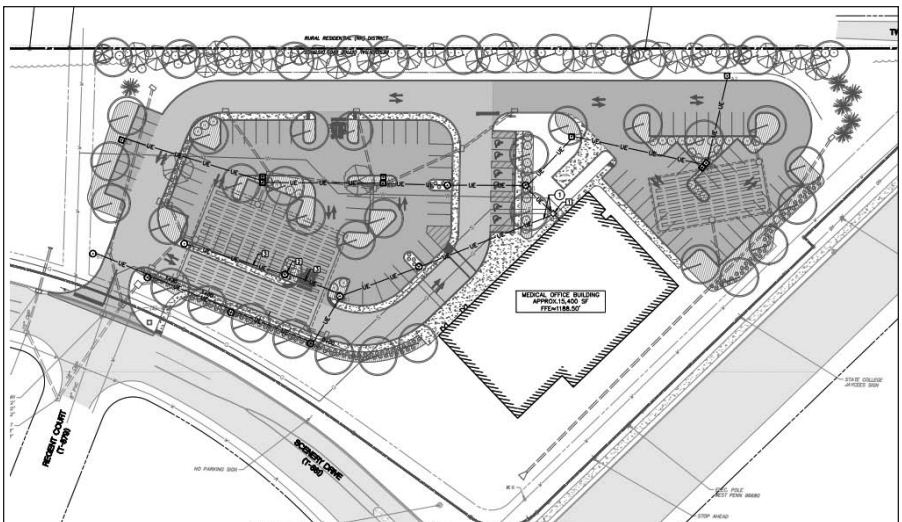
Prior to submission of the land development plan, the Planning Commission and Council were afforded the opportunity to review the Sketch Plan. A Sketch Plan is an optional part of the land development process in which the Planning Commission and Governing Body can see the plan and make comments and suggestions before the official submission of a preliminary/final land development plan.

Once the development is complete, the lot will have approximately 100 parking spaces, on-site and off-site

stormwater management, a sidewalk along Scenery Drive, connecting to a crosswalk at Regent Court, and a mix of approximately 300 trees and shrubs. This Plan, along with all active land development and subdivision plans can be found on the College Township web-site. If you have any questions, please do not hesitate to contact the Township office.

Pedestrian Facilities Master Plan

Staff has begun updating the Township's 2018 Sidewalk Master Plan and further expanding it into a Pedestrian Facilities Master Plan. The Pedestrian Facilities Master Plan aims to build upon the foundation laid by the Sidewalk Master Plan, Centre Region Bike Plan and the ongoing Dale Summit Area Plan, to identify and prioritize projects that fill connectivity gaps in the Township's sidewalk and multi-use path network. This work will likely lead to updates to the College Township Official



Plan view of the proposed Geisinger Clinic — Scenery Park Primary Care.



College Township Bikeway near Slab Cabin Park.

Map, formally acknowledging the Township's intent to development the highest priority connections at some point in the future.

The Pedestrian Facilities Plan will also contemplate modifications to Township ordinances to ensure that as development occurs throughout the township, these important pedestrian linkages are established. In instances where the installation of amenities is infeasible for developers, the plan will also propose a new fee-in-lieu of construction to be collected by the Township to further aid in the mission of ensuring a walkable community.

Staff envisions working with College Township Council and Planning Commission during the spring and summer months to develop a draft Pedestrian Facilities Plan that will be offered for public review and comment in the fall. The goal is to have a Final Pedestrian Master Plan ready for adoption by Council by the end of 2021.

Private and Public Tree Ordinance

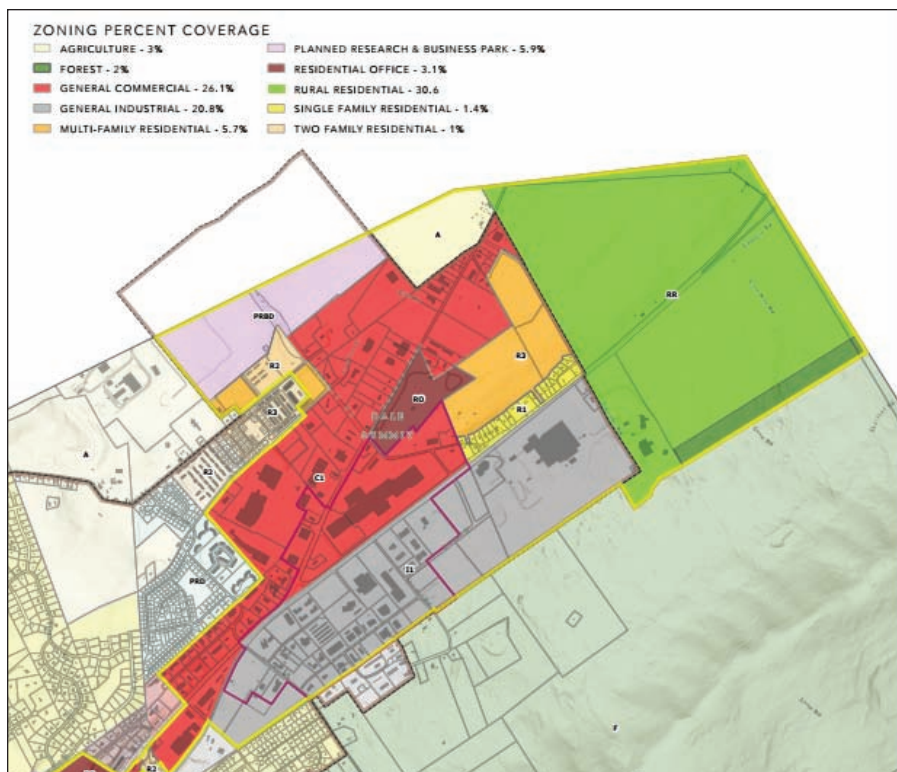
The Township had its first case of confirmed Oak Wilt in 2020 and while

the Township worked collectively with the property owner to mitigate the disease, it became apparent that the Township lacked an ordinance that defined responsibilities of the Township as well as the property owner when hazardous trees are located outside of a Township right-of-way. Staff researched other ordinances and developed a draft ordinance that retained the authorized activities of the Township for the protection of public trees but added responsibilities for addressing hazardous trees on both public and private property.

If you suspect a hazardous tree or disease that is detrimental to the Township's urban tree canopy, you are encouraged to request an opinion from a tree professional or contact the Township. Council adopted ordinance O-21-01 Public and Private Trees on January 4, 2021.

New Right-Of-Way Ordinance

The Township revamped its Right-of-Way Ordinance (Chapter 177) to remove discrepancies and confusing language as well as add a section on permitting of objects within the right-of-way. It also re-organized the section on sidewalk responsibilities including maintenance and snow/ice removal. The new ordinance includes a logical progression from the creation of a right-of-way during land development, to the construction of a street, the permitting of any opening or occupancy within a right-of-way, property owner requirements for maintenance of sidewalks and permitting of objects into a right-of-way. In early spring, Council held a public hearing on the proposed ordinance and approved Ordinance O-21-04 on March 18, 2021.



Limits of the Dale Summit Area Plan.

The Dale Summit Area Plan

The plan formerly known as the Dale Summit “Small” Area Plan is now known as the Dale Summit Area Plan. On January 21, 2021, the first meeting of the Citizens Advisory Committee was held. After introductions, the Committee further defined the boundary, performed a SWOT analysis, in which they gave their input on Strengths, Weaknesses, Opportunities and Threats of the Dale Summit. Staff placed the findings into word clouds and prepared a draft Vision Statement for the next meeting, which was held in late February.

The Dale Summit Area Plan Vision Statement reads:

“The overarching goal of this area

plan is to transform the Dale Summit into the Gateway to College Township, establishing the Dale Summit area as an attractive and instantly recognizable place within the context of the larger Township, Region and County. The committee envisions a community activity hub that is vibrant, economically prosperous, socially equitable and environmentally sustainable. A place, which through proactive planning and well-tailored regulations, strikes a sound balance between encouraging business and industry expansion, while remaining respectful to important community livability factors such as increasing housing affordability, providing excellent public services, and ensuring the safety, connectivity, and effectiveness of all types of modes of transportation.”

Focus Groups were established in an effort to capitalize on the knowledge each committee member brings to the table. Staff met with these groups throughout the month of March and April. The groups focused on Transportation and Connectivity; Economic Development; Recreational Opportunities; Zoning and Land Use; Community and Neighborhood Development; and Aesthetics. Using the input gathered through these meetings, staff has been able to begin drafting the elements of the plan, focusing on the overall vision and ultimate outcome.

The Township wants to hear from you! We want to ensure this process gains as much public input as possible, so we are looking for your thoughts. Please contact the Township office if you would like to know more details about the plan or if you would like to provide any input.

Category 4 Casino Proposed at the Nittany Mall

In September 2020, the Pennsylvania Gaming Control Board (PAGCB) conducted an auction for the one remaining Category 4 “Mini-Casino” license available in the state. The successful bidder for this license was Mr. Ira Lubert, a Penn State alumni, member of the Board of Trustees and co-founder of Philadelphia based, Independence Capital Partners and Lubert Adler Partners LP. This bid identified the location of this new casino as anywhere within a 15-mile radius of Unionville Borough, Centre County.

Bally’s Corporation announced in January 2021 that it has signed an agreement with Mr. Lubert to develop this planned \$120 million mini-casino “near

the Nittany Mall.” In early March, the Ballard Spahr Law Firm in Philadelphia formally transmitted a Local Impact Report to College Township. This report identified the location of the proposed casino as the former Macy’s Department Store in the Nittany Mall complex. The letter also indicated that the proposed casino will offer 750 slot machines, 30 table games, a sportsbook, a restaurant and entertainment facilities.

Two previous decisions made by College Township have recognized gaming establishments as a use-by-right in the current C1 zoning districts. In 2006, College Township established the current zoning provisions for the area encompassing the Nittany Mall. These zoning provisions allow for “gaming establishment” uses in the area previously occupied by the Macy’s Department Store. In 2017, College Township chose not to “opt out” of accepting a Category 4 license within the Township based upon the existing zoning. At that time, the Township determined that the class of license posed no new considerations from those used in establishing the existing zoning provisions.

As part of the consideration of the proposed casino’s “operational license”, the PAGCB will host a minimum of two Public Input Hearings. The first hearing will be held at a yet to be announced date in College Township and a second hearing will be held in Harrisburg. According to the Bally Corporation’s initial press release, pending regulatory approvals, construction is expected to begin on the mini casino in the second half of 2021 and will take approximately one year to complete.

College Township Council and staff are actively monitoring the application process, while continuing to research

mini-casinos and the requirements of their host municipalities. Staff intends to update the Township website frequently during the process to ensure that residents have the most up-to-date information.

Zoning Change on Shiloh Road and College Avenue

ALDI Land Development Plan Approval

In February of 2021, College Township Council approved the ALDI land development plan. The new grocery store will be located at 780 Benner Pike, on the location of the former Krentzman building. The development of the ALDI grocery store will include a 19,000 square foot building with approximately 90 parking spaces. The site will feature two entrances, one from the Benner Pike and the other from Shiloh Road, and a sidewalk along both the Benner Pike and Shiloh Road. Further site improvements will consist of landscaping, on-site stormwater management and signage. College Township approved the demolition permit for the site in April 2021 and is anticipating a building permit submission once demolition is completed.

ALDI was ultimately able to reuse this site following Council's passage of Ordinance O-20-05, removing the Corridor Overlay District. As of spring of 2021, ALDI is the only new major land development proposal to be submitted under the new regulations. The Township also received a minor land development plan for Spectra Wood, which established a storefront at the former Nittany Valley Offset location. As noted in the previous article in this edition of The Gateway, College Township is developing the Dale Summit Area Plan, focusing on the area around Benner Pike and Shiloh Road, with the expectation that additional revisions to land use regulations will further open up opportunities for infill development along these corridors.

Changes to the Residential Rental Ordinance

College Township Council adopted changes to the Residential Rental Ordinance O-20-09, on December 4, 2020. The revisions focused on the Short Term Rentals (formerly known as Intermittent Rentals). Short Term Rentals must now obtain an annual license and provide



Rendering of proposed ALDI's Store.

College Township with dates of rentals. A homeowner is limited to no more than 45 nights per calendar year with a Short Term Rental. The fee associated with the annual license will offset the cost of a monitoring service College Township will contract with to identify and track homes that are being rented for special events in the area. The annual license will help ensure that all rental properties obtain required inspections and carry appropriate insurance. Safeguards and penalties have been added to address potential problem rentals (party houses). Homeowners must first obtain a permit if they intend to list their home on a rental platform.

Backyard Chickens

Did you know that chickens, like dogs, have different types of breeds? Chickens also form friendships within their flock. A flock is a chicken family, and they do not like intruders. It may be of interest to you to know that chickens, do not need a rooster to lay eggs (only to fertilize the eggs for chicks). Chickens lay more eggs in the spring and warmer months (almost daily), but when the days get shorter in the fall, they lay very few eggs. What about winter? If you keep your chickens under a light in the winter, they will continue to lay eggs. Chickens need fresh water daily, a well maintained coop, feed available at all times and typically, enough space for 3 square feet per bird. This is some of the information that the College Township Staff learned throughout 2020 and into the spring of 2021 as a part of our research when considering including chickens as a permitted use in the Zoning Ordinance.

With the adoption of Ordinance O-

21-02, keeping of chickens is now permitted on lots of less than 10 acres. In an effort to be more inclusive and provide opportunities for more people, especially those on smaller lots, the zoning ordinance was amended to permit chickens, as an accessory use. Specifically, “the keeping of backyard chickens shall be permitted as an accessory use to an established residential use provided the following conditions are met: the residential use is located within one of the following zoning districts: Single Family (R-1), Village Center (V), Rural Residential (RR) and Agricultural (AG).” Keep in mind that these regulations do not apply if you are on a lot 10 acres or more, where agricultural uses are already permitted.

The Ordinance went into effect on February 23, 2021, and since this date, the Township has received seven (7) applications for the keeping of backyard chickens. Our Zoning Officer has been proactive in assisting interested residents with their applications, including placement on the property and square footage of the structures to ensure compliance with the Ordinance.



An “Egg”-ceptional new home for some College Township Chickens.

GENERAL



Bear Sightings

Pennsylvania's bear population has been increasing for decades, and at the same time, many people have moved into the areas where bears reside. As a result, bears and people are coming into contact more than ever, including residents of College Township. This is the time of year where bear sightings are most frequent because bears are coming out of hibernation and have learned that there is easy-to-obtain food where people live. They will eventually make their way back into the mountain. Until they do, please remove all easy-to-obtain food, such as bird feeders from your property and avoid putting your garbage out until the morning of collection. Intentionally feeding bears is against the law in Pennsylvania. It is also against the law to put out any feed, for any wildlife, that is causing bears to congregate or habituate to an area.

There is no need to notify the police or the Township about any bears that

you see. If you see a bear, make some noise and alert the bear of your presence, giving it ample time and space to turn and leave. If a bear seems to be in duress or looks sickly, please call the PA Game Commission's Northcentral Office and report it. They can be reached by phone at (570) 398-4744.

You can find more tips and information on living peacefully with our bear neighbors here: www.pgc.pa.gov/Wildlife/WildlifeSpecies/BlackBear/Pages/LivingwithBlackBears.aspx.



**COLLEGE
TOWNSHIP**

For the latest news and updates, visit:
collegetownship.org

Volunteers — The Heart of the Township

How many volunteers does it take to support a Township? In College Township's case, it takes close to 50! We thought it timely to thank those who generously give of their time in the betterment of our Township's economic development, parks enhancement, water system operations and expansion, traffic flow improvements, and in the betterment of the Centre Region and Centre County. Authorities, Boards, and Commissions (ABC) volunteers are appointed by the College Township Council; Chair L. Eric Bernier, Vice-Chair D. Richard Francke, Carla Stilson, Paul Takac, Anthony Fragola, who themselves represent College Township on a dozen Centre Region and County boards.

College Twp. Industrial Development

Authority

Alison Kurtz, Chair
Bill Sharp, Vice-Chair
Lamar Kunes, Treasurer
Sara C. Parks, Secretary
Ray Forziat, Asst. Treasurer/Secretary
Benson Lichtig
Lamartine Hood
Dan Stearns

College Twp. Water Authority

Martin McGann, Chair
Donald Hartzell, Vice-Chair
Richard Harris, Treas./SCBWA Liaison
Raymond Liddick, Jr., Asst. Treasurer
Michael Grutzeck, Secretary
Doug C. Baxter, Alternate

Local Traffic Advisory Committee

Donald Hartzell, Chair
Earl Moore, Vice-Chair
Ronald Smith
Pat Vernon

Parks and Recreation Committee

Judi Sittler, Chair
Jude Simpson, Vice-Chair
Kathleen Matason
Earl Moore
David Schulte
Derek Kalp
Sue Smith
Janet Sulzer
Dustin Best

Planning Commission

Robert Hoffman, Chair
Bill Sharp, Vice-Chair
Peggy Ekdahl, Secretary
Ray Forziat, CRPC Representative
William McKibben
Ed Darrah, Council Representative
Jennifer Landry

Zoning Hearing Board

Ben Eltz, Chair
Dan Klees, Vice-Chair
Shaun Pardi
George Khoury
Mark Argiro

Appointments to Outside/Misc. Boards

Joe Davidson, CATA Board
Kimberly Fragola, Schlow Library Board
Alex Verseput, C-NET Board
Walter Ebaugh, Univ. Area Joint Authority
David Lapinski, Univ. Area Joint Authority
Elfrieda Persic, Vacancy Board
Bill Sharp, Spring Creek Watershed Commission Alternate

If you yourself should be curious about how you can get involved, call Jen Snyder, Executive Assistant, at 814-231-3021, or submit an application found on our website. No prior municipal experience is required.



College Township Public Meetings Being Held Virtually

College Township continues to hold all public meetings virtually via the Zoom platform due to the COVID-19 pandemic. Public participation is encouraged at all township meetings. To attend a meeting via Zoom, attendees must first RSVP and REGISTER. Links for registration can be found on the agenda for a particular meeting or you may request the link by emailing Jennifer Snyder, Executive Assistant, at jsnyder@collegetownship.org. Once you register, you will receive a confirmation email containing information about joining the meeting.

To provide public comment during a meeting, participants are asked to use the “raise hand” feature and the moderator or chair of the meeting will recognize those with “hands” raised to speak. Please remember to unmute yourself before speaking and mute yourself when finished. You may provide written public comments prior to any meeting by emailing.

Please follow College Township on social media or watch the website for changes to our meeting platform. Watch Council meetings and Planning Commission meetings live on Comcast channel 7 or stream recorded meetings anytime at www.collgetownship.org.

Local Employment Taxes — Providing Funding for Important Services

College Township relies on revenue from the Earned Income Tax and the Local Services Tax to fund important services such as police protection and maintenance of roads. Together they account for 47.8% of General Fund revenues. The Local Tax Enabling Act authorizes the Township to levy these taxes on individuals that not only reside in the Township but also individuals that work in the Township.

■ EARNED INCOME TAX (EIT)

EIT accounts for 33.8% of the General Fund revenues. Residents of the Township with earned income (W-2s)

or net profits from operating a business (Schedule C) in 2020 will need to file a Local Earned Income Tax Return no later than April 15, 2021-

Part time residents and those who worked in College Township but maintain a permanent residence outside of Pennsylvania, may be required to file a Local EIT Return as well.

■ LOCAL SERVICES TAX (LST)

The LST accounts for 14.0% of General Fund revenues and is levied on all individuals who work within the boundaries of College Township and receive earned income (W-2's) or generate net profits (Schedule C) from those services performed in the Township. The LST applies to those partners and shareholders, and also to employees of the state and federal government or their agencies, commissions, and so on, even though their employers may not be required to withhold the tax. The LST,

due annually, is \$5.00 if you earn less than \$12,000, or \$52.00 if you earn \$12,000 or more during the calendar year.

Individuals with income subject to the LST for which an employer is not withholding the tax, are required to pay any tax that may be due by filing an Annual Personal Local Services Tax Return. These returns are typically mailed to individuals in October or November of each year. Individuals required to file this return must register with the Centre Tax Agency (CTA) and file a return no later than April 15, 2021, but no late penalty will be assessed if submitted by May 15, 2021.

Centre Tax Agency is the appointed collector for both the EIT and LST for College Township. *Electronic filing is available.* For additional information, call the Centre Tax Agency at 814-234-7120, or visit www.collegetownship.org.

Get Informed and Stay Informed

Do you want to know the latest about township road closures, snow emergencies, construction, brush and leaf collection, and other things that may impact your commute and your daily life? The Township makes it easy to *get informed and stay informed* by offering several options for engagement. News items and updates are regularly posted on Twitter, Facebook, Instagram, and on the Township website.

Sign up for e-notifications at our website at www.collegetownship.org/enotify/index.php. When a news item is added or updated to the website, you will get a notification either via email or text (your preference).

Follow us on social media



[facebook.com/College Township,](https://facebook.com/CollegeTownship)
[Centre County, PA](https://facebook.com/CollegeTownship)



Twitter.com/CollegeTwpPA



Instagram.com/collegetwppa

Website:
www.collegetownship.org

As always, feel free to call 814-231-3021 for updated information as well.

Grant Funded Initiatives

■ COVID-19 RECOVERY

American Rescue Plan

Approved in March 2021, the American Rescue Plan aims to provide funding to local governments to enable them to continue supporting the public health response and contribute toward an economic recovery. In addition, these funds are to address the revenue losses that local government entities experienced as a result of the crisis, to cover the costs incurred due responding to the public health emergency and to provide support for a recovery to other local entities. It will also provide resources for local governments to invest in infrastructure, including water, sewer, and broadband services.

Under the American Rescue Plan, College Township is expected to receive a total allotment of approximately \$994,000 that will be distributed in two 50% apportionments in 2021 and 2022. Once the US Treasury issues final guidance on the eligible uses of these funds, College Township Council and staff will develop a plan for allocation. This funding must be used by the end of 2024.

Centre County Relief Block Grant

In August 2020, the Centre County Board of Commissioners notified College Township that it was eligible for up to \$98,495 in Federal Coronavirus Air, Relief, and Economic Security Act (CARES Act) funding through the County Relief Block Grant program. This allocation of funding was intended to help offset expenses incurred between March 1 and December 30, 2020, in response to the COVID-19 pandemic.

College Township Council opted to assign the Township's full allocation of

\$98,495 to State College Borough to cover a portion of police salaries and benefits incurred during the 2020 eligibility period.

■ ECONOMIC REVITALIZATION

Redevelopment Assistance Capital Program — Summit Park Renovations

December 2020, the Summit Park Partners were notified by the Secretary of the Budget for the Commonwealth of PA that they had been awarded a \$2,500,000 Redevelopment Assistance Capital Program (RACP) grant for roof and other exterior building improvements at the Summit Park complex (formerly Corning).

RACP grants require a municipal partner to serve as the Grantee on behalf of the applicant for this funding; College Township will fulfill this role on behalf of the Summit Park Partners. College Township will serve as a pass-through for the RACP funding, while Delta Development of Mechanicsburg handles project administration.

■ RECREATION

DCNR Community Conservation Partnership Program (C2P2) — Spring Creek Park

2019, DCNR awarded College Township a \$25,000 C2P2 matching grant to develop a Master Plan for Spring Creek Park. A Request for Proposals for a Design Consultant was developed and issued by the Spring Creek Master Plan Steering Committee in 2020.

After an extensive review of all the proposals received, the Steering Committee opted to interview four finalists and recommended through the College Township Parks and Recreation Committee that Johnson, Mirmiran &



Brush Valley Road Bridge to be repaired in 2021 with funding from the Centre County Fee for Local Use.

Thompson, Inc. (JMT) be awarded the contract. In 2021, JMT will gather community input and opinions to develop a vision for the future of Spring Creek Park. The current target date for a presentation of a draft Master Plan is Spring/Summer 2022.

■ INFRASTRUCTURE

PennDOT Multimodal Transportation Fund — Pike Street Traffic Calming & Pedestrian Access Improvement

In 2018, College Township received a \$1,149,041 PennDOT Multimodal Transportation Fund grant for the Pike Street Traffic Calming and Pedestrian Access Improvement Project. Construction of the project will commence in the Summer of 2021. The work in 2021, consisting of relocation of underground utilities and some stormwater system improvements, will take approximately 6 weeks. along Pike Street will be maintained during the 2021 construction.

The remainder of the project including road reconstruction, installation of curbs, ADA accessible sidewalks and curb ramps is scheduled to begin in April 2022 and is expected to last 5 months. Construction will be performed

on one side of Pike Street at a time, allowing for local one-way traffic to be maintained. Through traffic will be detoured around Lemont Village during the 2022 construction.

Centre County Fee For Local Use — Brush Valley Road Bridge

College Township received \$78,000 in Centre County Fee For Local Use funding in 2019 for the rehabilitation of Brush Valley Road bridge. This grant will help fund repairs to the bridge sub-structure to address scour damage. The project is anticipated to be bid in the Summer of 2021, with construction to last approximately 4 weeks.

■ EQUIPMENT

DEP 902 Recycling Grant — |Public Works Equipment

In 2020, College Township was awarded \$280,147 through the DEP 902 Recycling Grant program for the replacement of the 2006 Leaf Vacuum Truck and the 2008 Leaf Loader. Unfortunately, due to COVID, processing of the grant paperwork has been delayed at the state level. It is anticipated that the new equipment will not arrive in time for the 2021 Fall leaf season, but is expected to be here for the 2022 season.

LEMONT VILLAGE ASSOCIATION



Lemont Village Association 2021 Concert Series

June – September • Friday evenings • 7:30 pm–9 pm • On the Village Green

Concerts are held Friday evenings from 7:30 PM to 9 PM and are free of charge. A basket will be available for donations to fund permanent lighting for the new Village Green Pavilion. We ask attendees to wear masks, keep children from running around, and practice social distancing. A Food Truck will be available; however, picnickers are always welcome. A big thank you to Jim Thorn, our magnificent soundman.

JUNE 5 • Tussey Mountain Moonshiners

Food Truck: Brazilian Munchies 6:30 PM to 8 PM

JUNE 11 • Richard Sleigh

Food Truck to be determined

JUNE 18 • Mitch Angle

Food Truck: Brazilian Munchies 6:30 PM to 8 PM

JUNE 25 • Hops and Vines

Food Truck: Brazilian Munchies 6:30 PM to 8 PM

JULY 2 • Chris Kent

Food Truck to be determined

JULY 9 • Twin Reverb

Food Truck: Brazilian Munchies 6:30 PM to 8 PM

JULY 16 • Ted and the Hi-F's

Food Truck to be determined

JULY 23 • RamaLama

Food Truck: Brazilian Munchies 6:30 PM to 8 PM

JULY 30 • Sound Car

Food Truck to be determined

AUG 6 • Riff

Food Truck to be determined

AUG 13 • OverheaD

Food Truck to be determined

AUG 20 • Acoustic Artifacts

Food Truck to be determined

AUG 27 • John Wise

Food Truck to be determined

SEPT 3 • Steve Van Hook and Jim Colbert

Food Truck to be determined

SEPT 10 • Group Therapy

Food Truck to be determined

SEPT 17 • Beaver Avenue Beggars

Food Truck to be determined

SEPT 24 • Nittany Knights

Food Truck to be determined

40th Annual Lemont Strawberry Festival

Although it will look a little different, the Lemont Village Association (LVA) Board has decided to sell the same delicious strawberries from Mark Kurtz, Belleville, by the flat, to those who crave fresh strawberries in lieu of a festival.

Flats (8 quarts per flat) can be pre-ordered and picked up at the Village Green Pavilion, sometime during the week of June 4–12. Watch for announcements of the correct day. Orders must be accompanied with payment. Please use the order form below and mail to the LVA or look for the order form on the LVA website under Strawberry Festival at www.lemontvillage.org.

Strawberry Order Form

Complete this form and mail with your check (payable to LVA) to:
LVA, PO Box 546, Lemont, PA 16851-0546

Name

Email

Phone

Number of flats of strawberries ordered
(8 quarts per flat) at \$44 per flat

Total amount due
\$

Chair's Message

continued from page 1

community I grew up in. The pandemic experience has done nothing but further enhance that feeling. The deliberate and thoughtful efforts of my fellow Council members and Township staff, along with the actions of the Township residents, during this crisis has never made me more proud of my community.

One of the more profound changes that came out of the pandemic was the move to a digital platform for almost all of our Township meetings. As a Council that values and encourages outreach and participation from the residents, we may have introduced a more convenient

option for residents to participate in those meetings. As a result, some form of digital participation could likely be retained once we reach the point of in-person meetings again.

In closing, while we are making progress, we still have a way to go and I'm urging everyone to remain diligent in doing their part to help keep all of us safe and healthy while we continue to work through this together.

— L. Eric Bernier

For the latest
news and updates, visit:
collegetownship.org



Safety concerns and congestion result in new parking restrictions.

New Parking Restrictions on Mt. Nittany Road

For those who frequently hike Mount Nittany or even if you venture there for the first time, as you drive up the road, you will find some new parking restrictions. For decades, motorists have long parked full the side(s) of Mt. Nittany Road as they seek the goal of hiking Mount Nittany. Those who reside there understand and have endured the inconvenience for the few weekends in the spring when the throngs of hikers get in one last hike (or maybe complete it for the first time) before leaving for the summer.

However, what used to be only a few weekends has expanded to nearly every warm day and the number of hikers has also increased. What has resulted is a road that is nearly impassable for automobiles traveling in opposite directions trying to come and go. The parked cars make it nearly impossible for a larger delivery vehicle to access the residents

and if an emergency responder needed to get to a residence or a hiker, it would be nearly impossible.

Recognizing the issues, last fall Council authorized staff to convert one-half of the shale pit into parking, which was completed and is used. However, there are still many motorists who continue to park such that getting up or down the mountain road has become dangerous.

Citing safety reasons, Council recently voted to restrict parking along both sides of Mt. Nittany Road from Pearl Lane to the trailhead. The exception is the head-in parking that already exists on the opposite side of the road near the trailhead is still available. Parking in the shale pit is also still available from dawn to dusk.

Council recognizes the inconvenience this restriction poses and has instructed staff to research options to create additional parking. Meanwhile, please use common sense when seeking a parking space and obey the new No Parking signs.

Municipal Primary Elections

May 18, 2021 • 7:00 AM to 8 PM

Did you know?

- The Primary in each even-numbered year is called the General Primary and is held on the third Tuesday in May, except in Presidential years when it is held on the fourth Tuesday in April.
- The Primary in each odd-numbered year is called the Municipal Primary and is held the third Tuesday in May.
- A Primary narrows down the number of candidates for the Municipal or General Election, except in the case of Precinct Democratic Committeeman and Precinct Democratic Committeewoman, who are elected in the Primary Election.
- General Elections are held in even-numbered years, on the first Tuesday after the first Monday in November.
- Municipal Elections are held in odd-numbered years, on the first Tuesday after the first Monday in November.
- Justices of the Supreme Court, Judges of Superior and Commonwealth Courts, Judges of the Court of Common Pleas, District Judges in Magisterial Districts, constables and all county municipal (borough and township offices), school district and election district officers are elected only at a Municipal Election.
- Electors for President and Vice-President, United States Senators, Representatives in Congress, Governor and Lt. Governor, Auditor General, State Treasurer, Attorney General and Senators and Representatives in the General Assembly are elected only at a General Election.
- The polls are open at all primaries and elections between the hours of 7 AM and 8 PM prevailing time.

A large American flag is shown waving in the wind against a clear blue sky. The flag is positioned on the left side of the image, with its stripes and stars clearly visible.

Remember to Vote!
May 18

College Township Municipal Offices
1481 East College Avenue
State College, PA 16801

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U.S. Postage
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State College, PA
Permit No. 21

MAY
18

Tuesday, May 18
Primary Elections

MAY
31

Monday, May 31
Memorial Day
College Township Offices Closed

JUN
1

June 1 – July 2
Replacement of Deck of Elevated Walkway
Please use ground floor entrance

JUL
4

Sunday, July 4
Independence Day
College Township Offices Closed

JUL
5

Monday, July 5
Independence Day observed
College Township Offices Closed

SEP
6

Monday, September 6
Labor Day
College Township Offices Closed