

TOWNSHIP OF STROUD
BOARD OF SUPERVISORS
PUBLIC HEARING MINUTES
September 15, 2026 at 6:00 P.M.

To Consider The Application Of Manuel Carpintero And Giselle Perez, 924 Mount Zion Avenue For An Exemption From The 100' Well Isolation Distance Required By 25 PA Code 73.13 The Applicants Proposed To Decommission An Existing On-Site Cesspool And Construct An On-Site Waste Water Management System With In 100' Of Their Own Well.

The Public Hearing of the Stroud Township Board of Supervisors was called to order by Chairwoman & Secretary, Jennifer Shukaitis at 6:00 P.M. Also present were Vice Chairman & Ass't. Treasurer, Edward Cramer; Supervisor/Ass't. Secretary, Susan Lyons; Township Manager, Steve Fylstra; Township Solicitor, Todd Weitzmann; and Recording Secretary, Janice Willey. Ms. Shukaitis began the hearing with the Pledge of Allegiance.

Ms. Shukaitis read the public notice aloud (see attached). She then turned the hearing over to Mr. Fylstra to enter Exhibits. Mr. Fylstra entered the following, **T-1**, Hearing Application dated 8/26/2026 to the Stroud Township Board of Supervisors; **T-2**, Report dated 8/24/2026 from Brian Oram, PG B.F. Environmental Consultants, Inc.; **T-3**, Affidavit of Publication for Public Notice; **T-4**, Affidavit of Posting of the property and at the Township Building; **T-5**, A copy of the property Deed. Mr. Cramer made a motion to **enter Township Exhibits T-1 to T-5 into the record**. Ms. Lyons seconded the motion. All voted aye, motion carried 3-0.

Mr. Weitzmann who explained the procedure. All parties involved, Manuel Carpintero and Giselle Perez, Brian Oram, PG B.F. Environmental Consultants, Inc., and Stroud Township SEO Helen Beers were sworn in and Mr. Oram proceeded with his summary of his report and plans for the new proposed system. Mr. Carpintero stated for the record he wanted the Board to know the initial part of the purposed project has been started. Ms. Beers state testing is complete, it's 100 feet from any neighboring well, they can fit a standard septic system in, and the design is completed and it's all surveyed located. If granted the waiver it shouldn't be a problem. But suggests getting a well certificate from the well driller signed and documented he did do the work.

Mr. Weitzmann stated, the Applicants have rest and there are no comments from the public. Mr. Cramer made a motion to **Close the Record for the Public Hearing of Manuel Carpintero and Giselle Perez, 924 Mount Zion Avenue For An Exemption From The 100' Well Isolation Distance Required By 25 PA Code 73.13**. Ms. Lyons seconded the motion. All voted aye, motion carried 3-0.

Mr. Cramer made a motion to **approve the Application Of Manuel Carpintero And Giselle Perez, 924 Mount Zion Avenue For An Exemption From The 100' Well Isolation Distance Required By 25 PA Code 73.13, condition upon 1. The well being lined and certified by B.F. Environmental Consultants, Inc.; 2. Water be tested to determine if any additional remedies/treatments need to be done with regards to the well; 3. Removal or sealing of the old cesspool and be inspected and certification of the new system by the Stroud Township SEO, Helen Beers; and 4. Any additional conditions based on well testing and recommended by B.F. Environmental Consultants, Inc. and Stroud**

Township SEO, Helen Beers must be taken. Ms. Lyons seconded the motion. All voted aye, motion carried 3-0.

There being no further business, Mr. Cramer made a motion to **adjourn the hearing at 6:31 P.M.** Ms. Lyons seconded the motion. All voted aye, motion carried 3-0.

Respectfully Submitted,
Janice Willey
Administrative and Recording Secretary