

MINUTES

BRIGHTON TOWNSHIP BOARD OF SUPERVISORS

MARCH 25, 2021

The joint meeting of the Brighton Township Board of Supervisors and the Social Hall Study Committee called their meeting to order at 7:00 P.M. The public meeting was located in the Social Hall, 5400 Dutch Ridge Road. There were no visitors in attendance.

PRESENT: John Curtaccio, Chairman
Mark Piccirilli, Supervisor & Study Committee
Bryan K. Dehart - Manager/Secretary & Study Committee

STUDY COMMITTEE: Karen Green, Planning Commission
Selina Blinn, Parks & Recreation Board
Craig Nunamaker, Brighton Township Volunteer Fire Department.

CONSULTANTS: Ned Mitrovich, P.E. - Township Engineer and
Marie S. Hartman, P.E., Township Engineer
Lennon, Smith, Souleret Engineering, Inc.

Cherie H. Moshier, AIA, NCARB
Moshier Studio

Unable to join the meeting were James E. Equels, Sr., and Sean Denney, Cubmaster Pack 499

Mr. Dehart welcomed everyone and thanked them for their continued participation as part of the Social Hall Study Committee. Mr. Dehart confirmed that everyone had received the Meeting Notes and attachments from the March 3, 2021 meeting.

Building and Grounds: Everyone familiarized themselves with the current status of the building and grounds prior to review of the proposed plans of renovation.

Presentation of Grange Renovation Plans & Cost Estiamte by Moshier Studio: Ms. Moshier made a Power Point presentation of the renovation plans developed over the course of the meetings by the Study Committee. She reviewed the renovations of the interior space that can be used for recreation activities or rental. At the recommendation of the Committee, a room divider as added to create two (2) independent spaces for use. One side can accommodate 120 seats; the second side can accommodate 80 seats. A second set of toilet rooms was added so each space can function independently. Each set of toilet rooms is fully ADA compliant. Ms. Moshier also noted the other accessibility changes to the building. The kitchen renovations will make it functional as a catering kitchen. The stairs were relocated, and the changes make them safer. Ms. Moshier discussed the energy efficiency improvements through LED lighting, improved

insulation, window replacements, etc. A deck on the Dutch Ridge Road side has been added to provide outdoor space. It was noted that a setback variance will be needed from the Zoning Hearing Board. The downstairs area is remodeled for use as a meeting area. Toilet rooms and storage are provided.

Ms. Moshier reviewed the preliminary cost estimate of \$726,712.70 that has been prepared. It has been color coded to identify the renovations or improvements that are for accessibility compliance and those that are for energy efficiency and sustainability.

Review of Site Plan by LSSE: Ms. Hartman presented the site plan renovations. There are 46 parking spots: 42 standard, 3 ADA and 1 van accessible. They are located at north entrance, with one ADA space at the lower level entrance. There are 14 additional overflow parking spaces located in the parking lot for Fire Station No. 3 that are accessed by new concrete steps. The parking lot is reconstructed, with defined traffic patterns. Stormwater collection and retention has been added for the site. Presently, all stormwater sheet flows towards Dutch Ridge Road. The retention is achieved through the use of oversized stormwater piping. New concrete sidewalks and curbing around the building will assist in stormwater control and keep runoff away from the building structure. Site lighting is added and all electrical services are being placed underground to remove all of the overhead wires. These improvements can be seen on the Utility Plan. The Landscape Plan increases the green space and number of planting significantly over existing conditions.

Ms. Hartman reviewed the preliminary cost estimate of \$678,018.75 that has been prepared. It has been color coded to identify the renovations or improvements that are for accessibility compliance and those that are for sustainability.

Feasibility Study Draft: Mr. Dehart provided an updated copy of the report for the Feasibility Study. All comments from the Study Committee that may have been provided since the prior meeting have been incorporated. Mr. Dehart reviewed the layout of the study. The meeting notes from tonight and the final plans and cost estimates will be added. The findings are as follows: The community need for an indoor recreation or community center in Brighton Township. Currently there is no such facility available; and the use of the building for rentals will meet the community need for additional indoor rental space to meet excess demand being met by existing park facilities. The rental income will financially support the operating costs of the building. Accessibility, energy efficiency and sustainability practices were prioritized items in the renovations.

Next Steps: Mr. Dehart said the report will be presented to the Board of Supervisors for their adoption by Resolution at their public meeting of April 12, 2021. Mr. Dehart advised the Study Committee that two grant applications are being prepared for the renovation project. One to PA Department of Conservation and Natural Resources (DCNR) Park Rehabilitation and Development grant program. The second application will be to the Commonwealth Financing Authority Greenways, Trails and Recreation Program (GTRP). The applications will be for \$250,000 each.

Additional Business: Mr. Dehart thanked the members of the Study Committee, Moshier Studio and Lennon, Smith, Souleret Engineering, Inc. for their work on the Indoor Recreation Center Feasibility Study. Mr. Curtaccio also thanked them, and stated that he was very impressed with the proposed renovations.

Public Comment: There was no public comment.

Adjournment: The meeting was adjourned at 7:30 P.M.

Respectfully submitted,

Bryan K. Dehart
Township Manager